



MARIPOSA COUNTY

Planning · 209-966-5151



RESOLUTION - ACTION REQUESTED 2019-498

MEETING: August 20, 2019
TO: The Board of Supervisors
FROM: Sarah Williams, Planning Director
RE: 2019-2024 Housing Element

MINUTE ORDER ATTACHED

RECOMMENDATION AND JUSTIFICATION:

PUBLIC HEARING: Adopt a Resolution with Findings: 1) Adopting a Negative Declaration; and 2) Approving General Plan Amendment No. 2019-017; Mariposa County General Plan 2019-2024 Housing Element. Action includes recommended amendments as contained in Staff Memorandum to Board of Supervisors dated August 12, 2019. The recommended action is based on the Planning Commission's recommendation. This is Mariposa County's 6th Cycle Housing Element.

The Housing Element is one of nine State-mandated General Plan elements. State Law requires the Housing Element to be updated periodically to reflect a Community's changing needs. The California Government Code Article 10.6, Section 65580 declares, "The availability of housing is of vital importance, and the early attainment of decent housing and suitable living environment for every Californian, including farm workers, is a priority of the highest order." The 2019-2024 Housing Element Update has been prepared in substantial conformance with applicable requirements of Government Code Article 10.6 and contains policies and programs that will result in housing development, rehabilitation, and conservation to meets the needs of all its residents.

See project staff report for additional information.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

1/22/2019: Board discussion and direction to staff regarding General Plan Housing Element Update.

12/4/2018: Board discussion of options to implement housing programs in County; Item 12 was "Commence General Plan Housing Element 2019-2024 Update."

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Mariposa County's 6th Cycle Housing Element is required to be completed by August 31, 2019. Not approving the General Plan 2019-2024 Housing Element would mean the County would be out of compliance with state law. Mariposa County would not be

Resolution - Action Requested 2019-498

eligible for certain grant funds, including CDBG funds.

FINANCIAL IMPACT:

None

ATTACHMENTS:

- 0 190820 Board Staff Report - 2019-2024 HE Update (DOC)
- 1 Planning Commission Resolution No. 2019-009 - 2019-2024 Housing Element (PDF)
- 2 Mariposa County Final Draft HE 2019-2024_July 2019 Version rev 7.19.2019 (PDF)
- 3 190726 Initial Study - 2019-2024 HE Update (DOC)
- 4 190820 Draft Negative Declaration - 2019-2024 HE Update (DOCX)
- 5 190716 HCD_Mariposa County's 6th Cycle Draft Approval Letter (PDF)
- 6a 190426 Comments from Kim Tucker (PDF)
- 6b 190708 Comments from John Mock (PDF)
- 6c 190725 Comments from Darin Dinsmore(PDF)
- 6d 190726 Comments from Kim Tucker (PDF)
- 6e 190812 Comments from Jim Evans (PDF)
- 6f 190809 Comments from Karen Glendenning (PDF)
- 7 190812 BOS-Response to Comments and Recommended Amendments rev.1 (PDF)
- 8 190820 Draft Board Resolution (DOC)

RESULT: ADOPTED AS AMENDED [UNANIMOUS]

MOVER: Kevin Cann, District IV Supervisor

SECONDER: Marshall Long, District III Supervisor

AYES: Smallcombe, Jones, Long, Cann, Menetrey



COUNTY of MARIPOSA

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



**MILES MENETREY, CHAIR
KEVIN CANN, VICE-CHAIR
ROSEMARIE SMALLCOMBE
MERLIN JONES
MARSHALL LONG**

**DISTRICT V
DISTRICT IV
DISTRICT I
DISTRICT II
DISTRICT III**

MARIPOSA COUNTY BOARD OF SUPERVISORS MINUTE ORDER

TO:	SARAH WILLIAMS/Planning Department
FROM:	RENÉ LaROCHE/Clerk of the Board <i>RL</i>
SUBJECT:	PUBLIC HEARING: Adopt a Resolution with Findings: 1) Adopting a Negative Declaration; and 2) Approving General Plan Amendment No. 2019-017; Mariposa County General Plan 2019-2024 Housing Element. Action Includes Recommended Amendments as Contained in Staff Memorandum to Board of Supervisors Dated August 12, 2019.
RESOLUTION:	19-498

The following action was taken by the Mariposa County Board of Supervisors on **August 20, 2019:**

J.1.Planning RES-2019-498

PUBLIC HEARING: Adopt a Resolution with Findings: 1) Adopting a Negative Declaration; and 2) Approving General Plan Amendment No. 2019-017; Mariposa County General Plan 2019-2024 Housing Element. Action Includes Recommended Amendments as Contained in Staff Memorandum to Board of Supervisors Dated August 12, 2019.

Sarah Williams/Planning Director introduced J. B Anderson and Mark Miskenon of J.B. Land Use and Planning who gave the report accompanied by a PowerPoint presentation.

Public comment opened. Ted Williams/President of Yosemite West Homeowners Association spoke against removing the one unit per parcel restriction in favor of cluster housing, and requested that comments from Darren Dinsmore who is a lobbyist from Nevada. Jerry Edelbrock/Yosemite Conservancy CEO extended thanks for the extensive discussion regarding the Park Service, noting that Yosemite National Park is important to the economy of Mariposa County; spoke in support of demonstration projects; noted his pleasure at seeing the mention of carrying over many of the old programs; and spoke in favor of the proposed zoning changes. Public comment closed. Board discussion ensued. The item was approved with a correction.

2:47 PM Public Hearing Closed.

AMENDMENT: Documents corrected to show that the parcel behind and to the east of the Masonic Hall is multi-housing density.

**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
BOARD OF SUPERVISORS**

Resolution
No 2019-498

**A resolution approving General Plan Amendment No. 2019-017; Mariposa County
2019-2024 Housing Element**

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, state law requires that cities and counties comprehensively update their General Plan Housing Elements every five years to ensure their plans can accommodate future demand for housing; and

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

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

WHEREAS, the County, as Lead Agency, conducted an initial environmental analysis on the Draft 2019-2024 Housing Element update per the requirements of the California Environmental Quality Act (CEQA); said analysis concluded that the proposal would have no significant environmental effects on the environment. A Notice of Completion and Initial Study, prepared pursuant to CEQA, were distributed to the State Clearinghouse and appropriate agencies for the purpose of obtaining written comments from these agencies on the adoption of a Negative Declaration for the Housing Element update; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for July 26, 2019; and

WHEREAS, a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

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

WHEREAS, the Planning Commission adopted Resolution 2019-009 recommending that the Board of Supervisors adopt a Negative Declaration for and approve General Plan Amendment No. 2019-017; Mariposa County 2019-2024 Housing Element (Draft dated July 2019), based on findings contained therein; and

WHEREAS, the updated Housing Element, staff report, correspondence, and the Initial Study and Negative Declaration are on file in the office of the Planning Department of Mariposa County; and

WHEREAS, a duly noticed Board of Supervisors public hearing was scheduled for August 20, 2019; and

WHEREAS, a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code,

and local administrative procedures; and

WHEREAS, comments were received from the public in response to noticing the Board of Supervisors public hearing; and

WHEREAS, as a result of comments received, staff prepared a memorandum dated August 12, 2019 which recommended amendments to the following pages in the July 2019 draft 2019-2024 Housing Element:

- 1) the Site Inventory for Fish Camp on Page 8-132,
- 2) the discussion on Page 8-59,
- 3) Table 8.4-2 on Page 8-60 and
- 4) the Table on Page 8-120.

WHEREAS, the Board of Supervisors did hold a public hearing on the noticed date and considered the Planning Commission’s recommendation, public testimony and all of the information in the public record, including the Staff Report, the Negative Declaration and Initial Study, and the staff memorandum dated August 12, 2019.

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

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors approves General Plan Amendment No. 2019-017; Mariposa County 2019-2024 Housing Element (Draft dated July 2019) as the second General Plan Amendment in the 2019 Calendar year, based on findings set forth in Exhibit 1. The action includes the recommended amendments to the draft Housing Element as contained in the staff memorandum to the Board of Supervisors dated August 12, 2019.

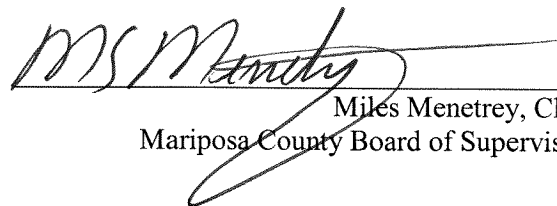
ON MOTION BY Supervisor Cann, seconded by Supervisor Long, this resolution is duly passed and adopted this 20th day of August, 2019 by the following vote:

AYES: Smallcombe, Jones, Long, Cann, Menetrey


NOES: None

EXCUSED: None

ABSTAIN: None


 Miles Menetrey, Chair
 Mariposa County Board of Supervisors

Attest:


 René LaRoche,
 Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM:

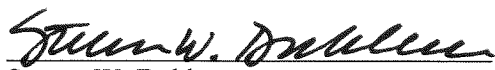

 Steven W. Dahlem
 County Counsel

EXHIBIT 1

FINDINGS OF APPROVAL

The Board of Supervisors approves General Plan Amendment No. 2019-017; Mariposa County 2019-2024 Housing Element based upon the following findings:

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

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

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

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

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

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

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

ii. The 2019-2024 Housing Element relies upon a range of densities in the General Plan Land Use Element to provide for housing development sufficient to meet the County’s share of regional housing need, special housing needs and the unique needs for housing in Mariposa County. Available sites for housing development referenced in the 2019-2024 Housing Element are based on existing land use designations, focusing new housing development in those areas where services are available to accommodate additional growth. The Housing Element does not

require changes in land use designations, development policies or implementation measures contained in the Land Use Element. The amendment is consistent with the following key policies related to housing development.

- Goal 5-2 "Create land use density and development patterns to manage growth in patterns avoiding sprawl".
- Policy 5-2a, "Ensure that development shall occur first where services are located."

iii. The 2019-2024 Housing Element is consistent with the Circulation, Infrastructure and Services Element of the General Plan. Available sites for housing development referenced in the 2019-2024 Housing Element are located within those areas of the County wherein services are available to accommodate additional growth. In particular the amendment is consistent with the following key policies:

- Goal 9-5 "Adequate water and wastewater services shall be provided to properties in the County."
- Policy 9-5a: "New projects and subdivisions should be served by basic water and wastewater infrastructure."

iv. The 2019-2024 Housing Element is instrumental to achievement of the goals and policies in the Economic Development Element of the General Plan, by addressing the need for affordable workforce housing and housing for seasonal workers. The 2019-2024 Housing Element enables the formation and implementation of programs that improve the supply of affordable housing and increasing housing opportunities essential to accommodate the current and expanding County workforce. In particular the amendment is consistent with the following key policies:

- Goal 6-3: "Expand job opportunities, increase personal income, and strengthen the Mariposa County economy through economic diversification."
- Policy 6-3a: "Promote programs strengthening and retaining existing County businesses, creating new businesses, and providing and attractive environment for relocating appropriate businesses."

2. The Housing Element is consistent with all other General Plan Guiding Principles and Elements. In particular, the 2019-2024 Housing Element will enable the development of programs aimed at increasing the availability of first-time home ownership opportunities consistent with Guiding Principles. Therefore, the 2019-2024 Housing Element is consistent with, contributes to, and does not adversely affect the general public health, safety, and welfare of the County of Mariposa.

3. The 2019-2024 Housing Element was prepared to meet the legislative intent of providing for the availability of housing to meet the needs of all economic segments in the County. The 2019-2024 Housing Element identifies the County's responsibilities in attaining the State housing goals and regional housing needs, recognizing that Mariposa County is best able to determine those specific policies and programs that will meet these goals and needs.

4. Government Code Section 65588 requires the County to periodically update the Housing Element of the General Plan to ensure that housing objectives and programs are in place to promote housing for all economic segments of the County and to ensure compliance with State Housing Element Law (Article 10.6, Government Code Section 65580 et. al.). The 2019-2024 Housing Element addresses performance following adoption of the 2014-2019 Housing Element and sets forth quantified objectives to be met during the subsequent 2019-2024 planning period.
5. The processing of the 2019-2024 Housing Element was in accordance with all requirements pursuant to state law, County ordinance, and County policy. The proposed 2019-2024 Housing Element was subject to a 60-day public review period in accordance with State law. The Draft 2019-2024 Housing Element was revised to address both public comments and comments from the State Department of Housing and Community Development.
6. Native American Tribes were notified of the General Plan Amendment, pursuant to Section 65352.3 of the California Government Code, and were provided an opportunity for consultation. No tribes requested consultation on the project.