



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039
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HOUSING POLICY
DEVELOPMENT, HCD

MAR 24 2011

Kris Schenk, Director
kschenk@mariposacounty.org

March 23, 2011

California State Department of Housing and Community Development
PO Box 952053
Sacramento, CA 94252-2053

Re: 2011 General Plan Annual Report

Greetings,

Enclosed is the approved 2011 Mariposa County General Plan Annual Report. This is Annual Report is being submitted to the Department of Housing and Community Development in accordance with California State Government Code Section 65400(a)(2).

This 2011 Annual report was reviewed and considered by the Planning Commission and the Mariposa County Board of Supervisors at public workshops. The enclosed Annual Report was approved by the Mariposa County Board of Supervisors on March 15, 2011.

Also enclosed is the Annual Housing Element Progress Report for the 2010 calendar year, also reviewed by the Board of Supervisors on March 15, 2011 as part of the General Plan Annual Report.

Should you have any questions on the Report, please contact Alvaro Arias, Associate Planner, in this Department.

Sincerely,

Kris Schenk
Planning Director
Mariposa County

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Mariposa County

Mailing Address: P.O. Box 2039

Mariposa, CA 95338

Contact Person: Larry Enrico Title: Senior Planner

Phone: 209-742-1222 FAX: _____ E-mail: slenrico@mariposacounty.org

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: Mariposa County
Reporting Period: 1-Jan-10 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income			
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	22	2			17	41	
No. of Units Permitted for Above Moderate	29					29	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: Mariposa County
Reporting Period: 1-Jan-10 - 31-Dec-10

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low													132
Low													180
Moderate												41	144
Total RHNA by COG.													
Enter allocation number...													
Total Units													456
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Sec. 65583	
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
Name of Program	Objective
	Timeframe in H.E.
	Status of Program Implementation
1.1 Annual review of permit procedures	Reduce the cost and time of processing housing development Annual Review is in process
1.2 Unnecessary requirements for construction of housing	Reduce the cost of housing construction, reducing housing costs and making it more affordable Annual The County has not imposed any such requirements. The County is fighting efforts for unnecessary costs recently imposed in the Uniform Building Code, such as residential sprinkler requirements.
1.3 Collaboration with National Park Service (NPS), concessionaire and lodging industry	Resolve housing issues for NPS and lodging industry employees On-Going The County is aware of the NPS and the lodging industry need to resolve housing for their employees. The County continues to support the collaborative effort with the NPS and YARTS for transit to Yosemite Valley for employees.
2.1 County's continued support of the Mariposa County Housing and Community Actions Program (HCAP)	Seek funding and development opportunities for lower income housing On-Going The County continues to fund and support HCAP. The County has hired a consultant to focus efforts towards the development and administration of extremely low-income housing.
2.2 County to support and promote opportunities for agencies applying for housing funds.	Provide opportunities for low to moderate income housing On-Going The County has made information available to the public on sites for low to moderate income housing. While developers have contacted the County on sites and density bonus incentives, there have been no actions by private industry.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.3 Density Bonus for Low Income Multi-family Units	Provide incentives to develop low income housing	On-Going	The County is preparing a Resolution of Intention to modify Title 17, Zoning, to comply with the density bonus calculations and incentives provided by State law.
2.4 Second Units	Incentive to provide low to moderate income housing	On-Going	The County has not made any changes, and with the exception of the Wawona Town Planning Area, second units are permitted County-wide.
2.5 Permit Manufactured Homes in all single-family lots	Provide opportunities for low to moderate income housing	On-Going	The County continues to allow manufactured homes on all single-family residential lots
2.6 County's active support of homeownership programs administered by the HCAP	Provide opportunities for home ownership by low income households	On-Going	The County utilizes Community Development Block Grant (CDBG) funds for HCAP actions to provide opportunities for home ownership by low-income families.
3.1 County zoning ordinance, general plan or specific plan updates shall ensure that enough land is set aside for all types of residential development including mixed-use development provisions.	Provide housing opportunities for varied income levels	On-Going	The County is currently updating the Wawona Town Specific Plan and is preparing an Areal Plan for the Catheys Valley Community Planning Area. These plans provide adequate area for varied residential uses.
3.2 Planning Department will identify vacant land that is residentially zoned or has residential potential and is or can be served with water or sewer service.	Identify property that could be developed for low to moderate income households	On-Going	The Planning Department has prepared this information for the Mariposa, Coulterville, Wawona and Fish Camp Town Planning Areas (TPA). As community plans are prepared, this vacant land information will be provided.
3.3 Assist special districts to expand and improve water and sewer service	Provide opportunities for low income housing	On-Going	The County, through the County Water Agency, continues to provide funding for: <ul style="list-style-type: none"> • Feasibility and planning studies; • Low cost loans for improving water and wastewater capabilities; • Funding of infrastructure improvements; • Assistance in grant preparation and support; • Actions to protect water resources; • Actions to protect water allocations

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4 County updates to its Geographical Information System (GIS) to include land suitable for residential development for land beyond the Mariposa, Fish Camp, and Wawona Town Planning Areas	Provide information to housing developers as to land available for residential development	On-Going	The County has a permanent staff member who is working on land use data and GIS mapping for the Catheys Valley and Midpines TPAs.
4.1 County shall apply for state and federal assistance for housing rehabilitation in the County	Improve housing conditions	On-Going	The County has pursued such funds without success to date. Assistance programs are being evaluated and HS staff will continue their efforts.
4.2 Update Housing Condition Survey	Improve housing conditions	2011	Staffing limitations have prevented the start of this survey.
4.3 Encourage voluntary code compliance	Improve housing conditions	On-Going	The County Building Department staff continues to provide guidance and technical assistance to property owners making their own repairs.
4.4 Continue to enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations	Maintain and improve housing conditions	On-Going	The County has continued these efforts
4.5 Collaborate with the National Park Service and its concessionaires to obtain long-term ground lease status enabling homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal	Provide housing opportunities in El Portal and improve housing conditions as needed	On-Going	The NPS has not completed its Merced River Management Plan (due in 2012), and until this Plan is completed, the NPS cannot work on this Program.
5.1 Mariposa County HCAP shall meet with other County Departments to determine special housing needs	Identify special housing needs	On-Going	HCAP has continued this effort

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>5.2 County will encourage nonprofit, for-profit organizations, and individuals to include within their projects, housing units for special needs groups by providing assistance in accessing state and federal funds for special needs housing and supportive services.</p>	<p>Provide housing for special needs groups</p>	<p>On-Going</p>	<p>The County has not been approached by any organization planning for housing projects. The County has developed information on available land that would accommodate such projects.</p>
<p>5.3 County will encourage, support and assist nonprofit, for-profit organizations, and individuals to apply for funds from available State and federal programs to provide special need type housing.</p>	<p>Provide housing for special needs groups</p>	<p>On-Going</p>	<p>The County has not been approached by any organization for special needs housing projects. The County has developed information on available land that would accommodate such projects.</p>
<p>5.4 County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist</p>	<p>Provide senior housing in relationship to needs</p>	<p>On-Going</p>	<p>The County has approved the Mariposa Town Plan which provides opportunities for senior housing within close proximity to governmental, commercial and medical services.</p>
<p>5.5 County shall encourage nonprofit, for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County</p>	<p>Increase child care opportunities</p>	<p>On-Going</p>	<p>The County allows child care facilities, for 8 or fewer children, as a permitted residential use throughout the County.</p>
<p>5.6 County shall collaborate with the National Park Service (NPS) and other agencies as a means of coordinating efforts to solve common housing problems.</p>	<p>Create housing opportunities for all income levels</p>	<p>On-Going</p>	<p>The County and the NPS are working as part of the development in TPAs and in the development of the Merced River Plan.</p>

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6.1 County will offer home weatherization programs and support other agencies efforts in this area by providing information to the public and referrals on weatherization assistance programs.	Improved energy efficiency of housing and reduce housing costs	On-Going	Weatherization services are available at no cost to eligible applicants to improve the energy efficiency of homes. Energy saving services include measures such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures
6.2 County shall encourage passive solar design in new residential construction to assist homeowners with reducing energy usage and costs	Reduce energy costs	On-Going	The County continues to encourage passive solar designs and assist home owners who want to include passive solar in their designs.
6.3 Greenhouse Gas Emissions	Reduce air pollution	On-Going	The County is in the process of preparing appropriate responses and processes to the greenhouse gas emissions mandated by State law. (AB 32)
7.1 County shall continue to support economic diversification to higher wage employment to increase homeownership opportunities	Increase home ownership opportunities	On-Going	The County continues to provide assistance by way of transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA for such programs.
7.2 County shall seek funding from state and federal sources to provide funding for first-time homebuyer assistance	Increase home ownership opportunities	On-Going	The Mariposa County Human Services Department has continued to seek funds for first time home buyers.
8.1 County shall continue to apply for emergency housing funds available from the Department of Housing and Community Development.	Provide emergency housing		The County has applied for and received emergency housing funds.
8.2 Revise the zoning ordinance to define and clearly outline regulations governing emergency shelters	Provide emergency shelter	On-Going	The County has prepared a Resolution of Intention to modify Title 17, Zoning, to permit emergency shelters as being permitted by right in two zones within the Mariposa TPA

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>8.3 Revise the zoning ordinance to define and clearly outline regulations for uses providing transitional and supportive housing</p> <p>8.4 Adopt, as necessary, amendments to the zoning ordinance to clarify definitions of residential and institutional uses related to the Single Room Occupancy housing.</p>	<p>Ensure that transitional and supportive housing is permitted as a residential use</p>	<p>2011</p>	<p>The County has prepared a Resolution of Intention to amend Title 17, Zoning, to permit transitional and supportive housing as a residential use permitted by right. The zoning amendments will that such revisions to the zoning ordinance will not require a discretionary approval process for transitional and supportive housing.</p>
<p>8.5 The County will adopt a written reasonable accommodation ordinance to provide minor exceptions to zoning and land use for housing for persons with disabilities that will allow for expedited processing and approval of such housing.</p>	<p>Provide housing for very-low income persons</p> <p>Reduce housing costs for housing for disabled individuals</p>	<p>2011-2012</p>	<p>The County has researched and analyzed SRO needs in anticipation of a Resolution Of Intention to amend Title 17, Zoning.</p> <p>The County has adopted a comprehensive set of standards covering almost all important areas of accessibility for persons with physical and sensory disabilities as found in Title 24 of the California Building Standards Code. The County has made reasonable accommodation as part of the flexibility available to the Chief Building Inspector in Mariposa County. Planning and Building staff are considering adoption of a reasonable accommodation ordinance so that current policy will be reflected in code.</p>
<p>8.6 Adopt amendments to the zoning ordinance to allow 24-hour community care facilities for seven or more persons with disabilities.</p>	<p>Provide greater housing opportunities for persons with disabilities.</p>	<p>2011</p>	<p>The County has adopted a Resolution of Intention to amend Title 17, Zoning, to permit large community care facilities, for seven or more persons, in the Multi-Family zone of the Mariposa Town Planning Area.</p>
<p>8.7 Housing discrimination and fair housing laws</p>	<p>Prevent discrimination in the housing market</p>	<p>On-Going</p>	<p>The County continues to maintain and promulgate information on fair housing laws in public offices, including the Building Department, the Planning Department, the Human Services Department and the County library.</p>

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END



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2011 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 2011 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2010 calendar year. It also describes planning activities that are in process or anticipated in 2011 through 2015 (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 2011 (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. 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. A work program to begin the 5 year update to the General Plan is tentatively scheduled to occur later in 2011.

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 2010

Mariposa County established a schedule of dates in 2010 at which amendments to the General Plan could be considered. However the only public hearing at which

changes were made to the General Plan or to the Land Use Diagram occurred in June of 2010, at which two amendments were made as discussed below. No other significant amendments to the General Plan took place in 2010.

One of the General Plan Amendments approved in 2010 was for Table 5-1 of the Land Use Element: Planning Areas and Area Plan Status. Area Plan Status for the El Portal Town Planning Area was changed from “Pending for completion in the short term” to “Pending for completion in the intermediate term”. The El Portal Town Plan is 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 was revised due to the court-directed processing of the Merced River Comprehensive Management 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 begin until after 2012. The Board of Supervisors adopted this amendment on June 22, 2010.

In December 2009, Mariposa County adopted the 2009-2014 Housing Element Update of the General Plan as General Plan Amendment No. 2009-055. In response to comments received from the Housing and Community Development Department, additional language in the Housing Element was required to comply with State Law. The comments dealt with the following matters:

- 1) Housing constraints for persons with disabilities in group homes of seven or more
- 2) Supportive housing in Program 8.3 of the adopted Housing Element
- 3) The needs of extremely low-income families and households in Programs 2.1 and 5.2 of the adopted Housing Element.

This General Plan Amendment was approved by the Board of Supervisors on June 22, 2010.

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 (2010)

The following implementation programs are major planning priorities which the Mariposa County Board of Supervisors directed staff to pursue during 2010. 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 2010, and public consideration of a draft of the proposed comprehensive road standards could occur in 2011, 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 is underscored by: 1) the long-standing problem of what standards (road width, road surfaces, grades, and other roadway improvements) are necessary 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 early 2011, following the completion of work on comprehensive road standards.

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 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. The Agri-Nature Tourism Committee conducted a series of public workshop meetings during 2009 to develop agritourism recommendations for the Agriculture Exclusive (AE) zone.

On April 23, 2010, the Planning Commission made a recommendation to the Board of Supervisors regarding the AE zone agritourism ordinance amendments.

The Board of Supervisors conducted a public workshop on August 10, 2010 on changes in County Code pursuant to Zoning Amendment No. 2009-87 for Agritourism and Agri-Nature Tourism. Following Supervisor and public questions and discussion, the Board of Supervisors directed staff to evaluate the feasibility of some minor changes to the proposed amendments, to research specific questions and issues, and to present those findings at the public hearing scheduled for September 21, 2010. The public hearing on September 21, 2010 was continued for October 5, 2010. At the hearing on October 5, 2010, Planning Staff was given direction and the hearing continued until November 9, 2010 to give the Planning Commission the opportunity to review the additional changes.

On October 22, 2010 the Planning Commission reviewed the changes to the proposed amendments and gave a final recommendation to the Board of Supervisors. On November 9, 2010, the Board of Supervisors adopted a Mitigated Negative Declaration, waived the first reading and introduced the Agri-Tourism and Agri-Nature tourism amendments to County Code. On November 23, the second reading was waived and the ordinance was adopted and became effective 30 days later. Mariposa County Code now contains provisions and procedures for Agri-Tourism. Additional criteria will be developed to address Agri-Tourism and Agri-Nature Tourism in other zoning districts.

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 was considered optional and never required. Since 1997, newer contracts have not allowed the recognition of substandard parcels during the 20-year tenure of the contracts. Williamson Act contracts entered into before 1997 did 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.

On March 23, 2010, the Board of Supervisors held a public hearing and adopted Resolution 10-150 approving the amendments to the Williamson Act Contract Policies. In November 2010, the Assessor's Office sent out questionnaires to all current Williamson Act contract holders. The questionnaires are part of the new reporting policies in the new LCA rules. These questionnaires will be sent out every other year and will help to ensure that contract holders are in compliance with their contracts.

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, additional zoning amendments will be addressed in 2011, as soon as resources and staff workloads allow more opportunity for these projects to proceed.

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.

Work has also begun on other updates to Title 17. In order to implement measures contained in the Housing Element, Resolution of Intentions to Initiate Amendments to Title 17 were adopted on September 10, 2010, thereby initiating the formal process to consider zoning amendments. These amendments include defining and adding day care type uses and residential care facilities to the Multi-Family Residential and General Commercial Zoning districts. Wellness centers are also being added to the Single Family Residential-9000 zoning district.

Other Resolutions of Intentions propose to include and define exercise studios and

health clubs to the zoning ordinance in the Multi-Family and General Commercial zones. In addition, animal hospitals and veterinary services are proposed to be defined and added as permitted uses in the Neighborhood Commercial zone.

5 Year Schedule (2011 – 2015)

The General Plan is the overall policy document that expresses the desired balance within Mariposa County consisting of preservation of the County's historic rural character, a thriving local economy, protection of natural resources and the environment, safe and affordable housing, and high quality public services. The General Plan directs the future development of the County through an interlinked set of goals, policies and implementation measures. The implementation measures, a number of which were adopted in the Environmental Impact Report, Volume IV, establish a flexible framework through which the General Plan goals and policies are accomplished over time. The implementation measures, as adopted in the General Plan, organize the 20-year planning horizon of the plan into three planning periods: short-term (first five years); intermediate-term (the following five years); and long-term (years 11 through 20.) Over time as short-term planning goals and measures are accomplished, later implementation steps are moved into place and addressed.

The General Plan was developed between 2001 and 2006. In December 2006 the final plan was adopted by the Board of Supervisors. The plan documents were finalized, published and took practical effect in January of 2007. The plan is now entering its fifth year since its original enactment. In 2011 the County will undertake the five-year review and update of the General Plan. Among other amendments, the 5-Year General Plan Update will require a reorganization of the implementation measures and a revised schedule for their completion.

During 2010, significant accomplishments were made toward achieving major General Plan objectives. These include:

- An extensive round of public workshops to revise and finalize the policies of the Catheys Valley Community Plan.
- Adoption and certification of the new Housing Element.
- Adoption of new rules and regulations for administration of the Williamson Act contracted parcels throughout Mariposa County (200,000 acres.)
- Enactment of Agri-Nature Tourism for the Agriculture Exclusive Zone in Title 17 of County Code.
- Adoption of the new State "green" Building and Fire Codes.

Area Plans in Preparation (2010 and 2011)

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 Catheys Valley 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 the last several years:

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.

During 2010, after a Supplemental Draft Environmental Impact Report had been prepared, a number of workshops were held on the proposed Catheys Valley Community Plan. During these workshops, a list of issues related to the proposed plan was identified and discussed. At the conclusion of these workshops, the Board of Supervisors gave direction to Planning Department staff. A revised CVCP plan is being prepared to be brought back before the Board for a workshop in February/March of 2011. After the workshop, the plan and draft EIR will be circulated. Public hearings before the Planning Commission and then the Board of Supervisors are expected to occur later in 2011 and potential adoption of the CVCP by the end of 2011.

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 September, 2010 YNP Planning Division and Realty Division staff met with County staff to finalize the YNP comments on the Specific Plan Update. Following the meeting, as a collaborative effort between YNP, Wawona citizens, and County staff, edits were made to the Specific Plan Update and a Draft Specific Plan Update was sent to the WTPAC and YNP for public review.

On February 12, 2011, the WTPAC held a public meeting to review and consider the proposed changes to the Draft Specific Plan Update. Following a discussion on the recommended changes of Planning Department and NPS staff, input from the public, and specific action items voted on by the

Committee, the WTPAC acted to accept the Draft Wawona Town Planning Area Specific Plan Update, with changes made, and to refer it to the Mariposa County Planning Department for preparation of environmental documents under the California Environmental Quality Act (CEQA). The environmental review process will now be initiated, and the Plan Update will be distributed for formal public review. It is anticipated that the Planning Commission will hold a public hearing on the Plan Update in the summer, and the Board of Supervisor will consider it in the fall of 2011.

3) OTHER AREA PLANS

Two 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 Midpines and Lake Don Pedro.

The Midpines community is willing and 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 final adoption by the Board, work on a Community Plan for Midpines is expected to begin soon after completion of the Catheys Valley Community Plan.

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 (LDPCSD) did attempt in 2004 to update its Sphere of Influence(SOI) planning boundaries and its Municipal Services Review (MSR) for adoption by LAFCo. Planning for the portion of the Lake Don Pedro subdivision lying 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. Recent elections have 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 2010

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 Chapter**

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 subdivisions 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 2010.

- **6. Economic Development Chapter**

In connection of the accomplishments of the Economic Vitality Strategy and Implementation Plan (EVS) that was completed in 2007, the Yosemite/Mariposa Tourism Bureau has attended various trade shows promoting Yosemite National Park, Mariposa County and its regional partners. Mariposa County's Transient occupancy tax continues to remain strong compared to its State and national counterparts. In conjunction with diversifying Mariposa County's economy for suitable business development opportunities, the County has launched its first Microenterprise Loan Program to encourage entrepreneurs and small business expansions. To date, two new retail businesses have been launched in the town of Mariposa. Other businesses are currently being considered for funding.

The Memorandum of Understanding between the Economic Development Corporation (EDC) of Mariposa County and the County of Mariposa has resulted in the establishment of an office at the government center, the collection of demographic information, a website of the EDC promoting Mariposa as a place to do business, and a local Tourism Guide that is distributed at various trade shows both nationally and internationally.

Relative to the Drainage Study for the town of Mariposa and Environmental Studies for the town of Coulterville and Mariposa (3rd to 5th Streets), grant funded studies for storm water facility improvements and environmental assessments have been completed and successfully "closed out" and approved by the California Department of Housing and Community Development.

In 2010, a grant award in the amount of \$5,000 from PG&E was accepted by the County Board of Supervisors for the Mariposa Creek Parkway.

On December 15, 2010, the Office of Economic Development developed and submitted a grant application for the Disaster Recovery Initiative (DRI), under the California Department of Housing and Community Development, in the amount of \$5 million. The primary objective of the DRI application is the repair and rehabilitation of areas damaged or directly affected by the 2008 wildfire disasters. Specific to Mariposa County's application is the rehabilitation to West Whitlock Road, Dogtown Road, Dogtown Bridge, Schilling Road and Bondurant Bridge. In addition, a planning component consists of the development of a Local Hazard Mitigation Plan, update to the Safety Element of the General Plan, and creation of a map book project identifying latitude/longitude data of all county roads/routes. County staff is waiting for a grant announcement from the California Department of Housing and Community Development.

• 8. Housing Chapter

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 a State-mandated update to the Housing Element. The 2009-2014 Housing Element Update, General Plan Amendment No. 2009-055, was in response to a State requirement that a new Housing Element be prepared that would comply with legislative mandates and the Housing Element Guidelines of the State Housing and Community Development Department (HCD).

In December of 2009, the Board of Supervisors approved a Negative Declaration and

adopted the 2009-2014 Housing Element Update. Following a 90-day certification review, in March, 2010, the County received final comments from HCD, which required minor changes to the 2009-2014 Housing Element Update.

The 2009-2014 Housing Element Update, with the changes required by the HCD comments, was approved by the Mariposa County Board of Supervisors. The Final Element was submitted to HCD for certification, and on September 21, 2010 HCD provided Mariposa County with a letter certifying the Housing Element.

The adopted 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 very-low to low income households, 24% of new housing units 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 demonstrates that the County can accommodate 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 construction of new and affordable housing units. (Other State departments and agencies, however, are free to promulgate new regulations that can significantly increase the cost, and decrease the affordability of local housing.) The Housing Element 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 in 2011.

In September, 2010, the County approved a Resolution of Intention to initiate amendments to Title 17, Zoning, that would remove constraints on housing for disabled individuals. The proposed amendments allow large residential care facilities for seven (7) or more unrelated individuals as a permitted use in the Multi-Family Residential zone in the Town of Mariposa (Housing Element Program 8-6). Action on these amendments is anticipated in the summer of 2011.

The County has also initiated Resolutions of Intention to amend Title 17, Zoning, regarding emergency shelters, and transitional and supportive housing. The proposed emergency shelters amendments would permit large shelters by right in two zones within the Mariposa Town Planning Area, and would permit small residential shelters (six or fewer individuals) as a residential use (Housing Element Program 8-2). These transitional and supportive housing amendments clarify that such uses would be subject to the same restrictions as other residential uses in the underlying zone (Housing Element Program 8-3). The Resolution of Intention for these amendments is scheduled for March, 2011.

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 2010, 17 were for mobile homes. The yearly total is substantially less than the desired official RHNA number of units available to extremely-low and low income households.

The 2010 building statistics reported above suggest that a) a drastic slowdown in the local production of new housing has occurred; b) the high and increasing 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 unrealistic RHNA goals, established during the earlier "boom" years of the past decade, is effectively thwarted by prevailing conditions of the housing and financial markets.

Attachment 7 is the Housing Element Implementation Annual Progress Report, a State mandated report that is to be submitted to the HCD by April 1st of each year. Tables A through B provide information on the residential building activity for 2010 based upon income levels from extremely-low to moderate income housing. As the tables indicate, as a result of the recent housing market problems, the overall number of residential units is down significantly. There have been no residential units constructed for very-low or low income households.

Table C in the Attachment summarizes the progress made on each of the Housing Element Programs over the past year. The table provides a description of each of the Housing Element Programs, the objective of the program, the timeframe for completion of the Program (or if it is on-going) and a brief summary of the activity on each Program in 2010. Most of these Programs are on-going, based upon current County policies, funding, and continuing activities administered by the Planning, Building and Human Service Departments. The major activities since adoption of the Certified Housing Element in June, 2010 are associated with Title 17 Zoning amendments for shelters and transitional and supportive housing noted above.

• 9. Circulation, Infrastructure, And Services Chapter

During 2010, the 2010 Regional Transportation Improvement Program was approved by the Board of Supervisors and was submitted to the California Transportation Committee and CalTrans. The Board also approved requests for proposals for the Bicycle Transportation Plan/Pedestrian Transportation Plan and the Short Range Transit Plan (SRTP)

A number of changes occurred at the Mariposa-Yosemite Airport during the 2010 calendar year. In February of 2010, the Board of Supervisors held a meeting to listen to the presentation of business plans to run the airport and further discussed the item in March. In June the Board of Supervisors approved an Airport Maintenance and Lease Agreement with a fixed based operator (KMPI) to operate the airport. For the first time in many years, new and expanded services and facilities are being actively considered and provided for the Mariposa-Yosemite Airport.

- **11. Conservation and Open Space Chapter**

The Planning Commission and staff have continued reviewing environmental site surveys and conditioning discretionary development applications for 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 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 established 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 construction. 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 typically establish protection areas for 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 for 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 according to State and Federal law, as required by Implementation Measure 11-4a(8).

On March 3, 2009 the Mariposa County Water Agency authorized participation 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, purposes 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." Mariposa County joined with Madera and Merced counties in the State Department of Water Resources recommended management district for the IRWMP. The support for the IRWMP continued during 2010, when the Board of Supervisors agreed to commit \$50,000 towards the 25% match required for the planning grant.

- **16. Safety Chapter**

Among the many programs and implementation measures identified in the Safety Element, some projects have been completed while progress continues with others. Mariposa County Fire and the Mariposa County Fire Safe Council continue their close association to plan and complete fuel reduction projects. Work was completed on phase II of the Stumplefield/Watt fuel breaks, which will help protect areas of Ponderosa Basin, Usona, and Bootjack. This project was completed in April of 2010. The Board of Supervisors in 2008 created County Service Area No. 3, providing increased structural fire protection through the purchase of fire fighting equipment and capital early 2010.

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 are Fish Camp, Midpines, and Don Pedro. It is anticipated that the fire stations will be complete by September 2012. Additionally, the Board set aside \$750,000 from the Master Tobacco Settlement fund for the Yaqui Gulch Road/Old Highway area (Bridgeport) fire station, as well as the County share of funding for the Fish Camp, Midpines, and Don Pedro fire stations. 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 the safety policies of Chapters 9 and 16 of the General Plan.

During 2010, State Emergency Management Performance Grant (EMPG) funding became available enabling County Office of Emergency Services to hire a full time Emergency Planner. That person was hired in November 2010 and was tasked with creating a Local Hazard Mitigation Plan (LHMP) as required by the Federal Emergency Management Agency (FEMA). A preliminary draft plan is expected by mid-2011 with final approval projected by the end of 2012. A FEMA-approved LHMP opens opportunities for Federal mitigation funding while ensuring availability of disaster recovery funds. Once a LHMP is approved by FEMA and ratified by the Board of Supervisors, it becomes a component of the Public Safety section of the County General 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 adopted 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 2011 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 2011 General Plan Amendments

Each year a county may amend its adopted General Plan on four separate occasions. There is no limit to the number of changes that it may adopt at any one of these times, nor is there a requirement that a county must amend its General Plan. One of the four opportunities is reserved exclusively for changes that are proposed or sponsored on behalf of the general public by the Planning Commission and/or the Board of Supervisors. At the other three times of the year, requests from private individuals may also be considered for adoption. The recommended schedule of dates to consider General Plan amendments in 2010 is found in Attachment 7, Exhibit A of this Annual Report.

General Plan Map Suggested Error Corrections

Over the past year, staff has compiled a list of small cartographic errors that were part of the adopted General Plan Planning Study area maps located in Volume 2 of the 2006 General Plan, as well as some of the area maps included in the respective plans. The list is as follows:

Fish Camp Town Planning Area Map- Yosemite Mountain Ranch, APN 010-410-001 is shown on the map as part of the Fish Camp Town Planning Area, which is an error. The suggested correction is to remove this parcel from the boundaries.

Fish Town Planning Area Land Use Diagram- APN 010-410-012 boundaries are shown incorrectly. The recommended correction is to show the entire boundaries of this parcel.

Lake Don Pedro Town Planning Area Land Use Diagram- APN 001-270-024 is not shown in its entirety, as originally displayed in the Mariposa General Plan June 15, 2005 Lake Don Pedro Town Planning Area map.

Buck Meadows Special Planning Study Area Land Use Diagram- APN 004-020-004 was not displayed in the original Mariposa General Plan June 15, 2005 Buck Meadows Town Planning Area map. Also corrected were spacing issues in the title of this map.

Foresta Special Planning Study Area Land Use Diagram- APN 006-010-023 was not drawn correctly. The boundary of 006-010-023 should have stopped at the boundary of Yosemite National Park APN 006-170-0010. The land use of 006-010-023 is Ag/Working landscape, but it is not part of the Proposed Foresta Special Planning Study Area. Foresta roads have also been corrected because the National Park Service provided the GIS with more accurate area roads.

Greeley Hill Community Planning Study Area Land Use Diagram- APN'S 004-400-033, 004-400-035, and 004-400-040 merged and became 004-400-046 (Lot line adjustment with 004-390-002 as well) and the Greeley Hill boundary should follow this lot merger.

Expanded Coulterville Town Planning Study Area Land Use Study Area-

1. APN 002-010-005 is not part of the Coulterville Town Planning Area Specific Plan as originally displayed.
2. APN 002-100-001 should have a portion within the Coulterville Town Planning Area Specific Plan and a portion of residential land use.
3. APN 002-210-001 should have a portion within the Coulterville Town Planning Area Specific Plan and a portion of residential land use.
4. APN 002-210-007 should have a portion within the Coulterville Town Planning Area Specific Plan and a portion of natural resources land use.

Expanded Mariposa Town Planning Study Area Land Use Diagram-

1. APN 012-140-013 was displayed with "split" land use with Natural Resources and Residential; however the land use was not displayed correctly. The southern portion of the parcel should be Residential and the Northern part of the parcel should be Natural Resources. Also this APN should have a portion within the "See Adopted Specific Plan."
2. APN 012-140-014 and 012-140-019 should have split land use of Natural Resources and "See Adopted Specific Plan."
3. APNs 012-010-090, 012-140-034, 012-140-037, 012-140-056, 012-140-068, 012-140-076, 012-140-075, 012-140-089, 012-140-091, and 012-140-097 should have split land use of Residential and "See Adopted Specific Plan."
4. APN 012-180-011 should have the land use of Ag/Working Landscape.

General Plan Map Text-

- Color 015-052-016 (Lushmeadows) yellow for Rural Economic
- Edit the boundary of Coulterville to reflect the correct Adopted Specific Plan
- Edit the boundary of Mariposa TPA to reflect the correct Adopted Specific Plan
- Correct list of parcels in Rural Economic Classification to:

APN 001-140-001; Black Oak Market
 APN 006-010-025; Hazel Green Property
 APN 006-010-026; Hazel Green Property
 APN 008-310-003; Yosemite Bug Hostel
 APN 011-280-001; Circle of Hope Ministry
 APN 014-430-032; Woodland Store
 APN 015-052-016; Lushmeadows Store

APN 015-060-025; Ocean Sierra Restaurant
APN 015-120-021; Triangle Market

Also correct the General Plan Land Use map to match correct Planning Study Areas, remove 1981 Town Planning Area, and reduce redundancy by removing adopted Specific Plan and referring them to Planning Study Area land use maps in Volume 2 of the General Plan.

Attachments:

- Attachment 1 Board of Supervisors Resolutions Approving Table 5-1 of General Plan and Housing Element GP Amendment in 2010
- Attachment 2 Planning Area Status
- Attachment 3 Appendix C from the General Plan ("Future Considerations")
- Attachment 4 Government Code Sections on the General Plan and Housing Element
- Attachment 5 Public and County Department Comments
- Attachment 6 Resolution to adopt the 2011 Schedule of General Plan Amendments
- Attachment 7 Housing Element Implementation Annual Progress Report

Attachment 1
Board of Supervisors Resolutions Approving Table 5-1 of
General Plan and Housing Element GP
Amendment in 2010

21A

MARIPOSA COUNTY RESOLUTION NUMBER 10-320

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ADOPTING GENERAL PLAN AMENDMENT NO. 2010-041, County of Mariposa, proponent, to amend Table 5-1 of the Land Use Element: Planning Areas and Area Plan Status by changing the Area Plan Status for the El Portal Town Planning Area from "Pending for completion in the short term" to "Pending for completion in the intermediate term", with Findings

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 amendment was initiated by the Board of Supervisors on the 16th day of March 2010 as a result of the Board of Supervisors Annual Review on the General Plan; and

WHEREAS that General Plan Amendment is known as General Plan Amendment No. 2010-041; and

WHEREAS the El Portal Town Plan is an area planning program which will be done in cooperation with Yosemite National Park; and

WHEREAS the Merced River Comprehensive Management Plan must be completed prior to beginning work on the El Portal Town Plan; and

WHEREAS General Plan Amendment No. 2010-041 proposes to amend Table 5-1: Planning Areas and Area Plan Status by changing the Area Plan Status for the El Portal Town Planning Area from "Pending for completion in short term" to "Pending for completion in the intermediate term;" and

WHEREAS the Mariposa County Planning Commission, on May 21, 2010, conducted a duly noticed and properly advertised public hearing to take public testimony and to consider the project; and

WHEREAS, the Planning Commission approved Resolution Number 2010-009 recommending that the Board of Supervisors find that the project is exempt from environmental review and adopt General Plan Amendment 2010-041; and

WHEREAS a duly noticed public hearing of the Mariposa County Board of Supervisors was scheduled for the 22nd day of June 2010; and

WHEREAS a Staff Report 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; and

WHEREAS, the adoption of General Plan Amendment No. 2010-041, along with another General Plan Amendment proposal that may be considered by the Board of Supervisors at the same public meeting, constitutes the first round of General Plan Amendment to be considered in calendar year 2010.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Supervisors finds that the project is exempt from provisions of the California Environmental Quality Act.

THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts General Plan Amendment No. 2010-041.

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

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors approves modified Table 5-1 of the Mariposa County General Plan as shown in Exhibit 2.

ON MOTION BY Supervisor Aborn, seconded by Supervisor Allen, this resolution is duly passed and adopted this 22nd day of June, 2010 by the following vote:

AYES: ABORN, TURPIN, BIBBY, CANN, ALLEN

NOES: NONE

ABSENT: NONE

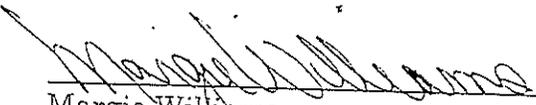
ABSTAIN: NONE



Kevin Cann, Chairman
Mariposa County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:



Margie Williams
Clerk of the Board of Supervisors



Steven W. Dahlem
County Counsel

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 General Plan Amendment is in the general public interest as it will result in Table 5-1: Planning Areas and Area Plan Status being updated with the most current status of the El Portal Town Planning Area Plan. The Merced River Comprehensive Management Plan must be completed prior to beginning work on the El Portal Town Plan. The General Plan, like any strategic or policy guidance document, may be reviewed and updated on a regular basis.

This amendment 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 project improves the Mariposa County General Plan with respect to providing a long or short term guide or basis for decision-making. The amendment updates the current status of the El Portal Town Plan and keeps Table 5-1 of the General Plan updated as well. This amendment will update the goals and policies of the General Plan, specifically the status of the El Portal Town Plan, thereby providing an improved long-term guide for county decision-making. As priorities change and goals are accomplished, it is important to keep information up to date on the status of the various goals, policies, and implementation measures of the Mariposa County General Plan. Due to the delay of the adoption of the Merced River Comprehensive Management Plan by the National Park Service, the status of the El Portal Town Plan has changed and this amendment keeps Table 5-1 consistent with the existing circumstances.

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 and county policy.

4. *The amendment is consistent with the goals, policies, and implementation measures of the Mariposa County general plan as follows.*

This amendment helps keep Table 5-1 of the General Plan and in turn the Mariposa County General Plan up to date with the status of the El Portal Town Planning Area Plan. As part of the ongoing planning process, the General Plan is

reviewed annually to provide information on the goals, policies, and implementation measures of the Mariposa County General Plan. As priorities change and goals are accomplished, it is important to keep information up to date on the status of the various goals, policies, and implementation measures of the Mariposa County General Plan. Due to the delay of the adoption of the Merced River Comprehensive Management Plan by the National Park Service, the status of the El Portal Town Plan has changed and this amendment keeps Table 5-1 consistent with the existing circumstances.

EXHIBIT 2 -Updated Table 5-1

<i>Planning Area</i>	<i>Planning Advisory Committee</i>	<i>Area Plan Status</i>
Bear Valley Community	No	Not scheduled
Bootjack Community	No	Not scheduled
Buck Meadows Special	No	Not scheduled
Catheys Valley Community	Yes	Pending for completion in short term
Coulterville Town	Yes	Adopted
El Portal Town	Yes	Pending for completion in the intermediate term
Fish Camp Town Specific Plan	Yes	Adopted
Foresta Special	No	Not scheduled
Greeley Hill Community	Yes	Not scheduled
Hornitos Community	No	Not scheduled
Lake Don Pedro Town	No	Pending for completion in short term
Mariposa Town	No	Adopted
Midpines Community	Yes	Pending for completion in short term
Mount Bullion Town	No	Not Scheduled
Wawona Town Specific Plan	Yes	Adopted; Update pending NPS responses in short term
Yosemite National Park	N/A	Complete ¹
Yosemite West Special	Yes	Pending for completion in 2007

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.

MARIPOSA COUNTY RESOLUTION NUMBER 10-323

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ADOPTING GENERAL PLAN AMENDMENT NO. 2010-035, AN AMENDMENT TO THE 2009-2014 HOUSING ELEMENT, WITH FINDINGS

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, on December 8, 2009, the Mariposa County Board of Supervisors adopted the 2009-2014 Housing Element Update to the Mariposa County General Plan and forwarded the adopted Element to the State Department of Housing and Community Development (HCD) for consistency review in accordance with State housing element law; and

WHEREAS, in a letter dated March 22, 2010, and via e-mail dated June 8, 2010, HCD provided Mariposa County with final comments on the adopted 2009-2014 Housing Element; and

WHEREAS, HCD in their comment letters stated that if the Housing Element was revised to adequately address their comments, it would comply with State housing law; and

WHEREAS, responses to the HCD comments were prepared and submitted to HCD for review as to adequacy; and

WHEREAS the Mariposa County Planning Commission, on May 21, 2010, conducted a duly noticed and properly advertised public hearing to take public testimony and to consider draft amendments proposed in response to the HCD comments; and

WHEREAS, the Planning Commission approved Resolution Number 2010-008 recommending that the Board of Supervisors adopt General Plan Amendment 2010-035; and

WHEREAS, the County conducted an environmental analysis on the adopted 2009-2014 Housing Element update per the requirements of the California Environmental Quality Act; and said analysis concluded that the proposal would not have significant environmental impacts; and

WHEREAS, on December 8, 2009 the Mariposa County Board of Supervisors adopted a Negative Declaration for the 2009-2014 Housing Element Update and a Notice of Determination was filed in accordance with State law; and

WHEREAS, the recommended 2010 amendments are minor and technical in character and do not create environmental impacts, and will not result in a direct or reasonably foreseeable indirect physical change in the environment, the Negative Declaration adopted by the Board of Supervisors for the 2009-2014 Housing Element adequately addressed the potential environmental impacts of the project. No changes are necessary to the Initial Study and the adopted Negative Declaration; without evidence to the contrary, it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment; and

WHEREAS a duly noticed public hearing of the Mariposa County Board of Supervisors was scheduled for the 22nd day of June 2010; 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; and

WHEREAS, the Board of Supervisors finds that adoption of this Amendment to the adopted 2009-2014 Housing Element is consistent with the Mariposa County General Plan; and

WHEREAS, the adoption of General Plan Amendment No. 2010-035, along with another General Plan Amendment proposal that may be considered by the Board of Supervisors at the same public meeting, constitutes the first round of General Plan Amendment to be considered in calendar year 2010.

THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts General Plan Amendment No. 2010-035, amending the 2009-2014 Housing Element of the Mariposa County General; and

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

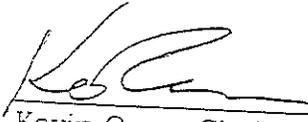
ON MOTION BY Supervisor Bibby, seconded by Supervisor Allen, this resolution is duly passed and adopted this 22nd day of June, 2010 by the following vote:

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:

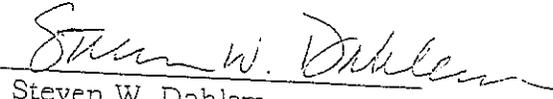

Steven W. Dahlem
County Counsel

EXHIBIT 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.*

These amendments to the Housing Element have been prepared to meet the legislative intent of providing for the availability of housing, expanding housing opportunities, and accommodating 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 local efforts are required 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 to prepare these amendments. The Legislature has determined that compliance with the State Housing Element laws is necessary and in the public interest to provide for housing opportunities for all economic segments in the County.

The certification of the Housing Element is necessary to continue receiving State and Federal funds for programs and activities that assist all economic segments with expanded housing opportunities and needs. These amendments will meet the requirements of HCD for certification of the 2009-2014 Housing Element. It is in the general public's health, safety, peace and welfare to continue receiving the State and Federal funds.

These amendments to the Housing Element are 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. These amendments will bring the adopted 2009-2014 Housing Element into compliance with State housing law and gain Certification from the State Department of Housing and Community Development. The amendments to the Housing Element will provide long-term policies and programs that will assist in efforts to provide affordable housing for all economic segments of the community, particularly for disabled persons and those in need of

supportive housing. The potential amendments to Title 17, Zoning, that are required by these amendments will provide regulations that will improve the day-to-day decision making process. The adopted 2009-2014 Housing Element five year planning horizon, combined with the periodic amendments as proposed, establishes 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.

3. *The amendment conforms to the requirements of state law and county policy.*

The processing of these amendments has been in accordance with all requirements pursuant to state law, County ordinance, and County policy. Native American tribes were provided an opportunity for consultation on the 2009-2014 Housing Element, in accordance with the Tribal Consultation Guidelines of the General Plan Guidelines, although no tribes requested consultation. The Native American Tribes have been notified of these proposed amendments and the public hearings conducted (Government Code Section 65092). These text amendments are not of a substantial nature and will not affect any cultural places in Mariposa County.

4. *The amendment is consistent with the goals, policies, and implementation measures of the Mariposa County General Plan as follows:*

The 2009-2014 Housing Element was found to be consistent with the Mariposa County General Plan based upon identified policies and implementation measures. These amendments make minor, technical changes to the adopted 2009-2014 Housing Element in order to bring it into full compliance with State housing law. There are no policies within the adopted Housing Element or the other Elements of the General Plan in conflict with these amendments. Any proposed changes to Title 17, Zoning, as a result of these amendments must be found consistent with the Mariposa County General Plan.

5. *Environmental Review*

Based upon the Initial Study prepared for the 2009-2014 Housing Element Update, the Board of Supervisors adopted a Negative Declaration in December, 2009, and a Notice of Determination was filed on the project in accordance with State law. These amendments represent minor, technical changes to the adopted 2009-2014 Housing Element. The proposed amendments do not create environmental impacts, and will not result in a direct or reasonably foreseeable indirect physical change in the environment. The Negative Declaration adopted by the Board of Supervisors adequately addressed the environmental issues of the project, and no changes are necessary to the Initial Study and the adopted Negative Declaration. Absent evidence to the contrary, it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

Attachment 2
Appendix C from 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 designations 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 of 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 C-1: Noise Performance Standards for Non-Transportation Noise Sources

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	55	45

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., caretaker dwellings). 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/Evaporative 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, Blowers.
- 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 fabricating shops, shopping centers, drive-up windows, 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 C-2: Maximum Allowable Noise Exposure – Transportation Noise Sources

Land Use	Outdoor Activity Areas	Interior Spaces	
	L_{dn} /CNEL, dB	L_{dn} /CNEL, dB	L_{eq} , dB
Residential	60	45	--
Transient Lodging	60	45	--
Hospitals, Nursing Homes	60	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60	--	40

Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	65	--	--

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 4
Government Code Sections on the General Plan and Housing
Element

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). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(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) 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.

Attachment 5
Public And County Department Comments

Alvaro Arias

From: Dave Conway
Sent: Thursday, February 10, 2011 1:13 PM
To: Alvaro Arias; Kris Schenk; Sarah Williams
Subject: General Plan workshop Feb 18th

Alvaro,
In response to your request for information regarding the Health Departments activities that are related to implementation of the General Plan, the Mariposa County Health Department is following the guidance/policy as set forth in the General Plan in our daily activities involving land use and air pollution matters. Land use includes: well permitting, proof of water and on-site sewage disposal for land division projects.

During the past year the Health Department/Air Pollution Control District has not developed any new rules or policies that affect the implementation of the General Plan. Unless the commissioners have Health related questions and feel it is necessary for us to attend, this office is not planning to be present at the workshop.

David L. Conway, REHS
Director, Environmental Health Division
Mariposa County Health Department
Deputy Air Pollution Control Officer
Mariposa County Air Pollution Control District
5100 Bullion Street, P.O. Box 5
Mariposa, CA 95338
(209) 966-2220

2/11/2011

48

Alvaro Arias

From: Sarah Williams

Sent: Monday, January 31, 2011 4:37 PM

To: Kris Schenk; Alvaro Arias; Judy Mueller

Subject: Message from Jim Rydingsword

All,

I had a phone call from Jim Rydingsword, Human Services Director, regarding the Planning Commission public hearing on the General Plan Annual Review.

He will not be able to attend the hearing.

His main area of interest is the House Element. As this element was just updated and certified, he does not believe he needs to send someone in his place.

Sarah

(49)



University of California Cooperative Extension
in Mariposa County

26 Jan 2010

RECEIVED

JAN 28 2011

5009 Fairgrounds Rd.
Mariposa, CA 95338
(209) 966-2417
4-H YDP (209) 966-4829
FAX (209) 966-5321
cemariposa@ucdavis.edu

Mariposa County Planning Dept.

Alvaro Aria
Planning Department

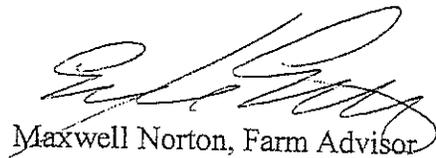
Alvaro,

Cooperative Extension conducted an all-day regional ag-tourism training workshop in January 2011. It was attended by persons from Mariposa County including supervisor Bibby. Two Mariposa residents were on the planning committee for this event. Cooperative Extension also created a web page at cemariposa.ucdavis.edu that contains resources and the presentations from the workshop. These are now available to Mariposa residents who may need information on developing visitor-oriented businesses.

I looked over the GP annual report and I find no conflicts with the mission of Cooperative Extension. We are a research, education & outreach agency and have no direct impact on the GP, nor do those policies directly impact our programs. While we do sometimes participate on planning initiatives such as W-Act and Ag tourism, it is strictly in an advisory capacity. I have consulted informally with residents about planning and land-use issues.

Thank you for the opportunity to comment on this document.

Sincerely,



Maxwell Norton, Farm Advisor

(50)

Attachment 6
Resolution to adopt the 2011 Schedule of General Plan
Amendments

MARIPOSA COUNTY RESOLUTION NO. 09-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2011 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 18, 2011; and
- WHEREAS**, actual meeting dates in the Schedule of 2011 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 2011.

ON MOTION BY Supervisor _____, seconded by Supervisor _____; this resolution is duly passed and adopted this _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim Allen, 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

Schedule of 2011 General Plan Amendments

	Applications	Application Deadline	Planning Commission Public Hearing	Board of Supervisors Public Hearing
	Review of 2011 Annual Report	n/a	February 18 Workshop	To Be Determined (March)
One (Private or publicly sponsored)	and other completed applications by April 1	April 1	May 20	June 21*
Two (private or public)	Wawona Town Specific Plan or other completed applications by May 13	May 13	July 22	August 23*
Three (private or public)	Other applications submitted and completed by July 1	July 1	September 9	October 4*
Four	Catheys Valley Community Plan and other applications submitted and completed by September 9	September 9	November 4	December 6*

*Public hearing dates are not definite until they have been noticed and advertised.

Attachment 7
Housing Element Implementation Annual Progress Report

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Mariposa County

Mailing Address: P.O. Box 2039

Mariposa, CA 95338

Contact Person: Larry Enrico Title: Senior Planner

Phone: 209-742-1222 FAX: _____ E-mail: slenrico@mariposacounty.org

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Mariposa County
Reporting Period: 1-Jan-10 - 31-Dec-10

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	Low Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	22	2			17	41	
No. of Units Permitted for Above Moderate	29					29	

* Note: This field is voluntary

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Sec. 65583	
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
Name of Program	Status of Program Implementation
Objective	Timeframe in H.F.E.
1.1 Annual review of permit procedures	Annual Review is in process
1.2 Unnecessary requirements for construction of housing	Annual The County has not imposed any such requirements. The County is fighting efforts for unnecessary costs recently imposed in the Uniform Building Code, such as residential sprinkler requirements.
1.3 Collaboration with National Park Service (NPS), concessionaire and lodging industry	On-Going The County is aware of the NPS and the lodging industry need to resolve housing for their employees. The County continues to support the collaborative effort with the NPS and YARTS for transit to Yosemite Valley for employees.
2.1 County's continued support of the Mariposa County Housing and Community Actions Program (HCAP)	On-Going The County continues to fund and support HCAP. The County has hired a consultant to focus efforts towards the development and administration of extremely low-income housing.
2.2 County to support and promote opportunities for agencies applying for housing funds.	On-Going The County has made information available to the public on sites for low to moderate income housing. While developers have contacted the County on sites and density bonus incentives, there have been no actions by private industry.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
2.3 Density Bonus for Low Income Multi-family Units	Provide incentives to develop low income housing	On-Going	The County is preparing a Resolution of Intention to modify Title 17, Zoning, to comply with the density bonus calculations and incentives provided by State law.
2.4 Second Units	Incentive to provide low to moderate income housing	On-Going	The County has not made any changes, and with the exception of the Wawona Town Planning Area, second units are permitted County-wide.
2.5 Permit Manufactured Homes in all single-family lots	Provide opportunities for low to moderate income housing	On-Going	The County continues to allow manufactured homes on all single-family residential lots
2.6 County's active support of homeownership programs administered by the HCAP	Provide opportunities for home ownership by low income households	On-Going	The County utilizes Community Development Block Grant (CDBG) funds for HCAP actions to provide opportunities for home ownership by low-income families.
3.1 County zoning ordinance, general plan or specific plan updates shall ensure that enough land is set aside for all types of residential development including mixed-use development provisions.	Provide housing opportunities for varied income levels	On-Going	The County is currently updating the Wawona Town Specific Plan and is preparing an Areal Plan for the Cateys Valley Community Planning Area. These plans provide adequate area for varied residential uses.
3.2 Planning Department will identify vacant land that is residentially zoned or has residential potential and is or can be served with water or sewer service.	Identify property that could be developed for low to moderate income households	On-Going	The Planning Department has prepared this information for the Mariposa, Coulterville, Wawona and Fish Camp Town Planning Areas (TPA). As community plans are prepared, this vacant land information will be provided.
3.3 Assist special districts to expand and improve water and sewer service	Provide opportunities for low income housing	On-Going	The County, through the County Water Agency, continues to provide funding for: <ul style="list-style-type: none"> • Feasibility and planning studies; • Low cost loans for improving water and wastewater capabilities; • Funding of infrastructure improvements; • Assistance in grant preparation and support; • Actions to protect water resources, • Actions to protect water allocations

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4 County updates to its Geographical Information System (GIS) to include land suitable for residential development for land beyond the Mariposa, Fish Camp, and Wawona Town Planning Areas	Provide information to housing developers as to land available for residential development	On-Going	The County has a permanent staff member who is working on land use data and GIS mapping for the Catheys Valley and Midpines TPAs.
4.1 County shall apply for state and federal assistance for housing rehabilitation in the County	Improve housing conditions	On-Going	The County has pursued such funds without success to date. Assistance programs are being evaluated and HS staff will continue their efforts.
4.2 Update Housing Condition Survey	Improve housing conditions	2011	Staffing limitations have prevented the start of this survey.
4.3 Encourage voluntary code compliance	Improve housing conditions		The County Building Department staff continues to provide guidance and technical assistance to property owners making their own repairs.
4.4 Continue to enforce the Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations	Improve housing conditions	On-Going	
4.5 Collaborate with the National Park Service and its concessionaires to obtain long-term ground lease status enabling homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal	Maintain and improve housing conditions	On-Going	The County has continued these efforts
5.1 Mariposa County HCAP shall meet with other County Departments to determine special housing needs	Provide housing opportunities in El Portal and improve housing conditions as needed	On-Going	The NPS has not completed its Merced River Management Plan (due in 2012), and until this Plan is completed, the NPS cannot work on this Program.
	Identify special housing needs	On-Going	HCAP has continued this effort

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>5.2 County will encourage nonprofit, for profit organizations, and individuals to include within their projects, housing units for special needs groups by providing assistance in accessing state and federal funds for special needs housing and supportive services.</p>	<p>Provide housing for special needs groups</p>	<p>On-Going</p>	<p>The County has not been approached by any organization planning for housing projects. The County has developed information on available land that would accommodate such projects.</p>
<p>5.3 County will encourage, support and assist nonprofit, for-profit organizations, and individuals to apply for funds from available State and federal programs to provide special need type housing.</p>	<p>Provide housing for special needs groups</p>	<p>On-Going</p>	<p>The County has not been approached by any organization for special needs housing projects. The County has developed information on available land that would accommodate such projects.</p>
<p>5.4 County will encourage the construction of housing for senior citizens near areas where a full range of governmental, commercial and medical facilities exist</p>	<p>Provide senior housing in relationship to needs</p>	<p>On-Going</p>	<p>The County has approved the Mariposa Town Plan which provides opportunities for senior housing within close proximity to governmental, commercial and medical services.</p>
<p>5.5 County shall encourage nonprofit, for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County</p>	<p>Increase child care opportunities</p>	<p>On-Going</p>	<p>The County allows child care facilities, for 8 or fewer children, as a permitted residential use throughout the County.</p>
<p>5.6 County shall collaborate with the National Park Service (NPS) and other agencies as a means of coordinating efforts to solve common housing problems.</p>	<p>Create housing opportunities for all income levels</p>	<p>On-Going</p>	<p>The County and the NPS are working as part of the development in TPAs and in the development of the Merced River Plan.</p>

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6.1 County will offer home weatherization programs and support other agencies efforts in this area by providing information to the public and referrals on weatherization assistance programs.	Improved energy efficiency of housing and reduce housing costs	On-Going	Weatherization services are available at no cost to eligible applicants to improve the energy efficiency of homes. Energy saving services include measures such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures
6.2 County shall encourage passive solar design in new residential construction to assist homeowners with reducing energy usage and costs	Reduce energy costs	On-Going	The County continues to encourage passive solar designs and assist home owners who want to include passive solar in their designs.
6.3 Greenhouse Gas Emissions	Reduce air pollution	On-Going	The County is in the process of preparing appropriate responses and processes to the greenhouse gas emissions mandated by State law. (AB 32)
7.1 County shall continue to support economic diversification to higher wage employment to increase homeownership opportunities	Increase home ownership opportunities	On-Going	The County continues to provide assistance by way of transient occupancy tax, USDA Rural Community Development, USDA Rural Housing Services (community facilities programs), CDBG, U. S. EDA for such programs.
7.2 County shall seek funding from state and federal sources to provide assistance for first-time homebuyer	Increase home ownership opportunities	On-Going	The Mariposa County Human Services Department has continued to seek funds for first time home buyers.
8.1 County shall continue to apply for emergency housing funds available from the Department of Housing and Community Development.	Provide emergency housing		The County has applied for and received emergency housing funds.
8.2 Revise the zoning ordinance to define and clearly outline regulations governing emergency shelters	Provide emergency shelter	On-Going	The County has prepared a Resolution of Intention to modify Title 17, Zoning, to permit emergency shelters as being permitted by right in two zones within the Mariposa TPA

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>8.3 Revise the zoning ordinance to define and clearly outline regulations for uses providing transitional and supportive housing</p> <p>8.4 Adopt, as necessary, amendments to the zoning ordinance to clarify definitions of residential and institutional uses related to the Single Room Occupancy housing.</p>	<p>Ensure that transitional and supportive housing is permitted as a residential use</p>	2011	<p>The County has prepared a Resolution of Intention to amend Title 17, Zoning, to permit transitional and supportive housing as a residential use permitted by right. The zoning amendments will that such revisions to the zoning ordinance will not require a discretionary approval process for transitional and supportive housing.</p>
<p>8.5 The County will adopt a written reasonable accommodation ordinance to provide minor exceptions to zoning and land use for housing for persons with disabilities that will allow for expedited processing and approval of such housing.</p>	<p>Provide housing for very-low income persons</p> <p>Reduce housing costs for housing for disabled individuals</p>	2011-2012	<p>The County has researched and analyzed SRO needs in anticipation of a Resolution Of Intention to amend Title 17, Zoning.</p> <p>The County has adopted a comprehensive set of standards covering almost all important areas of accessibility for persons with physical and sensory disabilities as found in Title 24 of the California Building Standards Code. The County has made reasonable accommodation as part of the flexibility available to the Chief Building Inspector in Mariposa County. Planning and Building staff are considering adoption of a reasonable accommodation ordinance so that current policy will be reflected in code.</p>
<p>8.6 Adopt amendments to the zoning ordinance to allow 24-hour community care facilities for seven or more persons with disabilities.</p>	<p>Provide greater housing opportunities for persons with disabilities.</p>	2011	<p>The County has adopted a Resolution of Intention to amend Title 17, Zoning, to permit large community care facilities, for seven or more persons, in the Multi-Family zone of the Mariposa Town Planning Area.</p>
<p>8.7 Housing discrimination and fair housing laws</p>	<p>Prevent discrimination in the housing market</p>	On-Going	<p>The County continues to maintain and promulgate information on fair housing laws in public offices, including the Building Department, the Planning Department, the Human Services Department and the County library.</p>

65

END

DEPARTMENT: Planning

BY: Alvaro Arias, Associate 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 (2010) 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 2011 amendments to the General Plan.

The Planning Commission and Staff recommend that the Board of Supervisors:

1. Accept and Direct that the 2011 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 2011 Schedule of General Plan Amendments

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors adopted the General Plan in December, 2006. The plan has been in effect during calendar years 2007, 2008, 2009, and 2010. The 2011 Annual Report summarizes progress made on implementation during 2010, and it proposes priorities and a schedule for considering General Plan Amendments for 2011.

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: \$		2011 General Plan Annual Report to the Board with Attachments
Additional Funding Needed: \$		(as listed on Page 21 of the Report)
)Source:		
Internal Transfer		
Unanticipated Revenue	_____ 4/5's vote	
Transfer Between Funds	_____ 4/5's vote	
Contingency	_____ 4/5's vote	
() General () Other		

CLERK'S USE ONLY:

Res. No.: 11-94 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____
 Approved _____
 Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 No Opinion
 Comments: _____

CAO: [Signature]

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

MARIPOSA COUNTY RESOLUTION NO. 11-94

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC
HEARINGS TO CONSIDER 2011 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 18, 2011; and

WHEREAS, actual meeting dates in the Schedule of 2011 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 2011.

ON MOTION BY Supervisor Bibby, seconded by Supervisor Stetson; this resolution is duly passed and adopted this 15th day of March, 2011 by the following vote:

AYES: STETSON, TURPIN, BIBBY, CANN, ALLEN

NOES: NONE

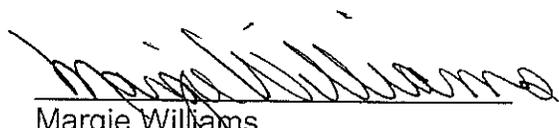
ABSENT: NONE

ABSTAIN: NONE



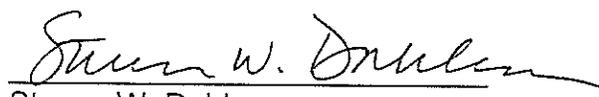
Jim Allen, Chairman
Mariposa County Board of Supervisors

ATTEST:



Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:



Steven W. Dahlem
County Counsel

Schedule of 2011 General Plan Amendments

	Applications	Application Deadline	Planning Commission Public Hearing	Board of Supervisors Public Hearing
	Review of 2011 Annual Report	n/a	February 18 Workshop	March 15
One (Private or publicly sponsored)	n/a	n/a	February 18	March 15
Two (private or public)	Wawona Town Specific Plan or other completed applications by May 13	May 13	July 22	August 23*
Three (private or public)	Other applications submitted and completed by July 1	July 1	September 9	October 4*
Four	Catheys Valley Community Plan and other applications submitted and completed by September 9	September 9	November 4	December 6*

*Public hearing dates are not definite until they have been noticed and advertised.

