

2014 General Plan Annual Report

(Review of 2013)

County of Mariposa



Prepared by Mariposa County Planning Department
April 2014

COUNTY OF MARIPOSA
5100 BULLION STREET • POST OFFICE BOX 2039
MARIPOSA, CALIFORNIA 95338-2039
209 . 966 . 5151 • FAX 209 . 742 . 5024

Sarah Williams, Director
swilliams@mariposacounty.org

Table of Contents

Introduction.....	3
Background	3
Amendments to the General Plan Made in 2013	5
General Plan Implementation	5
Title 17, Zoning Amendments for General Plan Implementation and Consistency.....	6
General Plan Implementation Priorities in Progress (2014).....	6
A. 5 Year Schedule (2014 – 2018).....	6
B. Significant Accomplishments in 2013 / Continuing work in 2014.....	10
C. Area Plans in Preparation (2013 and 2014)	11
General Plan Elements	12
Future Amendments to Implement the General Plan	19
A. Proposed Schedule of 2014 General Plan Amendments.....	19
B. Items for Discussion and Possible Direction to Staff by the Board of Supervisors.....	20
Public Comments and Comments Received from Other Agencies/Departments.....	20
Planning Commission Recommendations	21
Recommended Actions	21

Introduction

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

This 2014 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2013 calendar year. It also describes planning activities that are in process or anticipated in 2014 through 2018 (the short-term planning horizon) and subsequent years to achieve full consistency between General Plan policies and County development regulations.

Background

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 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 program to begin the 5 year update to the General Plan is overdue.

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.

Informational Document

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

Amendments to the General Plan Made in 2013

Mariposa County established a schedule of dates in 2013 at which amendments to the General Plan could be considered. No amendments to the General Plan occurred during the 2013 calendar year. The Planning Department is currently working on updating the adopted Housing Element as required by State law. An update to the Local Hazard Mitigation Plan is also being worked on. As part of this process, an update to the Safety Element is also scheduled. These are the only forthcoming amendments that staff is aware of for the 2014 calendar year.

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 1 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.

Title 17, Zoning Amendments for General Plan Implementation and Consistency

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 (completed) have been given the highest priority for the last several years, additional amendments will be addressed in 2014, as resources and staff workloads allow the opportunity for these projects to proceed.

General Plan Implementation Priorities in Progress (2014)

A. 5 Year Schedule (2014 – 2018)

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.

Planning Department staff will be working on a more formal General Plan Implementation Plan Work Program during the next fiscal year, however staff has identified the following items that definitely need consideration in the next 5 years. These will be organized into logical groups of amendments, and may be initiated with Resolutions of Intention to initiate the amendments:

Title 17 Amendments For General Plan Consistency:

1. Amend Chapter 17.20, the Mountain Home Zone to remove mining as a conditionally permitted use. Mining is not consistent with the purpose of the Residential Land Use established by Section 5.3.02.A of the General Plan.
2. Amend Chapter 17.28, the Mountain General Zone to remove mining as a permitted use or make mining a conditionally permitted use. Mining is not consistent with the purpose of Natural Resources Land Use established by Section 5.3.05.A. There is a substantial amount of Mountain General zoned land in the Natural Resource land use classification within Mariposa County. Zoning Ordinance Text Amendment.
3. Consider amending Chapters 17.32 and 17.36, the General Forest and Mountain Preserve zones to make mining a conditionally permitted use. Mining is not consistent with the purpose of Natural Resources Land Use established by Section 5.3.05.A. There are areas of General Forest and Mountain Preserve zoned lands in the Natural Resource land use classification within Mariposa County. Zoning Ordinance Text Amendment.
4. Adopt implementing zoning for Catheys Valley Community Plan. (Zoning Ordinance Text and Map Amendments). New zones are needed for the Community Commercial Zone and Commercial Residential Zone. New Design Review standards are needed for Catheys Valley. Development standards need to be developed to implement the minimum parcel size for subdivisions next to Agriculture Working Landscape land use. The zoning map for the Catheys Valley Community Plan area needs to be amended to change zoning in the commercial area, to remove the TPA zone designation (and make parcels either the community commercial or community residential zone), to make all parcels one zone (some are currently split zones), and to make all Land Conservation Act parcels designated in the AE zone.
5. Minimum density subdivision provisions (General Plan Implementation). Subdivision Ordinance and Zoning Ordinance Text Amendments. Develop provisions to enable processing of minimum density subdivisions (instead of just minimum parcel size subdivisions). For example, in the Residential Land Use (in the Mountain Home Zone), a minimum density subdivision would allow a 20 acre parcel to be divided into 4 parcels, with a minimum density of 5 acres – which could include 3-2.5 acre parcels and 1-12.5 acre parcel. Ordinance amendments require development of an enforceable provision to prohibit no additional subdivision potential on the 12.5 acre parcel, even if the applicable zoning designation on the parcel theoretically would allow additional subdivision (based on minimum parcel size).

6. Change allowed residential density in zoning districts to comply with the General Plan Natural Resources Land Use (General Plan Implementation). Amendments needed to the Mountain General (Chapter 17.28) and General Forest (Chapter 17.32) zones, which currently allow 2 houses per 40 acres). Zoning Ordinance Text Amendment.
7. Amend Chapter 17.12, the Town Planning Area Zone to be consistent with the General Plan as there are now Town Plans, Community Plans and Area Plans (not just specific plans). Additionally, there are more than 11 areas for which plans will be prepared. General Plan consistency issue. Zoning Ordinance Text Amendment.

Additionally, the minimum parcel size is no longer 1 acre or 9,000 square feet in a “TPA”, but 2-1/2 acres if there is no adopted area plan.

8. Amend Section 17.16.010, the Rural Residential Zone to amend reference to the TPA – changing reference to town, community or special planning area. General Plan consistency issue. Zoning Ordinance Text Amendment.
9. Evaluate General Commercial Zone-1, General Commercial Zone-2, Light Manufacturing and Industrial Zone (M-1), and Heavy Manufacturing and Industrial Zone (M-2) for consistency with the Rural Economic Land Use of the General Plan. Zoning Ordinance Text Amendment.
10. Zoning Ordinance Section 17.108.050, Density Standards. This code section needs to be modified or eliminated as it is not longer consistent with the General Plan, Section 5.3.02.F(7). Zoning Ordinance Text Amendment.
11. Section 17.108.060 – remove / update reference to TPA and 17.12.010(a).
12. Section 17.108.060.J – remove / update reference to TPA.
13. Review and amend Sections 17.108.070 and 17.108.080, provisions for home enterprises and rural home enterprises, pursuant to the General Plan Section 6.1.05.B. Zoning Ordinance Text Amendment. General Plan Implementation.
14. Section 17.108.090 – remove / update reference to TPA
15. Amend County Code to develop subdivision design standards for placement of structures on ridgelines and open hillsides pursuant to General Plan Implementation Measure 11-1A(2). Subdivision Ordinance and possibly Zoning Ordinance Text Amendments. General Plan Implementation.
16. Amend County Code to implement Phase II Agritourism Program. Include provisions for agritourism in other zones of code than just the Agriculture Exclusive zone. Zoning Ordinance Text Amendment. General Plan Implementation.

17. Amend County Code to implement development standards for lighting standards to require fixtures established by the International Dark Sky Association. Amend County Code to require that building materials have a low reflective index. Requirements will be pursuant to General Plan Implementation Measure No. 11-1d(1) and General Plan Policy No. 11-1D.
18. Amend County Code to add development standards for shipping containers. Requirements will be pursuant to General Plan Section 5.3.02.F(3) Storage (for the Residential Land Use).

General Plan / Zoning Amendments:

1. Remove setbacks from Highway 49 North (Mariposa TPA Plan). General Plan and Zoning Ordinance Text Amendments. Clean up amendment needed to Section 17.336.017, County Code. These setback requirements are no longer needed as the Highways 49 North continuous left turn lane project, for which the setback requirement was established, has been completed.
2. Amend non-conforming uses section of Title 17, Section 17.08.020 for rural parts of county to specify provisions of both non-conforming uses and non-conforming structures. Ensure consistency with Chapter 17.340. Zoning Ordinance Amendment. May be General Plan Amendment (Mariposa Town Plan Amendment) if Chapter 17.340 requirements amendment. Amendments needed based on discussion and issues raised during appeal public hearing.

General Plan Amendment / Cleanup:

1. Update diagram in Volume II of General Plan for Catheys Valley. The Volume II map should refer the reader to the adopted community plan for Catheys Valley, similar to diagrams for Mariposa, Coulterville, Fish Camp and Wawona. The amendments for the Catheys Valley Community Plan completed in December 2012 overlooked this procedural requirement.
2. Update land use map for Mariposa Town Plan. General Plan Map Amendment. Official map to be the GIS prepared map.
3. Update land use map for Coulterville Town Plan. General Plan Map Amendment. Official map to be the GIS prepared map.
4. Update land use map for Fish Camp Town Plan. General Plan Map Amendment. Official map to be the GIS prepared map.

General Plan / Historic Sites Implementation:

1. Determine appropriateness of Certified Local Government Status or alternate program for the County of Mariposa to better serve owners of historic properties. Present information to Historic Sites and Records Preservation Commission and Board of Supervisors for discussion. General Plan Implementation. Pursuant to Goal No. 14-1, General Plan.
2. Update the County Historic Sites Inventory pursuant to General Plan Implementation Measure 14-2a(1). This work will be done in coordination with the Historic Sites and Records Preservation Commission.

Zoning Map Amendment:

1. Comprehensive zoning ordinance map amendment. Identify any privately owned parcels in the Public Domain (PD) Zone (Chapter 17.52) and the Public Sites (PS) Zone (Chapter 17.56). The zoning designation on these parcels needs to be amended to an appropriate zone (considering lands in the vicinity of the parcel) which is not designated for public ownership. Zoning Ordinance Map Amendment.

Subdivision Ordinance Amendment / Update:

1. Establish code requirements for applications for Subdivisions – to include botanical surveys (GP Implementation) (Subdivision Ordinance Amendment)
2. Amend County Code to develop subdivision design standards for placement of structures on ridgelines and open hillsides pursuant to General Plan Implementation Measure 11-1A(2). Subdivision Ordinance and possibly Zoning Ordinance Text Amendments. General Plan Implementation.

There are also a number of other clean-up text amendments which staff will bring forward for initiation and processing.

B. Significant Accomplishments in 2013 / Continuing work in 2014

During 2013, and continuing into 2014, significant accomplishments were made toward achieving major General Plan objectives. These include:

1. Mariposa County was approved to participate in the Sierra Nevada Partnership Program. A Greenhouse Gas Inventory was prepared for Mariposa County. The inventory established countywide baseline data from 2010, including a municipal emissions inventory. The inventory was completed and presented to the Board of Supervisors early in 2014.

2. A contract was been executed with JB Anderson and work has commenced on the state mandated 5 year update to the Housing Element. An updated adopted element is due to Housing and Community Development by June 30, 2014.
3. The first comprehensive review of Land Conservation Act Biennial Reports was completed for the 2011/2012 reporting period. The primary purpose of the biennial reports is to ensure contract and policy compliance. Pursuant to policy, property owners found to be in non-compliance have been given one year to bring their properties into compliance.
4. The Planning Advisory Committee process for the Midpines Community Plan is fully underway. A Background Report has been prepared, and the planning process explored. A significant public and stakeholder's input process was completed.
5. An update to the County Historic Sites Inventory, using county and volunteer resources, has commenced. Phase I is to update current inventory resource data. Phase II will be to add resources to the inventory.
6. An update to the LAFCo Policies and Procedures Manual has been completed. The manual includes the current status of all special districts (dependent and independent). The manual includes information regarding districts not subject to LAFCo. Finally, the manual includes current GIS maps of the districts (both service area and sphere of influence boundaries).
7. A comprehensive review and report regarding the Williamson Act in Mariposa County was prepared and presented to the Board of Supervisors for their consideration of a potential moratorium on the processing of new LCA Contracts. The Board of Supervisors took no action regarding this matter, and the County will continue to process applications for new contracts.
8. Staff has been working on a comprehensive and detailed county-wide road map book project for use by local and outside emergency response personnel.

C. Area Plans in Preparation (2013 and 2014)

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 1, 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.

Two 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 Planning Advisory Committee (MCPAC), appointed several years ago by the Board of Supervisors, has been meeting regularly. Since January, 2013, planning has staffed the committee and worked with members regarding the Community Plan for Midpines. Significant progress has been made collecting and evaluating background data. Additionally, a comprehensive public and stakeholders input process has occurred.

The Lake Don Pedro Town Planning Area is the final short-term priority for Area Plans. No formal community planning process has begun for this area, although the Lake Don Pedro Community Services District (LDPCSD) has been involved in the LAFCo Policies and Procedures Manual Update process, including the identification of the current Service Area and Sphere of Influence (SOI) planning boundaries

General Plan Elements

The General Plan provides the County's guiding principles for various planning topics and is considered the "constitution" for the County's future development. California Government Code Section 65300 et seq. provides direction and specifies what must be included in the General Plan. The following seven elements are required:

- Land Use
- Circulation

- Conservation
- Open Space
- Noise
- Safety
- Housing

An agency may adopt additional optional elements at its discretion. The Housing Element requires certification from the Housing and Community Development Department. Mariposa County's General Plan contains the following elements:

- Land Use
- Economic Development
- Arts and Culture
- Housing
- Circulation, Infrastructure, and Services
- Agriculture
- Conservation and Open Space
- Local Recreation
- Regional Tourism
- Historic and Cultural Resources
- Noise
- Safety

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:

- **Chapter 5. Land Use**

The Land Use Chapter guides development and land use policy. The guidance provided by the land use element insures that residential parcels be ready to build. 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."

Applicants submit required environmental studies, and each new amendment proposal is reviewed under CEQA in order to reduce potential impacts associated with development. Mitigation measures are commonly included in project approvals, and together with conditions of approval insure compliance with General Plan policies.

- **Chapter 6. Economic Development**

The Economic Development Chapter works toward the financial stability for delivery of County services, the economic stability for business development, and to attempt to create diverse work opportunities for County residents. The County has continued to look at available grants and loan programs to assist small businesses. The Office of Economic Development provides valuable assistance to small business owners. The County has a close working relationship with the Tourism Bureau and work together to increase tourism to the County.

Mariposa County was awarded a grant as a result of the “Telegraph Fire” from 2009. That grant money is also being used for an update to the Local Hazard Mitigation Plan. Finally, the grant is being used for an update to the Safety Element, which is currently being worked on.

In 2013, planning staff prepared a grant application for the “Town of Mariposa Transportation Center Feasibility Study – Phase I” project. The grant application, if awarded, will address areas of deficiency within the central commercial area of the Town of Mariposa that result from the absence of planned facilities. The deficiencies include: 1) improved pedestrian and bicycle safety, 2) well organized, accessible and adequate parking, 3) information to assist visitors and residents in making transportation choices, and 4) improvements to facilitate access and circulation within Mariposa. The application was submitted in early 2014.

- **Chapter 7. Arts and Culture**

Support for the arts continued in 2013, as evidenced by approval by the Board of the display of artwork at the County Library, working together with the Mariposa County Arts Council as the designated partner in the California Arts Council’s State-Local Partnership, and agreements with the Mariposa County Arts Council for Performing Art, Visual Arts, and Arts Resources and Education Services.

- **Chapter 8. Housing**

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 JB 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).

The adopted 2009-2014 Housing Element demonstrates that the County can accommodate assigned RHNA (Regional Housing Needs Allocation). The actual creation of new housing is

the responsibility of the private housing sector. The policies in the Housing Element generally call for local agencies to encourage the production of affordable housing, and to avoid and eliminate constraints to the construction of new and affordable housing units. (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 Department has recently commenced work on the 2014-2019 update to the Housing Element as mandated by State law. Staff is again working with JB Anderson on this project.

This past year, the Building Department issued fifty Certificates of Occupancy for new dwelling units and five permits for conversion to a permanent dwelling unit. One new multiple-unit structures, a duplex, was built. Of the fifty-five new housing unit permits issued during 2013, fifteen 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 2013 building statistics reported above suggest that a) the slowdown in the local production of new housing has continued, although it is a slight increase from last year; 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 3 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 2013 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 2013. 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.

- **Chapter 9. Circulation, Infrastructure, And Services**

The Board in early 2013, reaffirmed their intent for the County to continue to work on developing the Mariposa Creek Parkway project. This project provides pedestrian routes and is part of the Mariposa County Bicycle and Pedestrian Transportation Plan as an important part of a bike path. It also provides another attraction for visitors to the Town of Mariposa.

In 2013, an update to the Statewide Streets and Roads Needs Assessment was reviewed and a resolution was adopted urging the State to find sustainable funding for transportation

infrastructure and supporting the findings of the 2012 California Statewide Local Streets and Roads Needs Assessment Update.

The 2012 Regional Transportation Plan was adopted in 2013. The Local Transportation Commission (LTC) is required by California law to adopt and submit an approved Regional Transportation Plan (RTP) to the California Transportation Commission (CTC) every five years. The 2012 Regional Transportation Plan serves as the guide to planning transportation investments in Mariposa County involving federal, state and local funding over the next 25 years (2012-2035). The development of the RTP is a cooperative effort between the LTC, county, Caltrans, tribal governments, and residents of Mariposa County. The 2012 RTP is constrained to the projected revenues and costs for all RTP projects.

Extensive planning work was done on various bridge replacement and repair programs, from funding to design work. Bridge replacement or repair is essential to maintaining an adequate level of access on various County roads and to ensure that they will be able to provide access in the event of an emergency.

Work on finding a Fixed Based Operator (FBO) for the airport was undertaken in 2013 after the previous FBO ceased operations at the airport.

Work continued on the Federal and State Safe Routes to Schools programs. The Federal grant was 100%, and the State grant was a 90/10 match. The projects will provide for sidewalks on Bullion Street and Jones Street, from 5th to 8th Streets. Preliminary engineering has been done for the project.

- **Chapter 10. Agriculture**

In 2013, the Department completed the first review of the Williamson Act Biennial Reports for the reporting period of 2011/2012. The primary purpose of the biennial reports is to ensure contract and policy compliance. Pursuant to policy, property owners found to be in non-compliance have been given one year to bring their properties into compliance.

The Board requested and was provided by the Planning Department a comprehensive review and report regarding the Williamson Act in Mariposa County as part of their consideration of a potential moratorium on the processing of new LCA Contracts. The Board of Supervisors took no action regarding this matter, in essence reiterating Mariposa County's support for the Williamson Act in Mariposa County. The County will continue to process applications for new contracts.

The Board also continues to provide support to agriculture in Mariposa County overall, as evidenced by the Certificates of Recognition it provided to Mariposa County students who competed in the 2012-2013 Merced/Mariposa Section Future Farmers of America (FFA) Project Competition.

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

In 2012, a significant audit of the mining program, including compliance activities was completed by the Lead Agency Review Team, Department of Conservation Office of Mine Reclamation. As a result of a 30-day Notice, planning staff prepared a response to the State Mining and Geology Board (SMGB), attended a SMGB Hearing, and prepared and worked on a County Action Plan for compliance. Significant progress has been made toward completing the County Action Plan in 2012 and 2013. Most of the items in the Action Plan have been completed or are an on-going item, which staff continues to implement. The most significant progress has been seen at the Tauchen Ranch, where two long-ago abandoned mines have been undergoing reclamation efforts (using seized financial assurances).

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).

Work on a local Regional Water Management Group (RWMG) Integrated Regional Water Management Plan (IRWMP) has been on going. The RWMG is applying for a grant from the Department of Water Resources. These efforts respond to Policy 11-1b and Implementation measure 11-1(b)(1) as the group includes both public and private agencies at the Federal, State, and local levels.

The Agricultural Commissioner and Board of Supervisors continued work on the Mariposa

County Invasive Noxious Weeds Program, which included approving contracts for services to implement the program. The County and the Forest Service continued to work together on programs for the eradication of noxious weeds, such as Yellow Starthistle.

Recycling and waste reduction education was also a part of the service agreements approved by the Board in 2013.

- **Chapter 13. Regional Tourism**

The County continues to tout its tourist attractions through various means in collaboration with the Mariposa County Chamber of Commerce and Tourism Bureau. The County continued its partnership with the Mariposa County Tourism Bureau to provide marketing services for the County.

In April of 2013, the Board renewed the Mariposa County Tourism Business Improvement District, which assesses a 1% of gross short term room rental revenue. The Mariposa County Tourism Business Improvement District (YMTBID) is a benefit assessment district proposed to help fund marketing and sales promotion efforts for Mariposa County lodging businesses. The renewal was for a five year period.

The County continues to support various events as County sponsored events throughout the year to increase visitors to Mariposa County. These include the annual Mariposa Butterfly Festival, the annual Mariposa County Pioneer Wagon Train Event, and other similar events. The Board also authorized Mariposa Stage Line to provide horse drawn wagon rides in the town of Mariposa. This provides an additional activity for visitors to participate in.

- **Chapter 16. Safety**

Three (3) new fire stations for Mariposa County, including one for Fish Camp, one for Midpines, and one for Lake Don Pedro have been completed. These fire stations are fully funded by the Federal Emergency Management Agency.

The Lake Don Pedro fire station was completed and certified for occupancy in September, 2012. The Midpines and Fish Camp Fire Stations were completed in 2013. Work on the Bridgeport fire station continues.

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.

Mariposa County Fire and the Mariposa County Fire Safe Council continue their close association to plan and complete fuel reduction projects. County Fire is also currently reviewing the Mariposa County Emergency Management Plan and continues to undertake full operation emergency situation drills and training periodically. They will also study the opportunity to adopt the California Fire Code and Appendices, which would address Implementation Measure 16-1B(1) of the General Plan.

Pending the outcome of a the Countywide Service Area 3 Assessment vote, County Fire may undertake adoption of a strategic plan for fire safety that incorporates the Standards of Cover for the Mariposa County Fire Department and identifies current and future fire service areas and standards.

Significant work has been conducted on an update to the Local Hazard Mitigation Plan (LHMP), which commenced in February of 2013. 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 Safety Element (by reference) of the County General Plan. As part of the update to the Local Hazard Mitigation Plan, an update to the Safety Element will also be completed.

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 2 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 2014 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 believes appropriate to add to its present implementation workload. The addition of new General Plan implementation responsibilities would impact the completion or schedule for completion of existing on-going work assignments.

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.

A. Proposed Schedule of 2014 General Plan Amendments

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

Plan amendments in 2014

B. Items for Discussion and Possible Direction to Staff by the Board of Supervisors

Recently staff has identified an inconsistency with regard to potable water supply requirements for development projects and new subdivisions. The Residential Land Use, located in Chapter 5, requires that new subdivisions that occur within the Residential land use designation must be served by an approved potable water supply. There are several methods of providing proof of water, and this proof must be provided prior to the recordation of a final or parcel map. Implementation Measure 9-5a(1) requires that no project, including subdivisions, be approved unless it is shown to have access to an approved source for potable water supply. This means that all projects including subdivisions (and those in the Residential land use) must show that they have access to a potable water supply meeting Health Department requirements prior to approval. At a minimum there is conflicting policy between the Residential land use requirements for subdivisions and Implementation Measure 9-5a(1) on when the information is to be provided. It also means that based on Implementation Measure 9-5a(1), a subdivision, for example, occurring in the Agriculture/Working Landscape land use must provide information on the proposed water supply prior to approval by the approval authority.

These General Plan policy requirements are separate from requirements or information required to comply with the California Environmental Quality Act (CEQA).

Public Comments and Comments Received from Other Agencies/Departments

In response to a request for information and comments from other departments and agencies that are in charge of implementation measures, staff received several comments. The comments are contained in Attachment 6 and are summarized as follows:

-Health Department: Various implementation measures need to be updated to include the Health Department as they have a role in implementation. Some need to have the Health Department removed as they have no role. These changes require a General Plan text amendment. Staff will be adding these to the list of General Plan Amendments needed. The Board of Supervisors can also direct staff to process them immediately. Regardless, of whether agency is listed or not, the Health Department should be involved where appropriate.

-Agricultural Advisory Committee: The Chair of the Agricultural Advisory Committee has requested that the Agricultural Advisory Committee be directed to review the Criteria for the Transfer of Ag/Working Landscape lands and recommend changes as needed. The Criteria for Transfer of Ag Lands was adopted in July 2012.

-Public Works: Concerned with various implementation measure requirements and budget required to complete tasks. Many of these are policy issues that the Board approved in

adopting the General Plan in 2006. If directed, staff can look more carefully at these and potentially amend them. This would require a General Plan amendment, a separate process from the Annual Report. These issues can also be looked up when staff undertakes an update to the General Plan.

Planning Commission Recommendations

At the Public Workshop and Hearing held on April 25, 2014, the Planning Commission reviewed this report, and recommended that the General Plan Annual Report be accepted. The Planning Commission recommended the adoption of the 2014 General Plan Amendment Schedule as proposed.

Recommended Actions

Following consideration and public testimony on the 2014 Annual Report on the General Plan, it is recommended that the Board of Supervisors take the following actions:

1. Consider any changes that should be made to the 2014 General Plan Annual Report;
2. Adopt the Resolution accepting the 2014 Annual Report and direct that copies of the 2014 Annual Report be provided at the earliest opportunity to the Office of Planning and Research and the Department of Housing and Community Development; and adopting the 2014 Schedule of General Plan Amendments, Attachment 5

Attachments:

Attachment 1 Planning Area Plan Status
Attachment 2 Appendix C from the General Plan (“Future Considerations”)
Attachment 3 Housing Element Implementation Annual Progress Report
Attachment 4 Table of General Plan Implementation Measures
Attachment 5 Draft Resolution with Dates for 2014 General Plan Amendments
Attachment 6 Comments Received

Table 5-1: Planning Area and Area Plan Status

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

Source: Mariposa County, 2006.

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

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.

Attachment 2

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

Attachment 2

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

Attachment 2

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

Attachment 2

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

Attachment 2

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

Attachment 2

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.

Attachment 2

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

Attachment 2

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, $L_{dn}/CNEL$, dB	Interior Spaces	
		$L_{dn}/CNEL$, 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

Attachment 2

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.

Attachment 2

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

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

Jurisdiction Mariposa County
 Reporting Period 1-Jan-13 - 31-Dec-13

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None											
(9) Total of Moderate and Above Moderate from Table A3					32	23	55				
(10) Total by income Table A/A3					32	23	55				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction Mariposa County
Reporting Period 1-Jan-13 - 31-Dec-13

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				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	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	15	2			15	32	
No. of Units Permitted for Above Moderate	23					23	

* Note: This field is voluntary

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

Jurisdiction Mariposa County
Reporting Period 1-Jan-13 - 31-Dec-13

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010	2011	2012	2013							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	132											132
	Non-deed restricted												
Low	Deed Restricted	180											180
	Non-deed restricted												
Moderate	Deed Restricted	185										142	43
	Non-deed restricted		41	33	36	32							
Above Moderate													
Total RHNA by COG. Enter allocation number:		497											
Total Units . . .			41	33	36	32						142	355
Remaining Need for RHNA Period 													

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Mariposa County
Reporting Period	<u>1-Jan-13</u> - <u>31-Dec-13</u>

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Sec. 65583 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.
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.
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.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 has adopted an updated Wawona Town Specific Plan and a Community 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). The County is now updating this information for the Catheys Valley Pplanning Area. As other 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 Community Planning Areas.
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	2012	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 completed a Draft of the Merced River Management Plan, which is currently under public review. 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
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.	Provide housing for special needs groups	On-Going	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.
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.	Provide housing for special needs groups	On-Going	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.
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	Provide senior housing in relationship to needs	On-Going	The County has approved the Mariposa Town Plan which provides opportunities for senior housing within close proximity to governmental, commercial and medical services.
5.5 County shall encourage nonprofit, for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County	Increase child care opportunities	On-Going	The County allows child care facilities, for 8 or fewer children, as a permitted residential use throughout the County.
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.	Create housing opportunities for all income levels	On-Going	The County and the NPS are working as part of the development in TPAs and in the development of the Merced River Plan.

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 adopted zoning regulations for emergency shelters as being permitted by right in the General Commercial zone of the Mariposa TPA.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8.3 Revise the zoning ordinance to define and clearly outline regulations for uses providing transitional and supportive housing	Ensure that transitional and supportive housing is permitted as a residential use	2012	The County has amended Title 17, Zoning, to permit transitional and supportive housing as a residential use permitted by right. The zoning amendments do not require a discretionary approval process for transitional and supportive housing.
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.	Provide housing for very-low income persons	2012-2013	The County has researched and analyzed SRO needs in anticipation of a Resolution Of Intention to amend Title 17, Zoning.
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.	Reduce housing costs for housing for disabled individuals	2012-2013	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.
8.6 Adopt amendments to the zoning ordinance to allow 24-hour community care facilities for seven or more persons with disabilities.	Provide greater housing opportunities for persons with disabilities.	2011	The County has adopted amendments 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.
8.7 Housing discrimination and fair housing laws	Prevent discrimination in the housing market	On-Going	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.

GENERAL PLAN IMPLEMENTATION MEASURES COMPLIANCE CHECKLIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<i>General Plan Administration</i>		
IMPLEMENTATION 4-1A(1): <i>Conformance with guiding principles is to be used as the foundation for interpreting General Plan goals, policies, and implementation measures.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION 4-1A(2): <i>When a conflict exists between the General Plan and an enacted ordinance, regulation, or a policy of the Board of Supervisors, the General Plan shall be the prevailing language.</i>	<i>All County Departments</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 4-1B(1): <i>The Planning Agency of Mariposa County is authorized to utilize appropriate judgment in determining the meaning of the General Plan policy.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 4-1B(2): <i>The Director of Public Works shall be the County official empowered to define road systems consistent with the current and future transportation patterns as needed for implementation of the General Plan.</i>	<i>Public Works</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 4-2A(1): <i>Mariposa Planning shall review and recommend changes to the General Plan as a part of its annual report on Planning in the County of Mariposa.</i>	<i>Planning</i>	<i>On-going. Mariposa Planning includes recommendations annually in its annual report.</i>
IMPLEMENTATION MEASURE 4-2A(2): <i>Mariposa County's Capital Improvement Program (CIP) shall be consistent with the General Plan.</i>	<i>County Administrative Officer</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 4-3A(1): <i>The Mariposa County Planning Department will report to the Board of Supervisors on the need for General Plan amendments at the beginning of each year. The Board of Supervisors will schedule a meeting to consider, as appropriate, General Plan amendments hearing dates for the public and general use. Per state law, the Board of Supervisors can amend the General Plan no more than four times per year.</i>	<i>Planning and BOARD OF SUPERVISORS</i>	<i>On-going as part of General Plan Annual Report.</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 4-3A(2): <i>The fourth General Plan amendment hearing shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan as generated by the Annual Review.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 4-4A(1): <i>The Board of Supervisors will develop a resolution to implement the policy regarding third party agency responses.</i> <i>Policy 4-4a: In implementing the General Plan land use requirements the County may deem the failure to respond by any state or federal agency as “no comment,” unless otherwise required by law or as necessary to protect public health and safety.</i>	<i>County Counsel and Planning</i>	
<i>Land Use</i>		
IMPLEMENTATION MEASURE 5-1A(1): <i>Rural character for each of the planning areas is to be defined by Area Plans.</i>	<i>Planning</i>	<i>On-going as area plans are developed.</i>
IMPLEMENTATION MEASURE 5-1A(2): <i>Land development regulations should respect the diversity of rural lifestyles allowing the right to use one’s property.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-1A(3): <i>Land development regulations shall define thresholds within which uses are complementary to the concept of rural character as defined by the General Plan and in regulations associated with the Area Plans.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-2A(1): <i>Development shall grow outward from Planning Areas and Residential Areas with available services.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-2A(2): <i>Establish land development regulations defining permitted uses and establishing standards for close-to-services development.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 5-2A(3) <i>The County shall make findings that the development will not result in premature urbanization of the Planning Study Area.</i>	<i>Planning</i>	<i>On-going. Finding to be included in review of development projects.</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 5-2A(4) <i>No urban expansion shall occur within the Mariposa Town Plan Study Area unless water and sewage disposal are available from a centrally coordinated and managed system.</i></p>	<i>Planning</i>	<i>On-going.</i>
<p>IMPLEMENTATION MEASURE 5-3A(1): <i>Prior to the consideration of an application to change a land use classification into a non-residential land use classification, the subject property shall front on or shall have direct access to a maintained road.</i></p> <ul style="list-style-type: none"> • <i>This is a prerequisite of the application and shall not replace any project-specific conditions that may be required.</i> • <i>A paved maintained road requirement shall not be imposed when the requested land use classification is “Agriculture/Working Landscape” or “Natural Resources”</i> 	<i>Planning</i>	<i>On-going</i>
<p>IMPLEMENTATION MEASURE 5-3A(2): <i>Prior to consideration of a change of zoning district from residential into a commercial or industrial zoning district, the subject property shall be found to be located on a maintained road.</i></p>	<i>Planning</i>	<i>On-going</i>
<p>IMPLEMENTATION MEASURE 5-3A(3): <i>No subdivision shall be approved unless it is found that there is adequate road capacity to serve the new traffic.</i></p>	<i>Public Works</i>	<i>On-going</i>
<p>IMPLEMENTATION MEASURE 5-3B(1): <i>No subdivision shall be approved unless a mandatory contribution road maintenance mechanism is created for roads within the subdivision that are not within the County-maintained road system.</i></p>	<i>Public Works</i>	<i>On-going</i>
<p>IMPLEMENTATION MEASURE 5-4A(1): <i>Commercial, healthcare, financial, and other service businesses intended to serve the greater County population, a regional or greater customer base, shall be located only within Town Planning Areas.</i></p>	<i>Planning</i>	<i>On-going.</i>
<p>IMPLEMENTATION MEASURE 5-4A(2): <i>Commercial, healthcare, financial, and other service businesses intended to serve the neighborhood needs may be located in Planning Areas and in the Rural Economic land use classification.</i></p>	<i>Planning</i>	<i>On-going.</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 5-4A(3): <i>All community plans shall include land area to accommodate local rural home industries that out-grow their home-based location.</i>	<i>Planning</i>	<i>On-going as area plans are developed.</i>
IMPLEMENTATION MEASURE 5-4B(1): <i>Zoning shall include provisions to include zoning districts with flexible standards for defining business and industry uses in a changing economy.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 5-4B(2): <i>Establish provisions to accommodate businesses in the home consistent with the purpose of the land use classifications.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 5-4C(1): <i>Accommodate appropriate siting and development standards for recreation and resort uses within the County.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 5-4C(2): <i>Standards shall be included that protect visual character related to:</i> <ul style="list-style-type: none"> • <i>viewsheds;</i> • <i>structure design, landscaping and scenic environment;</i> • <i>landform grading;</i> • <i>site development; and</i> • <i>lighting.</i> 	<i>Planning</i>	
IMPLEMENTATION MEASURE 5-5A(1): <i>The Land Use element shall identify lands within which the economic uses for the production, extraction, or harvesting of food, fiber, timber, and minerals shall be the primary purpose.</i>	<i>Planning</i>	<i>Completed. Agriculture/Working Landscape Land Use</i>
IMPLEMENTATION MEASURE 5-6A(1): <i>The Land Use element shall identify lands within which the management of natural resources shall be the primary purpose.</i>	<i>Planning</i>	<i>Completed. Natural Resources Land Use.</i>
IMPLEMENTATION MEASURE 5-7A(1): <i>Establish siting and development criteria for public facilities and sites.</i>	<i>Planning</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 5-8A(1): <i>The Board of Supervisors shall initiate discussions with representatives from public agencies to establish a formal collaborative cooperation and planning process.</i>	<i>Board of Supervisors</i>	
IMPLEMENTATION MEASURE 5-9A(1): <i>Outside Planning Areas, the maximum allowable density for residential development shall be one dwelling unit per five acres.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-9A(2): <i>In a proposal to modify the boundaries of one or more parcels or lots where one or more of these parcels or lots do not meet minimum parcel size or density of the applicable land use, the County may approve such boundary modifications provided such modifications will result in the improvement of the circumstances and/or design of both parcels or lots and in achieving the goals and policies of the General Plan and the purpose of the applicable land use classification.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-10A(1): <i>Require that infrastructure for new subdivisions meet the General Plan's requirements for ready to build parcels.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURES 5-11A(1): <i>No implementation of the General Plan shall be enacted to force the amortization, closure, and relocation of any legally existing nonconformity-except signs and/or billboards and major transient rental management activities in the rural portions of Yosemite West.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 5-11B(1): <i>The Land Use Element shall identify lands and allow their subdivision in compliance with the zoning as of December 1, 2006 within the Natural Resource and Agriculture/Working Landscape land use designations.</i>	<i>Planning</i>	<i>Completed.</i>
IMPLEMENTATION MEASURE 5-12A(1): <i>Use the Timber Preserve zoning district within the Agricultural/Working Landscape and Natural Resource land use classifications to limit development in areas of identified potential timber resources.</i>	<i>Planning</i>	

Economic Development

**COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST**

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 6-1A(1): <i>The County Administrative Officer will hire an Economic Development Coordinator within the County Government.</i>	<i>Board of Supervisors</i>	<i>Completed. County has a Community Development/Grant Coordinator.</i>
IMPLEMENTATION MEASURE 6-1B(1): <i>The Board of Supervisors should adopt an ongoing Economic Development Strategic Plan, including an assessment of assets, definition of target markets, specific implementation activities, assigned responsibilities, measurable objectives, and metrics to measure progress. The plan should contain provisions for destination resorts and hotel facility development.</i>	<i>Board of Supervisors and COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 6-1B(2): <i>On an annual basis, the Board of Supervisors shall review accomplishments of Economic Development Strategic Plan.</i>	<i>Board of Supervisors and COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 6-2A(1): <i>The County should develop a clearly defined Mariposa County brand and supporting marketing program.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 6-2A(2): <i>The County shall implement the marketing program, successfully establishing the brand within target economic markets.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 6-3A(1): <i>The County Economic Development Strategic Plan should include a proactive business retention and growth program to be implemented during the short-term planning period.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 6-3B(1): <i>The County should support programs to assist in the acquisition and administration of grants as part of its economic development function.</i>	<i>BOARD OF SUPERVISORS and COUNTY ADMINISTRATIVE OFFICER</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 6-3B(2): <i>As part of the business retention and attraction program, the County should establish working relationships with local and regional financial institutions to serve as potential sources of financing for establishing and expanding businesses in the County.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	

**COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST**

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 6-4A(1): <i>Meet with leaders from telecommunication companies serving the County to bring high-speed telecommunications to Mariposa County</i>	BOARD OF SUPERVISORS	
IMPLEMENTATION MEASURE 6-4B(1): <i>Incorporate an assessment of potential businesses created by the University of California at Merced in the County's Economic Development Strategic Plan.</i>	COUNTY ADMINISTRATIVE OFFICER	
<i>Arts and Culture</i>		
IMPLEMENTATION MEASURE 7-1A(1): <i>Support the Mariposa County Arts Council in advising the Board on the arts.</i>	BOARD OF SUPERVISORS	
IMPLEMENTATION MEASURE 7-2A(1): <i>The County should support community-based programs that increase awareness of the arts.</i>	<i>Mariposa County Arts Council</i>	
IMPLEMENTATION MEASURE 7-2B(1): <i>The County should include the arts in its ongoing marketing and promotion programs.</i>	<i>Mariposa County Arts Council and Economic Development</i>	
IMPLEMENTATION MEASURE 7-2C(1): <i>Integrate the arts as part of the County's Economic Development Strategic Plan.</i>	BOARD OF SUPERVISORS and COUNTY ADMINISTRATIVE OFFICER	
IMPLEMENTATION MEASURE 7-2D(1): <i>The Planning Commission and the Mariposa County Arts Council may collaborate to prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities.</i>	<i>Planning and Mariposa County Arts Council</i>	
<i>Housing</i>		
REFER TO CURRENT HOUSING ELEMENT FOR PROGRAM TABLE		

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

Implementation Measures	Responsible Agency/Department	Date Implemented, Evidence & Discussion
<i>Circulation, Infrastructure, Services</i>		
IMPLEMENTATION MEASURE 9-1A(1): <i>A publicly-maintained road with an LOS of “A” through “D” shall be deemed to have adequate capacity to serve the needs of the road systems.</i>	<i>Planning and Public Works</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 9-1A(2): <i>In order to facilitate provision of needed long-range (2015-2025) improvements to state highways serving Mariposa County, and particularly to those state routes where projected capacity would be less than LOS “D,” the County shall:</i> <ul style="list-style-type: none"> • <i>Prepare and implement a program to evaluate Development Impact Fees for state highway intersection facilities needed to adequately service new growth. Such local funding would ensure the improvements are accomplished in the needed timeframe and would substantially benefit the economic development of the County.</i> • <i>Maintain a close working partnership with the State to solve state highway capacity deficiencies and funding limitations.</i> • <i>Monitor State activities in responding to the long-term transportation needs in the County and provide input to the state concerning the priorities for state highway improvements based on capacity below LOS standards, including timing of long-term Project Study Reports (PSR) for priority projects and their inclusion in the STIP in the needed timeframe.</i> 	<i>Planning and Public Works</i>	
IMPLEMENTATION MEASURE 9-1B(1): <i>The County should define the capacity of all roads.</i>	<i>Public Works</i>	<i>Completed.</i>
IMPLEMENTATION MEASURE 9-1C(1): <i>The density of land for development purposes within an area shall be based on the capacity of the road divided by the average daily traffic of the permitted uses.</i>	<i>Public Works</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 9-1C(2): <i>A traffic study prepared by a professional appropriately licensed in the State of California shall be required if traffic calculations show that the proposed project will significantly increase traffic volumes.</i>	<i>Planning and Public Works</i>	<i>On-going.</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 9-1C(3): <i>The capacity of a county road must be assessed for its capability to meet existing and new uses when the aggregate potential development will increase the utilization of the road by more than 25%.</i></p>	<i>Planning and Public Works</i>	<i>On-going.</i>
<p>IMPLEMENTATION MEASURE 9-1D(1): <i>No subdivision or discretionary project shall be approved if the traffic generated by the proposed project will exceed the capacity of the road systems which provide access from the nearest County major collector or State highway unless mitigation is required.</i></p>	<i>Planning and Public Works</i>	<i>On-going.</i>
<p>IMPLEMENTATION MEASURE 9-1E(1): <i>The County shall incorporate standards and specifications applicable to roads under County jurisdiction, which will include:</i></p> <ul style="list-style-type: none"> • <i>requirement that all roads serving road systems shall have an all-weather surface,</i> • <i>all new roads shall be constructed to fire safe standards,</i> • <i>all new non-County maintained roads shall be contained within mandatory road maintenance associations or zones of benefit,</i> • <i>all road construction shall be inspected and approved by the Public Works Department, and</i> • <i>road circulation within a system shall be designed to be interconnecting and cul-de-sac or dead-end roads shall be designed to be safe.</i> 	<i>Public Works</i>	
<p>IMPLEMENTATION MEASURE 9-2A(1): <i>The County shall implement the Transit Plan.</i></p>	<i>Local Transportation Commission</i>	
<p>IMPLEMENTATION MEASURE 9-2A(2): <i>Annually report on implementation of the Transit Plan.</i></p>	<i>Public Works</i>	
<p>IMPLEMENTATION MEASURE 9-2A(3): <i>Update the transit plan concurrently with the next scheduled update of the Regional Transportation Plan.</i></p>	<i>Public Works</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 9-3A(1): <i>The County should adopt and implement the Bicycle, Pedestrian, and Equestrian Facilities Plan.</i>	<i>Local Transportation Commission</i>	<i>Completed and on-going.</i>
IMPLEMENTATION MEASURE 9-3A(2): <i>The County shall update the Bicycle, Pedestrian, and Equestrian Plan to create a comprehensive system of transportation and recreation trails.</i>	<i>Local Transportation Commission</i>	<i>Completed.</i>
IMPLEMENTATION MEASURE 9-4A(1): <i>The County shall continue systematic implementation of the Airport Master Plan.</i>	<i>Public Works</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 9-4B(1): <i>No projects shall be approved within the Airport Land Use Planning Area unless consistent with the Plan.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 9-5A(1): <i>No project shall be approved unless it is shown to have access to an approved source for wastewater treatment and disposal and a potable water supply meeting Health Department requirements.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 9-6A(1): <i>Design, permit, and construct a co-composting facility.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 9-7A(1): <i>The Board of Supervisors shall meet periodically with the Board of Trustees for the school district to coordinate capital facility planning.</i>	<i>BOARD OF SUPERVISORS</i>	
IMPLEMENTATION MEASURE 9-7A(2): <i>County Staff shall work with school district administration to share information and assist in facilities development.</i>	<i>Public Works and Planning</i>	
IMPLEMENTATION MEASURE 9-7A(3): <i>The County will cooperate with the MUSD, to the extent feasible and permitted by state law, to explore methods for securing adequate funding of new school facilities, which may include the development of local funding mechanisms as well as the utilization of state funds when available. For any project or subdivision where the MUSD determines that adequate school facilities are not available to serve the proposed development, the County will work with the MUSD in securing project-sponsored mitigation to the extent permitted by state law.</i>	<i>Public Works and Planning</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 9-8A(1): <i>County Staff should maintain technical and planning liaison with private utilities to ensure appropriate infrastructure accomplishing economic development goals.</i>	<i>Planning; Planning Director</i>	
IMPLEMENTATION MEASURE 9-9A(1): <i>Prepare an emergency services plan.</i>	<i>Sheriff and Fire Chief</i>	
IMPLEMENTATION MEASURE 9-9A(2): <i>Implement the emergency services plan.</i>	<i>Sheriff and Fire Chief</i>	
<i>Agriculture</i>		
IMPLEMENTATION MEASURE 10-1A(1): <i>The Board of Supervisors should maintain a full-time agriculture commissioner and provide support within budgetary and staff constraints.</i>	BOARD OF SUPERVISORS	<i>On-going.</i>
IMPLEMENTATION MEASURE 10-1B(1): <i>The Agricultural Advisory Committee shall expand its role to provide recommendations to the Board of Supervisors on all agriculturally-related issues and resources.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 10-1B(2): <i>The County shall coordinate with the Mariposa Unified School District to enhance the District's agricultural educational programs.</i>	<i>Ag Commissioner, Farm Advisor Office, Resource Conservation District, and Mariposa Unified School District</i>	
IMPLEMENTATION MEASURE 10-1C(1): <i>Clearly define uses compatible with agriculture</i>	<i>Planning and Ag Advisory Committee</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

Implementation Measures	Responsible Agency/Department	Date Implemented, Evidence & Discussion
<p>IMPLEMENTATION MEASURE 10-2A(1): <i>Areas of the General Plan classified as Agriculture/Working Landscape and proposed for reclassification to a Residential, Planning Area, or Natural Resource land use classification will be reviewed against the following criteria. No land within the Agriculture/Working Landscape land use classification shall be changed to a Residential, Planning Area, or Natural Resource land use classification unless the Board of Supervisors adopts all of the following findings. These findings shall not apply to the processing of a General Plan Amendment application to transfer agriculture land within the Agriculture/Working Landscape land use designation for lands within another land use classification pursuant the General Plan Goal 10-2, Policy 10-2a, and Implementation Measure 10-2a(4), and pursuant to adopted criteria.</i></p> <ul style="list-style-type: none"> • <i>The subject property is not within an area in which the majority of the surrounding parcels are currently being used or historically have been used for agriculture, timber, or mineral purposes.</i> • <i>The soils, water rights, topography, terrain, and location are not suitable as an economic production unit of sufficient quality for commercial agricultural production.</i> • <i>There are no other lands within the proposed land use classification available for the proposed or similar project.</i> • <i>The characteristics and size of the subject properties make it unsuitable for open space, conservation easements, or other preservation opportunities which further implement the goals and policies of the General Plan.</i> • <i>The subject property has not been identified in the County General Plan or any area plan as a location with characteristics worthy of preservation within the Agriculture/Working Landscape land use classification.</i> 	<p><i>Planning and Ag Advisory Committee</i></p>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

Implementation Measures	Responsible Agency/Department	Date Implemented, Evidence & Discussion
<p>IMPLEMENTATION MEASURE 10-2A(2): <i>Lot line adjustments in the Agriculture/Working Landscape land use classification, including Williamson Act contracted parcels, shall result in parcels which are in compliance with the underlying land use designation, including minimum parcel size. The County may approve a boundary modification of an existing parcel that does not meet the minimum size requirements when a finding is made that the modification results in an improvement of the circumstances and/or design of both parcels or lots and in achieving the goals and policies of the General Plan and the purpose of the Agriculture/Working Landscape land use classification.</i></p>	<p><i>Planning</i></p>	<p><i>On-going.</i></p>
<p>IMPLEMENTATION MEASURE 10-2A(3): <i>Standards shall be developed for issuance of development permits for substandard size parcels under Williamson Act contract.</i></p>	<p><i>Planning and Assessor's Office</i></p>	<p><i>Completed. Resolution No. 10-150</i></p>
<p>IMPLEMENTATION MEASURE 10-2A(4): <i>Develop criteria for transfers of lands within the Agriculture/Working Landscape land use designation for lands within other land use designations which results in no net loss of like kind of agricultural lands (type and quality) and that demonstrates a benefit to agricultural lands.</i></p>	<p><i>Planning</i></p>	<p><i>Completed.</i></p>
<p>IMPLEMENTATION MEASURE 10-3A(1): <i>The Agriculture Commissioner and Agricultural Advisory Committee should create a document identifying successful practices used in the County.</i></p>	<p><i>Planning and Ag Commissioner</i></p>	
<p>IMPLEMENTATION MEASURE 10-3A(2): <i>The County shall maintain a commitment to programs for invasive species eradication.</i></p>	<p><i>Planning, Ag Commissioner, Farm Advisor Office, Resource Conservation District</i></p>	
<p>IMPLEMENTATION MEASURE 10-3B(1): <i>Develop and implement a program cataloguing sources of funding and resources providing technical and economic assistance for agriculture stewardship.</i></p>	<p><i>Planning, Ag Commissioner, Farm Advisor Office, Resource Conservation District</i></p>	
<p>IMPLEMENTATION MEASURE: 10-4A(1): <i>The agricultural resources program should include support for identifying a market for heritage crop varieties.</i></p>	<p><i>Ag Commissioner</i></p>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 10-5A(1): <i>Accommodate agritourism uses through changes in Agriculture zones.</i>	<i>Planning</i>	<i>Completed in the Agriculture Exclusive Zone.</i>
IMPLEMENTATION MEASURE 10-5B(1): <i>The Economic Development Strategic Plan should include strategies for agritourism.</i>	<i>COUNTY ADMINISTRATIVE OFFICER, Ag Commissioner, Farm Advisor</i>	
IMPLEMENTATION MEASURE 10-5B(2): <i>Coordinate with the private sector to implement an economic development strategy for agriculture.</i>	<i>Ag Commissioner, Ag Advisory Committee, COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 10-6A(1): <i>Prohibit the construction of residences on parcels that are subject to a Williamson Act contract unless they comply with the terms of a Williamson Act contract.</i>	<i>Planning</i>	<i>Completed and on-going.</i>
IMPLEMENTATION MEASURE 10-6A(2): <i>Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contracted property.</i>	<i>Planning</i>	<i>On-going through Biennial Review process for LCA contracts.</i>
<i>Conservation and Open Space</i>		
IMPLEMENTATION MEASURE 11-1A(1): <i>The County shall establish guidelines to ensure development complementary to the scenic aspects of the County's rural character.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 11-1A(2): <i>The County shall develop subdivision design standards for placement of structures on ridgelines and open hillsides.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 11-1A(3): <i>Develop flexible site development and clustering to conserve designated scenic routes, views, and viewsheds.</i>	<i>Planning</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 11-1A(4): <i>The County shall develop guidelines for non-single family development within County highway corridors to preserve scenic resources. The guidelines will be developed into a scenic views plan for the preservation of visual quality along the County’s highways. The plan will identify resources, views, and programs, while protecting the rights of property owners.</i></p>	<p><i>Planning</i></p>	
<p>IMPLEMENTATION MEASURE 11-1B(1): <i>The County should participate in conservation management planning with Federal and State and other public and private agencies.</i></p>	<p><i>Planning, Ag Commissioner, Farm Advisor, Resource Conservation District, Public Works</i></p>	<p><i>On-going.</i></p>
<p>IMPLEMENTATION MEASURE 11-1C(1): <i>The County will implement Federal and State air quality regulations.</i></p>	<p><i>Planning and Public Works</i></p>	
<p>IMPLEMENTATION MEASURE 11-1C(2): <i>Establish land use patterns that minimize impacts to air quality.</i></p>	<p><i>Planning and Public Works</i></p>	
<p>IMPLEMENTATION MEASURE 11-1C(3): <i>Implement a program that minimizes impacts on and/or improves air quality that include but are not limited to:</i></p> <ul style="list-style-type: none"> • <i>Encourage maximized solar access where feasible and consistent with the maintenance of scenic values, in new subdivision designs to optimize energy efficiency; and</i> • <i>Road improvement projects such as paving unpaved roads which improve air quality.</i> 	<p><i>Planning and Public Works</i></p>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

Implementation Measures	Responsible Agency/Department	Date Implemented, Evidence & Discussion
<p>IMPLEMENTATION MEASURE 11-1C(4): <i>The County shall cooperate with the Air Pollution Control District (APCD), or successor agency, to:</i></p> <ul style="list-style-type: none"> • <i>Review development proposals to address cumulative and long-term air quality impacts.</i> • <i>Work with local public utility providers, and the private sector to encourage the development and implementation of educational and incentive programs to encourage energy conservation, house weatherization, and solar energy use;</i> • <i>Work with the Mariposa County Department of Public Works and homeowner associations to encourage the development and implementation of educational and incentive programs for composting, mulching, grinding, cogeneration, feedstocks, and chipping in lieu of outdoor burning;</i> • <i>Work with appropriate agencies to develop programs to maximize the participation of employers in employer-operated van pool and/or ride sharing for employees and mass transit service for both employers and customers/visitors; and</i> • <i>Work with the school districts to replace existing buses with less polluting models.</i> 	<p><i>Planning and Public Works</i></p>	<p><i>On-going.</i></p>
<p>IMPLEMENTATION MEASURE 11-1D(1): <i>Include as part of the comprehensive development standards:</i></p> <ul style="list-style-type: none"> • <i>lighting standards. established by the International Dark Sky Association; and</i> • <i>require that building materials have a low reflective index.</i> 	<p><i>Planning</i></p>	
<p>IMPLEMENTATION MEASURE 11-2A(1): <i>Implement standards for water conservation that are consistent with State guidelines, including requirements for the installation and use of low-flow plumbing fixtures in all new construction, and for the use of drip irrigation systems and drought-tolerant or low water using landscaping (including retention of existing native plant material) in all multi-family, commercial, resort, industrial and public developments.</i></p>	<p><i>Building</i></p>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 11-2A(2): <i>Cooperate with the Mariposa Public Utility District and other wastewater generators in implementing programs for reuse of treated wastewater.</i>	<i>Planning and Building</i>	
IMPLEMENTATION MEASURE 11-2A(3): <i>Cooperate with the domestic water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage in pipes, ditches or other conveyance facilities.</i>	<i>Planning, Building, and Public Works</i>	
IMPLEMENTATION MEASURE 11-2B(1): <i>Review development designs to ensure compliance with Federal and State water quality regulations and to ensure that the project does not discharge contaminated water.</i>	<i>Planning and Building</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 11-2C(1): <i>Outside Town Planning Areas and Rural Centers, maintain low intensities of development in order to protect the capacity of watersheds.</i>	<i>Planning</i>	<i>On-going.</i>
IMPLEMENTATION MEASURE 11-2C(2): <i>Designate watershed areas of surface water systems where such systems and their proposed watershed areas serve or are capable of serving as a potable water source.</i>	<i>Planning and Building</i>	
IMPLEMENTATION MEASURE 11-2D(1): <i>Implement requirements for minimum building and grading setback lines from waters of the State (i.e., perennial streams and environmentally significant wetlands), that are adequate to protect stream, riparian, and wetland resource values.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 11-2D(2): <i>Provide for clustering of development that protects and avoid impacts to significant water resources.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 11-3A(1): <i>Require a conditional use permit for mining activity except where a land use designation permits such use.</i>	<i>Planning</i>	<i>Completed and on-going.</i>
IMPLEMENTATION MEASURE 11-3A(2): <i>Incorporate standards for the exploration, development, and reclamation activities associated with mineral resource projects.</i>	<i>Planning</i>	

**COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST**

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 11-4A(1): <i>The County will implement a Mariposa County Environmental Conservation Program. The Program shall include development standards and programs conserving, protecting, and mitigating the impacts on:</i></p> <ul style="list-style-type: none"> • <i>significant and sensitive habitat including wildlife migration corridors,</i> • <i>breeding and nesting areas (as seasonally appropriate);</i> • <i>known occurrences of special status animal species;</i> • <i>riparian habitat around bodies of water and along watercourses and seasonal drainages;</i> • <i>known occurrences of special status plant species, and</i> • <i>significant and sensitive plant communities</i> 	<i>Planning</i>	
<p>IMPLEMENTATION MEASURE 11-4A(2): <i>Site development and grading review should minimize the removal of native trees and groves of trees.</i></p>	<i>Planning</i>	<i>On-going project review standard</i>
<p>IMPLEMENTATION MEASURE 11-4A(3): <i>The County shall develop and enforce standards that reduce or eradicate invasive species affecting the agricultural and natural ecosystems.</i></p>	<i>Planning and Ag Commissioner</i>	
<p>IMPLEMENTATION MEASURE 11-4A(4): <i>The County shall publish landscaping guidelines for the use of site-appropriate native plant species.</i></p>	<i>Planning and Resource Conservation District</i>	
<p>IMPLEMENTATION MEASURE 11-4A(5): <i>The County shall utilize collaborative planning efforts to coordinate local efforts to eradicate invasive plant species.</i></p>	<i>Planning and Ag Commissioner</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 11-4A(6): <i>The County shall require site surveys in compliance with Federal and State regulations as part of environmental review to determine:</i></p> <ul style="list-style-type: none"> • <i>The presence or absence of endangered species and their habitat;</i> • <i>The presence or absence of threatened or rare wildlife and plant species and their habitat;</i> • <i>The presence or absence of breeding raptors and migratory birds;</i> • <i>The presence or absence of sensitive native plant communities;</i> • <i>The presence or absence of native wildlife migration or travel corridors; and</i> • <i>The presence or absence of jurisdictional wetland or other waters of the U.S.</i> 	<i>Planning</i>	<i>On-going project review standard.</i>
<p>IMPLEMENTATION MEASURE 11-4A(7): <i>The County shall record the data collected from the required site surveys to create a comprehensive map of environmental resources in Mariposa County. The map shall include but not be limited to vegetation communities with associated habitats for sensitive wildlife species.</i></p>	<i>Planning</i>	
<p>IMPLEMENTATION MEASURE 11-4A(8): <i>During project review and environmental analysis, the County shall comply with Federal and State regulations to require measures that:</i></p> <ul style="list-style-type: none"> • <i>Protect endangered species and their habitat;</i> • <i>Protect threatened or rare wildlife and plant species and their habitats</i> • <i>Protect breeding raptors and migratory birds;</i> • <i>Protect and avoid to the extent feasible sensitive native plant communities;</i> • <i>Protect and avoid to the extent feasible native wildlife migration or travel corridors; and</i> • <i>Protect and avoid to the extent feasible jurisdictional wetland or other waters of the U.S.</i> 	<i>Planning</i>	<i>On-going project review standard.</i>
<p>IMPLEMENTATION MEASURE 11-5A(1): <i>Review and amend the County Grading Ordinance provisions for erosion control on all development projects.</i></p>	<i>Planning and Building</i>	<i>County Grading Ordinance repealed. Uniform Building Code regulates grading requirements.</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 11-5A(2): <i>Review and update the provisions of the County Grading Ordinance as needed.</i>	<i>Planning, Building and Resource Conservation District</i>	<i>County Grading Ordinance repealed. Uniform Building Code regulates grading requirements.</i>
Local Recreation		
IMPLEMENTATION MEASURE 12-1A(1): <i>The County shall ensure parks and recreation facilities are distributed in reasonable proximity to the neighborhood, community, or regional populations they are intended to serve.</i>	<i>Public Works</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 12-1B(1): <i>Parks shall be designed and developed in a manner to reduce long-term operations and maintenance cost.</i>	<i>Public Works</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 12-1B(2): <i>The County shall adopt performance standards for maintenance of parks and recreation facilities preventing premature deterioration.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 12-2A(1): <i>The Parks and Recreation Advisory Committee shall report annually on the implementation of the Parks and Recreation programs.</i>	<i>Public Works</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 12-3A(1): <i>The Parks and Recreation Department should implement youth programs for both “after school” and times of the year when school is not in session.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 12-3A(2): <i>The Public Works Department/Parks and Recreation Division should identify a broad range of recreation opportunities and facilities needed to serve the County’s diverse population.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 12-4A(1): <i>When other agencies propose to develop park or recreation facilities, the County should participate when a local recreation need can also be served.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 12-4A(2): <i>The Parks and Recreation Advisory Committee should meet with the School District at least once each fiscal year to learn of school capital facility proposals that may benefit from County participation or partnership.</i>	<i>Public Works</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 12-4A(3): <i>The County should explore with Federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources.</i>	<i>Public Works</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 12-5A(1): <i>The Parks and Recreation programs shall identify short-, intermediate-, and long-term revenue sources.</i>	<i>Public Works</i>	
<i>Regional Tourism</i>		
IMPLEMENTATION MEASURE 13-1A(1): <i>The County shall collaborate with Federal agencies creating multiple use and public education policies supporting regional tourism and protecting public lands.</i>	<i>BOARD OF SUPERVISORS</i>	
IMPLEMENTATION MEASURE 13-1A(2): <i>The County shall collaborate with the American Indian Council of Mariposa County creating facilities and opportunities to promote public education of Native American cultural traditions and places.</i>	<i>BOARD OF SUPERVISORS</i>	
IMPLEMENTATION MEASURE 13-1B(1): <i>The Board of Supervisors should support programs to maintain and increase multiple- use on public land to increase regional tourism opportunities.</i>	<i>BOARD OF SUPERVISORS</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 13-2A(1): <i>The County should provide ongoing regional tourism programs for residents and visitors defining opportunities for extended side-trips within the County.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	<i>On-going</i>
IMPLEMENTATION MEASURES 13-3A(1): <i>The County should collaborate with Federal and State agencies to develop trail-head facilities and other public access points to public lands.</i>	<i>Public Works/Parks and Rec</i>	
IMPLEMENTATION MEASURE 13-4A(1): <i>Create a coordinated County information program to identify points and routes of interest for regional tourists.</i>	<i>COUNTY ADMINISTRATIVE OFFICER</i>	
IMPLEMENTATION MEASURE 13-4B(1): <i>Maintain a visitor center in the Mariposa Town Area designed to provide information about all County visitor assets.</i>	<i>BOARD OF SUPERVISORS</i>	<i>On-going</i>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 13-5A(1): <i>In cooperation with the County’s tourism industry, implement a tourism marketing and advertising program using the Mariposa County brand designed to:</i></p> <ul style="list-style-type: none"> • <i>increase the length of visitor stay within the County,</i> • <i>expand the tourist season into shoulder seasons, and</i> • <i>incorporate special targeted activities for cultural tourism and agriculture tourism.</i> 	<i>Economic Development</i>	<i>On-going</i>
<i>Historic and Cultural Resources</i>		
<p>IMPLEMENTATION MEASURE 14-1A(1): <i>The Historic Sites and Records Preservation Committee should be reorganized to meet the requirements for a local Historic Preservation Commission recognized by the Department of Interior.</i></p>	<i>Planning</i>	
<p>IMPLEMENTATION MEASURE 14-1A(2): <i>The Planning Director shall be designated the County’s Cultural Resources Coordinator/Historic Preservation Officer.</i></p>	<i>Administration</i>	
<p>IMPLEMENTATION MEASURE 14-1A(3): <i>Retention of historic records shall be within the purview of the Historic Sites and Records Preservation Commission.</i></p>	<i>Planning</i>	<i>On-going</i>
<p>IMPLEMENTATION MEASURE 14-2A(1): <i>Update the County historic sites inventory.</i></p>	<i>Planning</i>	<i>In process, update commenced in 2014.</i>
<p>IMPLEMENTATION MEASURE 14-2A(2): <i>The Board of Supervisors shall include qualifying sites and structures on the list of Mariposa County Historic sites.</i></p>	<i>Planning</i>	
<p>IMPLEMENTATION MEASURE 14-2A(3): <i>Analysis of qualifying historic sites and structures shall be undertaken in conformance with appropriate standards of the California State Historic Preservation Office and the standards of the National Trust for Historic Preservation.</i></p>	<i>Planning</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 14-3A(1): <i>Seek options through partnerships with private organizations, local financial institutions, and by the use of Federal and State grants and tax incentives.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 14-4A(1): <i>The County shall prepare and adopt Historic Design Review Guidelines for use within Districts.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 14-4A(2): <i>Within County-identified historic districts, all exterior construction, renovation, rehabilitation, or restoration shall be subject to design review approval.</i>	<i>Planning</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 14-4A(3): <i>Demolition of County-identified historic structures shall require review from the Historic Sites and Records Preservation Commission.</i>	<i>Building and Planning</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 14-5A(1): <i>The County, in cooperation with the Historic Sites and Records Preservation Commission and local Planning Advisory Committees, should identify new or expanded historic districts for nomination to the California Register of Historical Resources or the National Register of Historic Places. This may include, but not be limited to, cemeteries.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 14-6A(1): <i>Prior to the approval of a demolition permit for any historic site, structure, or cultural place, the Historic Sites and Records Preservation Commission shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be required.</i>	<i>Historic Preservation Commission</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 14-6A(2): <i>Prior to the approval of a demolition permit or grading permit for a cultural place the Southern Sierra Miwuk Nation Consultation Committee shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be require.</i>	<i>Southern Sierra Miwuk Nation Consultation Committee</i>	

**COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST**

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 14-7A(1): <i>Mariposa County shall invite the participation of representatives of the Native American community in the review of discretionary projects for which there is a likelihood of potential archaeological artifacts and cultural places.</i>	<i>Planning</i>	<i>On-going</i>
Noise		
IMPLEMENTATION MEASURE 15.1A(1): <i>A noise ordinance should be considered to define the standards for the County.</i>	<i>Public Safety Officer</i>	
IMPLEMENTATION MEASURE 15.1A(2): <i>County development standards shall require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts.</i>	<i>Public Safety Officer</i>	
IMPLEMENTATION MEASURE 15.1A(3): <i>The County shall develop and implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines.</i>	<i>Public Safety Officer</i>	
IMPLEMENTATION MEASURE 15-2A(1): <i>The State building standards for the proper insulation of new dwellings for noise reduction shall be enforced.</i>	<i>Building</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

Implementation Measures	Responsible Agency/Department	Date Implemented, Evidence & Discussion
<p>IMPLEMENTATION MEASURE 15-2B(1): Where proposed non-residential land uses are likely to produce excessive noise levels at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project review process. An acoustical analysis should:</p> <ul style="list-style-type: none"> • be prepared by a person qualified in environmental noise assessment and architectural acoustics, • include representative noise level measurements to adequately describe local conditions, • recommend appropriate mitigation to achieve compliance with the adopted policies and standards, • estimate noise exposure after the prescribed mitigation measures have been implemented, and • describe a post-project mitigation measure effectiveness assessment program. 	<p>Planning and Building</p>	<p>On-going project review standard</p>
<p>IMPLEMENTATION MEASURE 15-2B(2): Noise created by new transportation noise sources shall be mitigated.</p>	<p>Planning</p>	
<p>IMPLEMENTATION MEASURE 15-2B(3): The County shall require appropriate noise reduction measures for outdoor public events. Such measures may include:</p> <ul style="list-style-type: none"> • preparation of a noise impact analysis by an appropriate licensed professional; • identification of best sound management practices for avoiding impacts; • restrictions on the level of amplification of sound systems; • conditions on the start, finish, and duration of the event; limitations on the number of participants; and • a requirement to install temporary noise reduction devices or barriers. 	<p>Planning and Health Department</p>	<p>On-going project review standard</p>
<p>IMPLEMENTATION MEASURE 15-2C(1): The County shall assess development activities and determine whether the Noise Element shall be updated or whether to undertake studies to create noise contours and noise exposure indices.</p>	<p>Planning</p>	<p>On-going</p>

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<i>Safety</i>		
IMPLEMENTATION MEASURE 16-1A(1): <i>Establish appropriate standards for development projects wishing to provide alternative, on-site fire protection services.</i>	<i>County Fire</i>	
IMPLEMENTATION MEASURE 16-1B(1): <i>Enact amendments to the Mariposa County Code to implement fire safe standards. The ordinance(s) shall include the following requirements:</i> <ul style="list-style-type: none"> • <i>Minimum construction standards or template (width, grade, and surfacing) for public roads, private roads, and private driveways sufficient for emergency vehicles access.</i> • <i>Requirements for a connecting circulation system within a road system using roads connecting through other parcels or developed secondary routes dedicated for emergency access.</i> • <i>Minimum standards for emergency water supply standards for firefighting purposes.</i> • <i>Standards for siting of flammables.</i> • <i>Signage and address standards providing easy identification of roads, driveways and buildings.</i> • <i>Site design specifications for buildings in locations of extremely high fire danger.</i> 	<i>County Fire</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
<p>IMPLEMENTATION MEASURE 16-1B(2): <i>Implement the countywide Wildfire Hazard Safety Plan, which includes standards for fire prevention, fuel management, and fire suppression, including but not limited to the following.</i></p> <ul style="list-style-type: none"> • <i>Requirements for development in areas with high and very high fuel hazards, including adequate emergency access and water supply; “defensible space” standards; and encourage the use of fire-resistant exterior construction materials, such as fire safe roofing and fire-resistant plants.</i> • <i>Wildland fire management activities such as controlled burning, fuel removal, vegetation management, and firebreaks.</i> • <i>Specific fire protection and prevention requirements for hillside, open space, and rural area development.</i> • <i>Public wildfire safety education through the Mariposa County Fire Safe Council (MFSC).</i> • <i>Standards specific to geographic areas in the County based on fire hazard potential.</i> 	<i>County Fire</i>	
<p>IMPLEMENTATION MEASURE 16-1C(1): <i>Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the Fire Agencies.</i></p>	<i>Planning and County Fire</i>	
<p>IMPLEMENTATION MEASURE 16-2A(1): <i>Cooperate with the CDF in providing advice to landowners on vegetation management programs keeping forest fuel values at acceptable levels.</i></p>	<i>County Fire</i>	
<p>IMPLEMENTATION MEASURE 16-2B(1): <i>Continue to work with the Mariposa County Fire Safe Council or other appropriate agency or group as a major avenue for educating residents and coordinating citizen efforts in fire prevention.</i></p>	<i>County Fire</i>	
<p>IMPLEMENTATION MEASURE 16-3A(1): <i>Adopt a strategic plan for fire safety incorporating the Standards of Cover for the Mariposa County Fire Department identifying current and future fire service areas and standards.</i></p>	<i>County Fire</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 16-3A(2): <i>The strategic plan shall identify the long term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety.</i>	<i>County Fire</i>	
IMPLEMENTATION MEASURE 16-3A(3): <i>The strategic plan shall identify thresholds and capital facility needs for each of the existing and future service areas.</i>	<i>County Fire</i>	
IMPLEMENTATION MEASURE 16-3A(4): <i>Revise and update the “Standards of Cover” and its service area maps.</i>	<i>County Fire</i>	
IMPLEMENTATION MEASURE 16-3B(1): <i>Enable facilities for “heavy” fire suppression helicopter operations at the Mariposa Yosemite Airport.</i>	<i>County Fire and Public Works</i>	
IMPLEMENTATION MEASURE 16-4A AND B(1): <i>Adopt a comprehensive County Flood Protection Ordinance that includes at a minimum the following requirements:</i> <ul style="list-style-type: none"> • <i>All structures in flood hazard areas are constructed with materials and equipment resistant to flood damage.</i> • <i>All mobile homes shall be anchored by providing over-the-top and frame ties to ground anchors.</i> • <i>All new and replacement water systems shall be designed to prevent infiltration of floodwaters into the system.</i> • <i>On-site sewage disposal systems shall be located to avoid impairment to them or contamination from them during flooding.</i> 	<i>Planning and Public Works</i>	
IMPLEMENTATION MEASURE 16-4C(1): <i>The update to Title 17, Mariposa County Code, Zoning shall include a dam inundation overlay district.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 16-5A(1): <i>Enact an ordinance to require a hydrologic evaluation for subdivisions and development projects located within flood plains and drainage channels to ensure potential flood hazard is minimized.</i>	<i>Public Works</i>	
IMPLEMENTATION MEASURE 16-5A(2): <i>Subdivision parcel and final maps and building permit site plans shall provide for on-site detention for normal storm water flows in excess of the capacity of natural drainage courses receiving runoff from the development.</i>	<i>Building</i>	

COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 16-5B(1): <i>Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivision parcels and development projects to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 16-5C(1): <i>Enact an ordinance requiring ponds and facilities for retaining water to be designed to prevent downstream flooding.</i>	<i>Building and Public Works</i>	
IMPLEMENTATION MEASURE 16-6A(1): <i>Amend Title 17 of the Mariposa County Code, Zoning, to require flood and drainage channels to be designed into landscaping plans.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 16-6A(2): <i>Land use maps shall maintain low intensity zoning in floodplain areas.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 16-7A AND B(1): <i>Site inspections and maps (topographic, soils and geologic) will be used to identify geologic hazard areas (e.g., landslide-prone areas) in the County. The maps will be retained and available in the County Planning Department.</i>	<i>Planning</i>	
IMPLEMENTATION MEASURE 16-7A AND B(2): <i>The County Building Official will review plans for new construction in geologic hazard areas and will determine whether engineering studies, including structural and soils analyses, are required prior to issuing permits for construction in these areas.</i>	<i>Planning and Building</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 16-8A(1): <i>New development projects in or near a seismic risk area (fault zone) or geologic hazard area shall be discouraged or designed to such standards as to minimize or eliminate such risk.</i>	<i>Planning and Building</i>	
IMPLEMENTATION MEASURE 16-8B(1): <i>Public facilities shall be sited to avoid known seismic dangers and shall be constructed to meet seismic safety requirements of the Uniform Building Code.</i>	<i>Building</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 16-9A(1): <i>Review development and subdivision proposals to avoid building sites in areas subject to secondary seismic effects.</i>	<i>Planning</i>	

**COUNTY OF MARIPOSA GENERAL PLAN
IMPLEMENTATION MEASURE COMPLIANCE CHECK LIST**

<i>Implementation Measures</i>	<i>Responsible Agency/Department</i>	<i>Date Implemented, Evidence & Discussion</i>
IMPLEMENTATION MEASURE 16-10A(1): <i>No land development incompatible with the airport land use plan shall be permitted in the airport's area of influence.</i>	<i>Planning</i>	<i>On-going</i>
IMPLEMENTATION MEASURE 16-11A(1): <i>Enforce the requirements of the County's Comprehensive Hazardous Waste Management Plan.</i>	<i>Health</i>	
IMPLEMENTATION MEASURE 16-12A(1): <i>Review and update the Mariposa County Emergency Management Plan every five years.</i>	<i>Emergency Services</i>	
IMPLEMENTATION MEASURE 16-12A(2): <i>Undertake full operation emergency situation drills and training periodically.</i>	<i>Emergency Services</i>	

MARIPOSA COUNTY RESOLUTION NO. 14-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA APPROVING THE 2014 GENERAL PLAN ANNUAL REPORT AND ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2014 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, State Government Code Section 65400(a)(2) requires that an annual report be prepared on the progress in the implementation of the General Plan, and the progress the County is making with regard to meeting its share of regional housing needs; and

WHEREAS, an Administrative Draft 2014 General Plan Annual Report and Implementation Measure Table were prepared; and

WHEREAS, copies of the Administrative Draft of the Annual Report and the Implementation Measure Table were distributed to all County Departments for review and comment with respect to their involvement in the implementation of the General Plan; and

WHEREAS, a duly noticed Planning Commission public hearing and workshop on the 2014 General Plan Annual Report was scheduled for the 25th day of April, 2014; and

WHEREAS, the Planning Commission did hold a public hearing and workshop on the noticed date and considered the information provided by County Departments and in the public record, including the 2014 General Plan Annual Report; and

WHEREAS, Planning Commission adopted Resolution 2014-002, recommending that the Board of Supervisors approve the 2014 General Plan Annual Report and forward it to State Agencies; 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

Attachment 5

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 April 25, 2014; and

WHEREAS, actual meeting dates in the Schedule of 2014 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 accepting the 2014 General Plan Annual Report, and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2014.

BE IT FURTHER RESOLVED THAT the Board of Supervisors hereby directs the Planning Director to file the 2014 General Plan Annual Report to the Department of Housing and Community Development and the State Office of Planning and Research.

ON MOTION BY Supervisor _____, seconded by Supervisor _____; this resolution is duly passed and adopted this day of , 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kevin Cann, Chair
Mariposa County Board of Supervisors

ATTEST:

René LaRoche
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM:

Steven W. Dahlem
County Counsel

EXHIBIT A**Schedule of 2014 General Plan Amendments**

	Applications	Application Deadline	Planning Commission Public Hearing	Board of Supervisors Public Hearing
	Review of 2014 Annual Report	n/a	April 25, 2014 <u>Workshop</u>	May 20, 2014- Tentative
One - (private or public)	Public or Private Applications completed by April 1, 2014	April 1	May 23*	June 17 *
Two - (private or public)	Other applications submitted and completed by April 30, 2014	April 30	July 11*	August 5*
Three - (private or public)	Other applications submitted and completed by July 15, 2014	July 15	September 19*	October 21*
Four - (private or public)	Other applications submitted and completed by September 30, 2014	September 30	November 7*	December 16*

*Public hearing dates are not definite until they have been noticed and advertised. They could be subject to change.



Mariposa County Public Health Department

Charles B. Mosher, MD, MPH, County Health Officer

Personal Health Section
5085 Bullion St. P.O. Box 5
Mariposa, CA 95338
209-966-3689 or 1-800-459-4466
FAX 209-966-4929

Environmental Health Section
5100 Bullion St. P.O. Box 5
Mariposa, CA 95338
209-966-2220 or 1-888-777-0377
Fax 209-966-8248
health@mariposacounty.org

April 11, 2014

RECEIVED

APR 17 2014

TO: Sarah Williams, Planning Director
FROM: Charles B. Mosher, MD, MPH, Health Officer
SUBJECT: General Plan Implementation Measures

KS
SW *ccw* Mariposa County Planning Dept.

From the checklist we have the following comments:

1. Page 11 of 30, Implementation Measures 9-9a(1) and 9-9a(2). Health Department should be added to Sheriff and Fire under Emergency Services Plan. We have the Hazardous Materials Plan, the General Public Health Emergencies Response Plan, Emergency Medical Services Response Plan, as well as Multi-Casualty Response Plan, etc.
2. Page 24 of 30, Implementation Measure 15.1a(2). I believe that the Noise Ordinance and/or enforcement falls with the Sheriff's Department per our recent conversation.
3. Page 25 of 30, Measure 15-2b(3), Noise Reduction: the Health Department should be removed from this implementation measure as we have no role.
4. Implementation Measure 16-12a(1). The Health Department must be included in review of Emergency Management Plan.
5. 16-12a(2) Drills and periodic training, while including the Emergency Services section of the Fire Department, also includes the Health Department (often as lead agency).

/ks/kb

cc: Alvaro Arias, Senior Planner

RECEIVED

APR 24 2014

Mariposa County Planning Dept.

April 24, 2014

Mariposa County Planning Commission
Mariposa, Ca 95338

RE: Planning Commission Meeting Comments – April 25, 2014

Dear Chairman Marsden and Commissioners:

I very much regret that I am not able to be in attendance at the Commission meeting this Friday April 25, 2014. Unfortunately, two of the scheduled Planning Commission dates conflict with my obligations as a Board member for the Humboldt State University Advancement Foundation, for which I am Vice-Chair. I have reviewed all of the material provided by staff and have the following questions/comments:

MINUTES

I request one correction on Packet Page 10 for the paragraph that states “Prior to the Vote, Bernikoff stated that she wanted to convey that she had reviewed the minutes, listened to the tapes in their entirety for past meetings so that she was up to speed with the project.” I request that the language, “so that she was up to speed with” be changed to “so that she had met the requirements allowing her to vote on the project as described to her”. This more accurately reflects what I stated and clarifies that the requirement of listening to all of the public comment was achieved enabling me to vote.

GENERAL PLAN ANNUAL REPORT INFORMATIONAL ITEM

1. I would like to commend staff for what appears to be a tremendous amount of very detailed work accomplished.
2. A concern I have is the progress on adoption of ordinances and regulations to allow enforcement of the policies and vision of the General Plan. As we know, the General Plan is a guidance document and ordinances are the law or rule that allows for enforcement of those guiding policies. To that end, is there a list that Planning maintains to track the progress toward adopting new regulations and ordinances that carry out the policies and provisions of the General Plan specifically?
3. I see that modifications to existing ordinances are planned for future work in 2014 to bring them into consistency with the General Plan. This is great. I saw only two ordinance related items (zoning map specific to public domain and subdivisions specific to botanical surveys and

ridgeline placements, Packet Pages 24-25) listed as adoption activities for the next four years. Is my reading of this document accurate? Are there no other ordinances planned for adoption? If not, how can this be made a priority? I understand that Planning has many requirements and work obligations to meet taking a great deal of time. However, without the adoption of ordinances, the policies of the General Plan are not legally enforceable and the old rules supersede. Since staff (taxpayers) and community members invested tremendous time and resources into the Plan's creation, I am sensitive to this issue.

COUNTY CODE AMENDMENT

1. Regarding Chapter 2.52, Planning Commission, do Ex-Officio designations need to be included under this Planning Commission section since designating an ex-officio to the Agricultural Advisory Committee is a requirement? I noted that the appointment of a Planning Commissioner was included as a staff resource under the Agricultural Advisory Commission, but no mention of establishing a designee in the Planning Commission section.

Respectfully Submitted,



Heather Bernikoff, Commissioner
District 3

April 24, 2014

RE: 2013 Annual Report of the Mariposa
County General Plan Report

Dear Alvaro:

Per our prior discussion regarding
the above report, The Mariposa County
Ag Advisory Committee requests that
the Planning Commission recommend
to the Board of Supervisors that the
Ag Advisory Committee review the
Criteria for land transfers within
the Agriculture Working Landscape.

Thank you in advance for
requesting this on our behalf.

Sincerely yours,

Dennis Bunning
DENNIS BUNNING, CHAIR
MARIPOSA AG ADVISORY COMMITTEE

RECEIVED

APR 24 2014

Mariposa County Planning Dept.

Alvaro Arias

From: Russell Marks
Sent: Wednesday, April 23, 2014 3:48 PM
To: Alvaro Arias
Subject: GP comments

A little late but,

In general not much to comment except I have concerns in several places it is stated, "the County Shall", without the backing of a budget maybe it should state "the County Should".

The items were this could be an issue are:

9-3A(2)

12-1B(2) – also need an example for one. There is no budget to do this.

15.1A(3) may be hard to enforce and still meet construction/engineering standards

16-1B(1) – why reinvent the wheel, why not use Cal Fire Safe Standards, PRC 4290 & 4291.

16-4A and B(1) – I may be mis-reading this, but if it requires the County to establish the Flood Zones, this is not financially feasible.

16-5C(1)- should follow State and Industry guidelines, which change, should not specify ponds and facilities, that can raise other issues.

Russ Marks
Mariposa Co. Surveyor
(209)966-5356