



# MARIPOSA PLANNING

## COUNTY OF MARIPOSA

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## 2008 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 and approved by the Planning Commission and the Board of Supervisors following duly noticed public hearings. 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 2008 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2007 calendar year. It also describes planning activities that are in process or anticipated in 2008 and subsequent years to achieve consistency between General Plan policies and County development regulations. The 2008 Annual Report on the General Plan was reviewed by the Planning Commission on March 21, 2008 and recommended for approval (see Attachment 9.) Included with the annual report is a proposed schedule for the consideration of General Plan Amendments during the remainder of 2008 (Attachment 10)

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. The accompanying programmatic Environmental Impact Report (EIR) for the General Plan was prepared, revised and circulated twice. Certification of the Final EIR was not challenged legally, and the adopted General Plan and EIR mitigation measures have been in effect during the entire 2007 calendar year. Printed, CD and on-line access to the adopted General Plan has been available to the public since early January, 2007.

The General Plan replaced a previous General Plan that had been in existence 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 new General Plan is a broadly-based policy document consisting of sixteen elements, with goals, standards and implementation measures designed to guide the future growth and development of Mariposa County, while preserving and enhancing the rural character of the County's natural resources and 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 horizon. Rather, it needs to evolve as a seamless, internally consistent structure of goals and objectives, with some portions of the plan always being implemented, others being updated, and older portions being amended as appropriate. Changes to the General Plan may be made on as many as four times each year. A major assessment and the accompanying revisions to the General Plan should occur every five years.

The General Plan consists of four volumes, as follows:

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

#### *Amendments to the General Plan Made in 2007*

A number of minor technical changes were made to the General Plan during its first year. These changes corrected errata that had crept into the documents during final production, pagination errors, and typographic mistakes overlooked during the final editing process. There were also a couple of boundary line designations that had not been correctly entered into the Geographic Information System (GIS) Land Use Diagram parcel layers, although the Board of Supervisors had directed that those boundary line changes be made during their final deliberations in 2006.

Resolution No. 2007-102 from March 20, 2007 directing those technical corrections to the General Plan text and land use diagrams is included as Attachment 1 to this Annual Report. In Resolution 2007-102 the Board corrected a 45-acre portion of the Mondo property, located on the northern end of the Bear Valley Community Planning Area, to be included as Residential within the Planning Area boundary. However, a letter from the

Mondo property agents (Don Starchman and Anita Starchman Bryant, Attachment 7) questions this boundary line. They believe that the Board originally gave direction in 2006 for an additional 411 acres, zoned Mountain General, to be designated Natural Resource rather than Agriculture/Working Landscape on the Land Use Diagram. The Board should review this situation and resolve the boundary line issue for the Mondo property.

Mariposa County established a schedule of dates in 2007 at which amendments to the General Plan could be considered. However the only public hearing date at which changes were made to the General Plan or to the Land Use Diagram occurred on March 20, 2007, as noted above. Consequently no significant amendments to the General Plan took place in 2007.

During 2007 there were amendments to the Mariposa Town Plan (to allow limited purpose drive-through windows), and to the Wawona Town Specific Plan (to clarify the regulations applying to the Seventh Day Adventists' Camp Wawona property), but these Area Plan amendments did not require an amendment to the Countywide General Plan. No other private requests for General Plan Amendments were requested or approved during 2007. However there still are "active" General Plan and Zoning Application requests that are waiting for additional information prior to processing, which may result in General Plan Amendments in 2008 (such as the Midpines Bible Church.)

### *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 3 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 years. Progress in any year depends upon County priorities, resources allocated, the availability of experienced staff, and the complexity of the implementation tasks.

The General Plan itself identifies a multiple-year timeline for accomplishing 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 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 (2007 and 2008)*

The following implementation programs are major planning priorities which the Mariposa County Board of Supervisors has directed staff to pursue since the adoption of the General Plan. 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. Public consideration of a draft of the proposed comprehensive road standards is expected to occur in the spring of 2008.

The Public Works Director recommended revised **minimum** County road standards to comply with the General Plan standards, and these were adopted by the Board of Supervisors in September, 2007 as amendments to the County Road Improvement and Circulation Policy (Chart A). 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 increasing 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 Planning and Public Works Departments, with the assistance of the two planning and traffic engineering consulting firms, have been working to complete the analysis of County road standards during 2008. The CT-P/ Development Impact Fees Study is scheduled for completion in early 2009, following adoption of comprehensive road standards.

## 2) AGRICULTURAL AND NATURE TOURISM

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

In October and November, 2007, the Board of Supervisors embarked upon a major effort to define agritourism uses and the criteria that will be used to approve agricultural and "ecotourism" activities in appropriate locations throughout Mariposa County. A planning consultant has been hired to prepare recommendations for the County; and two well publicized and attended public workshops, on January 26 and March 1, 2008, were held to engage public stakeholders in the agritourism issues. The recommendations from the workshops are scheduled to be considered by the Board of Supervisors on April 2, 2008. The Board will provide direction to the staff and consultant regarding the preparation of criteria and zoning regulations to be used to approve agritourism and adaptive, visitor-related land uses on agricultural properties. The public hearings to consider and adopt the implementing zoning regulations will take place later in 2008.

## 3) WILLIAMSON ACT CONTRACT REVISIONS

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

In November, 2005, the Board of Supervisors adopted a resolution initiating an amendment to the policies that implement the Williamson Act, to establish uniform standards throughout the County, and to improve the reporting and enforcement of contract provisions. An updated database of existing Williamson Act contracts and contracted parcels was compiled by the Planning Department and the Assessor's Office in 2006 and 2007. A position in the Planning Department has been authorized by the Board to undertake the further tasks of revising Mariposa County's Williamson Act policies and requirements and notifying LCA contract holders. Following action to classify and fill this position, which is expected later in the spring of 2008, this major program for implementation of Chapter 10 agricultural policies will be undertaken.

#### 4) TITLE 17 ZONING REVISIONS

Numerous portions 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 in 2007 and 2008, additional zoning amendments will be addressed in 2008 and 2009, as soon as resources and staff workloads allow. Zoning consistency programs on the short-term planning horizon include the following activities:

- Developing standards and guidelines to implement the concept of clustering development parcels, described on page 5-13 of the General Plan and referenced in Implementation Measure 5-9a(1). Clustering would mean that a 5-acre zone district might contain a 2 1/2-acre parcel balanced by a 7 1/2-acre parcel, instead of two 5-acre parcels. This flexibility would be permissible based upon a demonstration of better site design and improved public benefits resulting from a clustered development proposal. Of course any parcels so created that are larger than the minimum zoning size could not be subdivided again in the future.
- A "bed and breakfast inn" is defined in the General Plan as including "a limited number of guest bedrooms not exceeding five. <sup>3</sup>." The footnote, page A-6, points out that zoning regulations may further limit the number of bedrooms. The proposed amendment to Title 17 for consistency with the General Plan would increase the number of bedrooms in bed and breakfast inns allowed by zoning regulations from three to five, except where an adopted Area Plan would otherwise restrict that number.
- Defining "thresholds within which uses are complementary to the concept of rural character as defined by the General Plan" (Implementation Measure 5la(3).) This analysis would be done in conjunction with policies in Chapter 11 of the General Plan, such as Implementation Measure 11-la(3) to "Develop flexible site development and clustering to conserve designated scenic routes, views and viewsheds." Zoning and development regulations would then incorporate design guidelines and performance criteria to ensure that new development would be given clear standards to help protect and enhance rural character. A logical outgrowth of this General Plan conformance program would be the enactment of cell tower regulations for scenic and highly visible portions of Mariposa County.
- Goal 5-2 of the General Plan mandates orderly growth: development must occur commensurate with the expansion of available services in patterns that avoid sprawl. This entails the consideration and adoption of "siting criteria

to ensure development occurs close to available public services"; prevents "isolated commercial development or 'leapfrog' type development"; and avoids "premature urbanization of the Planning Study Areas." (excerpted from Implementation Measures 5-2a(1), (2) and (3).) A work program to create standards and guidelines for orderly growth in the town planning areas and planning study areas should follow on the heels of the five-year Municipal Services Review (MSR) study, which was prepared during 2007 and will be pending before the Local Agency Formation Commission (LAFCo) on April 22, 2008.

- Establishing "appropriate siting and development standards for recreation and resort uses within the County" (Implementation Measure 5-4c(1). See also LM. 5-4c(2).) This zoning consistency program is intended to provide criteria and direction for landowners to develop regional tourism facilities under the categories of Rural Economic Resort and Rural Economic Recreation. Expansion and diversification of the County's visitor-serving economy is an important theme of the General Plan (see page 6-3), which encourages appropriate locations and standards for visitor destination resorts.

There are an impressive number of other implementing programs that will need to be addressed in the short-term planning period (the next five years) in order to achieve compliance between the County's development regulations and the General Plan. A complete listing of the short-term catalog of necessary implementation tasks has been created from the adopted Mitigation Monitoring and Reporting Program and appears in Attachment 4 of this Annual Report. Staff will edit and update this five-year listing in future annual reports as zoning and development consistency actions are accomplished and further consistency projects become feasible.

#### *Area Plans in Preparation (2007 and 2008)*

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 takes place. 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 shown in Attachment 3, 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 the plan:

- **Town Planning Area:** All residential, commercial, industrial, job-center, recreation, and public uses, as defined in the General Plan, are consistent with the purpose of a town planning area. In the case of pre-existing adopted town plans, the planning documents may be known as a Town Specific Plan (such as Fish Camp.)
- **Community Planning Area:** Single-family residential, rural commercial, recreation/resort-oriented, small business, and public are the land uses consistent

with the purpose of a community planning area. Multi-family residential uses with more than two attached dwelling units per structure and industrial uses are not consistent land uses within community planning areas; live-work commercial/residential uses are acceptable. Greeley Hill and Bootjack are examples of Community planning areas.

Special Planning Area: Some small locales (including Foresta and Buck Meadows) in the County do not face the full scope of issues and land uses warranting a fullscale 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 public review process at the present time, during 2007 and 2008:

### 1) YOSEMITE WEST SPECIAL PLAN

The Yosemite West Planning Advisory Committee has been working on their Area Plan for approximately eight years. The Planning Commission recommended approval of the Yosemite West Special Plan (YWSP) in 2006, prior to the adoption of the General Plan. Since that time the Yosemite West plan has been on hold: a) pending the adoption of the General Plan, which enabled a "Special Plan" to be defined; and b) allowing time to edit and reformat the plan for consistency with the final adopted General Plan. The draft final document is being circulated and the Board of Supervisors is scheduled to consider the YWSP in April, 2008. Following any changes directed by the Board, the final YWSP will be scheduled for adoption in 2008

### 2) CATHEYS VALLEY COMMUNITY PLAN

Preparation of the current Catheys Valley Community Plan (CVCP) began in 2000. This Area Plan, which falls under the definition of a community plan, was also delayed due to a need for completion of the General Plan. A planning consultant, Hauge Brueck Associates, was engaged by the County in 2007 to edit the prior documents for consistency with the General Plan and to prepare the final draft plan and CEQA environmental documents. The draft has now been published, and the Board and Planning Commission are scheduled to consider the draft CVCP at a joint public workshop in April, 2008. Once any final changes to the draft CVCP have been made, the Catheys Valley Community Plan will be set for final consideration and adoption in the fall of 2008.

### 3) 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 most recent meeting in 2007, WTPAC recommended approval of the revised Wawona Town Specific Plan and requested that it be forwarded to the Yosemite National Park planning staff for their comments. Adoption of a plan, or 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 Park. Further progress on the Wawona Town Specific Plan will await recommendations from the

Yosemite planners. No definite time line has been established for completion of the Wawona Town Specific Plan.

#### 4) OTHER AREA PLANS

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

El Portal is also an area planning program which will be done in cooperation with the Park Service staff. The schedule for preparation of the El Portal Town Plan has slipped during recent months due to uncertainties associated with the Merced River Plan. When planning for the El Portal Town area does occur, Yosemite National Park will be the lead planning agency and Mariposa County will participate actively in the joint planning process.

The Midpines community is anxious to undertake an official 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 in recent months to identify and discuss planning issues and interests for the Midpines area. Following the completion of Mariposa Planning's current 2008 Area Plan priorities, staff will begin working with the MCPAC on the development of their 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) has been updating its Sphere of Influence(SOI) planning boundaries and its Municipal Services Review (MSR) for adoption by LAFCo. Planning for a portion of the Lake Don Pedro subdivision in Tuolumne County is done by Tuolumne County. Mariposa County LAFCo, however, has jurisdiction for LAFCo services and planning decisions in both Mariposa and Tuolumne County. There have been discussions recently about the prospect of joint planning for the bi-county Lake Don Pedro area, involving citizens appointed by Mariposa and Tuolumne County and with the assistance of the LDP Community Services District. A final decision on timing and on what kind of area planning process will best serve the Lake Don Pedro community is likely to hinge upon the results of these ongoing conversations.

#### *Other General Plan Accomplishments by County Agencies in 2007*

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 the responsible County departments. A few of the implementing activities and accomplishments of the past year would include:

### **6. Economic Development**

Mariposa County has hired an Economic Development Coordinator (Policy 6-la(l).) Preparation and approval of the Economic Vitality Strategy and Implementation Plan occurred in 2007, which fulfill policy 6-lb of the General Plan. A number of other economic tasks described in Chapter 6 of the General Plan are under way.

- **8. Housing**

The County's Housing Element was prepared in 2003 and adopted in 2004. Although it was published concurrently with the other elements of the General Plan, Chapter 8 predated the other portions of the plan. The 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 current Housing Element will be in effect through 2008 and a revised element will be required in 2009. The Housing Element describes housing programs that are managed by the Housing and Community Development Agency (HCDA) in the Human Services Department. The HCDA continues to implement the housing programs and measures identified in Chapter 8 in the course of its ongoing housing responsibility.

The Housing Element includes policies and reporting requirements with respect to Mariposa County's assigned "fair share" of Regional Housing Needs (RHNA). The allocation of new housing units assigned to Mariposa County, on average, is 216 units annually. Of this figure, 24% are expected to be for very low income households (< \$17,313) and 16% allocated for low income households (< \$27,700). In a given year, the County should ideally be producing at least 86 new housing units for very low and low income households.

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 do everything in their power to encourage the production of affordable housing, and to avoid and eliminate constraints to the development of housing. This past year, the Building Department issued 148 permits for new dwelling units, and 2 permits for conversions to permanent dwelling units (while 6 units of existing housing stock were reported as destroyed.) No new multiple-unit structures were built. Of the 150 new housing unit permits issued during 2007, 48 were for mobile homes (32%, rather than 40%, of the yearly total and substantially less than the desired 86 RHNA new units.)

The Planning Commission noted that in September, 2006 the County approved a major subdivision and design review application (Landsmith project) for the construction of five townhouse parcels in the vicinity of the Accuerdo con Dios condominiums on Highway 49 North. Utilizing residential "infill" sites such as this one to accommodate higher density development is consistent with the affordable housing objectives of the General Plan.

The 2007 building statistics reported above suggest that a) a significant slowdown in the local production of new housing is now occurring; b) the increasing cost of "stick built" homes may be increasing 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 meet their RHNA housing targets, established during the earlier "boom" years of this decade, will be impaired by prevailing conditions of the housing market.

- **Conservation and Open Space**

The Planning Commission and staff have been reviewing environmental site surveys and conditioning discretionary development applications to ensure compliance with the policies in Chapter 11 of the General Plan, including Implementation Measures 11-4a(6) and (7). Data is being assembled through the required site surveys that will eventually create a comprehensive map of sensitive vegetation communities and wildlife habitats throughout Mariposa County.

- **14. Historic and Cultural Resources**

Goal 14-1 and subsequent Implementation Measures call for the County to request designation from the State as a Certified Local Government (CLG). CLG designation could be a means of better serving owners of historic properties and providing additional financial resources for the protection of historic structures. Earlier in 2007, the Board of Supervisors took a significant implementation step by authorizing the Planning Department, with the assistance of the Historic Sites and Records Preservation Commission, to initiate the CLG application process.

- **16. Safety**

Among the many programs and implementation measures identified in the Safety Element, there was significant progress in several areas. Fuel reduction programs and fire management practices have reduced the risk of wildland fires in key geographic areas. Progress has been made on master planning for the Mariposa-Yosemite Airport. And the safety of future County residents has been significantly enhanced through the Board of Supervisors' recent adoption of the new Building and Fire Codes.

Ongoing daily activities of many other County departments and agency personnel (although not cited in this Annual Report for reasons of brevity) are continually assisting in the work of addressing and implementing the goals and objectives of the General Plan. Examples of such ongoing programs are the regular activities of the Air Pollution Control District (APCD); operations and improvements at the County Composting Facility; and the continuing planning activities for the extension of the Mariposa Creek Park Walkway.

In August, 2007, the Board of Supervisors approved the purchase of additional real property adjacent to the Sheriff's existing detention facility. This property acquisition allows for the relocation and expansion of existing law enforcement activities; and in the future it may provide a site for expansion of the jail facility. The effects of acquiring this site for relocation and expansion purposes will enhance the County's public safety, emergency and public safety responsibilities and facilities, which are objectives consistent with Chapters 9 and 16 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 5 of this Annual Report. This 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 2008 as policies or implementation measures in the General Plan.

The Planning Commission recommended that third houses on a parcel (so-called "lateral" subdivisions) should be included for examination in future General Plan annual reviews. This future consideration will be placed in Appendix C.

At this time Mariposa Planning staff has not identified new policy or planning tasks, from this list or elsewhere, that 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 assignments.

### *Proposed Schedule of 2008 General Plan Amendments*

Each year a county may amend its 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. The first such occasion (Round 1) is reserved for changes that are proposed or sponsored on behalf of the general public by the Planning Commission or the Board of Supervisors. At the other three times of the year, requests from private individuals may also be considered.

At this moment, the Midpines Bible Church (GP/ZA #06-26) is pending for processing as a General Plan Amendment whenever the applicant has completed the necessary environmental studies. Other private amendments may occur later in 2008. Adoption of the Yosemite West Special Plan will constitute an amendment to the General Plan, as will adoption of the Catheys Valley Community Plan. The recommended schedule of dates to consider General Plan amendments in 2008 is found in Attachment E of this Annual Report.

### *Recommended Actions*

Following consideration and public testimony on the 2008 Annual Report on the General Plan, it is recommended that the Board of Supervisors take the following actions:

1. Consider any changes that should be made on behalf of the general public during Round 1 of the General Plan Amendments;
2. Recommend approval of the Resolution and Schedule for 2008 General Plan Amendments in Attachment E;
3. Recommend that copies of the 2008 Annual Report, along with supporting documentation, which is currently being prepared by the Human Services Department, be provided at the earliest opportunity to the Office of Planning and Research and the Department of Housing and Community Development.