

DEPARTMENT: Planning

By: Sarah Williams  
Interim Planning Director

Phone: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes\_\_\_ No X)

Direct staff to pursue continued assistance from Jones and Stokes to obtain recommendations and assistance for the hiring of a consultant for the preparation and processing of :

1. The Mariposa County General Plan Update,
2. The update of general plan-implementing documents including the Zoning Ordinance, the TPA Specific Plans, and the County Environmental Review Policies and Procedures, and
3. The Environmental Impact Report

Justification is contained in the attached memorandum to the Board of Supervisors.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

- 9/99 Board allocates funding for General Plan Update process, including \$200,000 for commencement of update and \$12,500 for immediate update of the Housing Element
- 12/99 Board terminates Housing Element update based upon new compliance schedule from State. Directs that housing element be updated through comprehensive General Plan Update process.
- 1/25/00 Board receives copy of Adequacy of Mariposa County General Plan (by Jones and Stokes). Considers action on Commercial and Industrial Program, and directs staff to bring back issue for further discussion with General Plan Update process.

**LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

**ALTERNATIVES:** Modify list of issues.  
**NEGATIVE ACTION:** Update process would not commence.

**COSTS:** ( ) Not Applicable

A. Budgeted current FY \$ 212,500\_\_\_

B. Total anticipated Costs \$ \_?\_\_\_

C. Required additional funding \$ \_\_\_

D. Internal transfers \$ \_\_\_

**COSTS:** ( ) 4/5th Vote Required

A. Unanticipated revenues \$ \_\_\_

B. Reserve for contingencies \$ \_\_\_

C. Source description: \_\_\_\_\_

Balance in Reserve Contingencies, If Approved: \$ \_\_\_

**SPECIAL INSTRUCTIONS:**

List the attachments and number the pages consecutively:

Memorandum to the Board with Attachments:

1. Jones and Stokes Report
2. Excepts from General Plan Guidelines

**CLERK'S USE ONLY**

Res. No.: 00-127 Ord. No.: \_\_\_\_\_

Vote - Ayes: \_\_\_\_\_ Noes: \_\_\_\_\_

Absent: \_\_\_\_\_ Abstained: \_\_\_\_\_

Approved  Denied

Minute Order Attached  No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**MARGIE WILLIAMS, Clerk of the Board**

By: \_\_\_\_\_

Deputy

**ADMINISTRATIVE OFFICER'S RECOMMENDATION:**

This item on agenda as:

\_\_\_\_\_ Recommended

\_\_\_\_\_ Not Recommended

\_\_\_\_\_ For Policy Determination

\_\_\_\_\_ Submitted for Comment

\_\_\_\_\_ Returned for Further Action

Comment: \_\_\_\_\_

\_\_\_\_\_

A.O. Initials: [Signature]



# COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

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## MARIPOSA COUNTY BOARD OF SUPERVISORS

### MINUTE ORDER

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TO: SARAH WILLIAMS, Interim Planning Director  
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*  
SUBJECT: Mariposa County General Plan Update Process

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THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on April 11, 2000

#### ACTION AND VOTE:

**11:20 a.m.** Sarah Williams, Interim Planning Director;

**PUBLIC HEARING** to Discuss the Mariposa County General Plan Update Process

**BOARD ACTION:** Sarah Williams presented the staff report, reviewing the background and recommendations for this matter. Staff responded to questions from the Board relative to applying for a time extension and the process; and relative to handling specific projects in the interim of completing the update process.

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

Barry Brouillette, representing the Visioning Land Use Committee, advised that they held a special meeting on Sunday, and they support the direction of the document as presented by Planning. He requested the following: 1) that all proposals from consultants be reviewed in a public hearing format; 2) that all vacancies in the Planning staff be filled expeditiously; and 3) that the Committee go on record as supporting our striving as a community to bring about a healthy democratic process.

Roberta Standen, speaking as an individual, encouraged the Board to move forward with the General Plan Update that is just not legally adequate, but is something that is workable and flexible enough that changes can be made when they need to be. She also stated she feels we should have clear-cut and enabling ordinances so that everyone knows the playing field. She stated she supports the recommendation. She noted that we should be aware that we are working in a global economy and this affects how businesses are conducted – a decreased need for parking spaces, more home industry opportunities, and this affects how decisions are made. She stated she feels we need decisions that make up a healthy economic community, and at the same time, a great place to live.

Jan Mennig, Executive Director of the Chamber of Commerce, stated he supports the recommendation of staff, and he offered the Chamber's assistance in facilitating this plan to fruition for economic development.

Les James read his letter into the record requesting that a Native American Element be added.

Randy Bolt stated he is a teacher and a member of the Visioning Process, and he stated he feels it is important to gather public input outside of the formal hearing process – he feels informal community meetings can build consensus. He also stated that he does not feel that the original document was as all-encompassing as they feel this document needs to be. Things have changed and the pressures are there for economic development, as well as an internal desire.

Ruth Sellers stated she concurs with recommendation of staff. She stated she feels we have reached a point in time with what has transpired over the last three years that we need to bring a consultant into the picture. She further stated that she feels that once the work is done, that code enforcement is a priority – without it, she feels the General Plan is of no use.

Helen Fowler congratulated Sarah Williams on her presentation and stated she was delighted to see the focus on historical development. She stated she feels that if we could further develop the historical aspect, we may not need to be dependent on Yosemite. She also stated that she agrees that enforcement is critical.

Steve Fortner, Catheys Valley, stated he wishes this could have been done a couple of years ago before the Title 17 revisions and Industrial/Commercial Open Window Period Application process. He expressed concern that if this is turned over the Office of Planning and Research that a moratorium will be imposed. He stated he feels there needs to be more involvement in the Town Planning Areas (TPAs) by the landowners, and that the door should not be closed to development within the TPAs. He stated he feels a problem with trying to have development within the TPAs is the unwillingness of the County take dedication of roads, water tanks, fire hydrants, etc., into the County system.

Candy O'Donel-Browne, speaking as an individual, stated she feels the Planning report is complete and that staff did a beautiful job. She stated she feels the issue is whether anyone in the County has the time to do this update, and she hopes someone from the outside could help.

Sue Overstreet, representing Gene Mallory/Mariposa Visioning Project, read his comments into the record commending the Board for moving ahead. She stated they hope the Plan goes beyond the legal requirements. They hope for a Plan that encompasses all areas of their task groups, and they offer their assistance and information they have gathered.

Dick Kunstman stated he is delighted that the Board is finally proceeding with an update of the General Plan. He asked that when the Plan is updated that the Board discontinue with what he feels has been its practice of making decisions that conflict directly with the General Plan.

Yvonne Bennett stated she is pleased that the Board is doing this. Her main concern is enforcement and retaining the rural lifestyle.

Joe Simon, past President of the Catheys Valley TPA, stated he believes that we need to have a General Plan, but he does not understand why we need Jones and Stokes to tell us what to do. The citizens should be asked what they want – that is how they proceeded with the Catheys Valley TPA. He stated he feels the rural lifestyle should be retained. There are no jobs in Catheys Valley other than menial ones, and anyone who wants to make money commutes. He stated Catheys Valley does not want the growth that has occurred in Sonora, Angles Camp, and Oakhurst.

Bart Brown, on behalf of MERG, applauded the Board and Sarah Williams and staff for work on this issue. He stated he agrees with the idea of having a consultant. He feels we can benefit from information that a consultant has from working with other areas. He also stated he feels enforcement is important. He suggested that perhaps fees and fines could cover the cost of an enforcement officer, and that the planning staff not have to perform this function. He advised that MERG obtained a small grant to facilitate a General Plan Update and perhaps they could find a way to use those funds to assist the County in its efforts.

Shirley Schmelzer commented that after all of the time and money spent, we need enforcement.

Gloria Palmer, Catheys Valley, stated she was on the TPA committee and confirmed what Joe Simon said – the general consensus was that Catheys Valley does not want growth.

Public portion of the hearing was closed, and the Board commenced with deliberations. Supervisor Parker requested clarification of the extension issue, and he requested an overview of what is available in Mariposa and other town planning areas that would not be affected while going through this process. Staff responded to questions from the Board relative to the status of processing projects during this process; the recommendation to hire an outside consultant and the public input process; how this process will affect TPAs that are still in the process of developing their Specific Plans; phasing this process; relative to

elements of the Plan and the inclusion of the UC Merced; and the possibility of including our youth in this process – perhaps through the Annenburg Challenge Grant project. (M)Pickard, (S)Stewart, Res. 00-127 adopted approving staff's recommendations to pursue continued assistance from Jones and Stokes to obtain recommendations and assistance for the hiring of a consultant for the preparation and processing of: 1) the Mariposa County General Plan Update; 2) the update of general plan-implementing documents including the Zoning Ordinance, the TPA Specific Plans, and the County Environmental Review Policies and Procedures, and 3) the Environmental Impact Report/Ayes: Unanimous. Hearing was closed.

cc: Jeff Green, County Counsel  
File