



MARIPOSA COUNTY

Planning · 209-966-5151



RESOLUTION - ACTION REQUESTED 2016-565

MEETING: October 25, 2016

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: 2014-2019 Housing Element Update

RECOMMENDATION AND JUSTIFICATION:

PUBLIC HEARING: to Consider Adoption of a Resolution: 1) Adopting a Negative Declaration; and 2) Approving General Plan Amendment No. 2016-010; the Mariposa County General Plan 2014-2019 Housing Element Update. The Amendment is Mariposa County's 5th Cycle Housing Element Update (Government Code Section 65588).

The Housing Element is one of seven State mandated General Plan elements. State Law requires the Housing Element to be updated periodically to reflect a Community's changing needs. 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 State Department of Housing and Community Development (HCD) has determined that the Draft 2014-2019 Housing Element Update will comply with Government Code Article 10.6 when adopted and submitted to HCD in accordance with Government Code Section 65585(g).

The Planning Commission adopted Resolution 2016-010 recommending that the Board of Supervisors: 1) adopt a Negative Declaration and 2) approve the 2014-2019 Housing Element Update.

This will be the second amendment to the Mariposa County General Plan approved in 2016. The General Plan may be amended up to four (4) times per year.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

Board of Supervisor Resolution 10-323 (May 25, 2010) adopted the 2009-2014 Housing Element (4th cycle). The proposed 2014-2019 Housing Element (5th cycle) updates the previously adopted Mariposa County General Plan Housing policies and programs.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Alternative: Amend text in Housing Element. Additional review by HCD may be required.

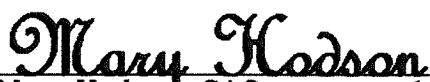
Negative Action: Failure to adopt the 2014-2019 Housing Element will result in the ineligibility of Mariposa County to participate in grant programs administered by the State Department of Housing and Community Development, including Community Development Block Grant (CDBG) funds for economic development and housing development and rehabilitation.

ATTACHMENTS:

- 1 161025 BOS.Staff Report. 2014-2019 Housing Element (DOC)
- 2 161025 BOS Resolution.Findings.HE (DOCX)
- 3 161007.PC RES 2016-010.signed (PDF)
- 4 160722 HCD Formal HE Review (PDF)
- 4.5 160928 HCD Formal Review (PDF)
- 5 Letter from Habitat For Humanity (PDF)
- 6 160722 Written Public Comments (PDF)
- 7 160928 Letter from Jim Evans (PDF)
- 8 Negative Declaration . Initial Study (DOC)
- 9 Cover and TOC (DOCX)
- 10 DRAFT HE (DOCX)

CAO RECOMMENDATION

Requested Action Recommended



Mary Hodsol, CAO

10/19/2016

RESULT: ADOPTED AS AMENDED [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Kevin Cann, District IV Supervisor

AYES: Smallcombe, Jones, Long, Cann, Carrier

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

Resolution No. 16-565 A resolution of the Board of Supervisor recommending that the Board of Supervisors approve General Plan Amendment No. 2016-101; the Mariposa County General Plan 2014-2019 Housing Element Update

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, the 2014- 2019 Housing Element Update has been prepared, circulated for comment, and revised in substantial compliance with the procedural and substantive requirements of Government Code Sections 65583 through 65588; and

WHEREAS, County staff circulated the Draft Housing Element of the General Plan for public and State Department of Housing and Community Development (HCD) review consistent with Government Code Section 65352 and the Housing Element Guidelines and recommended revisions have been incorporated into the Draft 2014-2019 Housing Element Update considered by the Planning Commission and Board of Supervisors; and

WHEREAS, the County, as Lead Agency, conducted an initial environmental analysis on the 2014-2019 Housing Element Update per the requirements of the California Environmental Quality Act; 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 the California Environmental Quality Act (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 October 7, 2016; 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 public testimony and all of the information in the public record, including the Staff Report and the Negative Declaration and Initial Study; and

WHEREAS, the Planning Commission adopted Resolution 2016-010 recommending that the Board of Supervisors adopt a Negative Declaration and approve the 2014-2016 Housing Element referenced therein, based on findings contained therein; and

WHEREAS, the Initial Study and Negative Declaration are on file in the office of the Planning Department of Mariposa County, filed in General Plan Amendment No. 2016-101; and

WHEREAS, a duly noticed Board of Supervisors public hearing was scheduled for October 25, 2016; and

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

WHEREAS, the Board of Supervisors has reviewed: 1) the staff report; and 2) the memorandum dated October 25, 2017 revising Section 8.3.04.A.4 consistent with the Fish Camp Specific Plan regarding water systems in the Fish Camp Specific Plan Area; and

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 and the Negative Declaration and Initial Study; and

NOW THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby adopt a Negative Declaration prepared for the 2014-2019 Housing Element Update.

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors approves General Plan Amendment 2016-101; the 2014-2019 Housing Element Update (5th Cycle) as the second General Plan Amendment in the 2016 Calendar year, incorporating provisions and based on findings set forth in Exhibit 1.

ON MOTION BY Supervisor Long, seconded by Supervisor Cann, this resolution is duly passed and adopted this 25th day of October, 2016 by the following vote:

AYES: SMALLCOMBE, JONES, LONG, CANN, CARRIER
NOES: NONE
EXCUSED: NONE
ABSTAIN: NONE



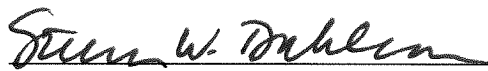
John Carrier, Chair
Mariposa County Board of Supervisors

Attest:



René LaRoche
Clerk of the Board of Supervisors

APPROVED AS TO FORM



Steven W. Dahlem
County Counsel

EXHIBIT 1
FINDINGS OF APPROVAL
General Plan Amendment No. 2016-101
2014-2019 Housing Element Update

The Board of Supervisors hereby approves General Plan Amendment No. 2016-101 based upon the following findings:

1. The approved 2014-2019 Housing Element Update is consistent with the goals, policies, and implementation measures of the Mariposa County General Plan as follows:

- i. The 2014-2019 Housing Element Update 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 2014-2019 update 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 2014-2019 Housing Element Update 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 2014-2019 Housing Element Update 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 2014-2019 Housing Element Update 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 Update will not require changes in land use designations, development policies or implementation measures contained in the Land Use Element. The amendment will be 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 2014-2019 Housing Element will be consistent with the Circulation, Infrastructure and Services Element of the General Plan. Available sites for housing development referenced in the 2014-2019 Housing Element Update are located within those areas of the County wherein services are available to accommodate additional growth. In particular the amendment will be 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 2014-2019 Housing Element Update 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 2014-2019 Housing Element Update 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 will be 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 2014-2019 Housing Element Update enables the development of programs aimed at increasing the availability of first – time home ownership opportunities consistent this Guiding Principle. Therefore, this 2014-2019 Housing Element Update will be consistent with, will contribute to, and will not adversely affect the general public health, safety, and welfare of the County of Mariposa.

3. The 2014-2019 Housing Element Update has been 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 2014-2019 Housing Element Update 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 65581 requires periodic update of the Housing Element of the General Plan to ensure that policies and programs are in place to enable housing opportunities for all economic segments in the County. The 2014-2019 Housing Element Update addresses performance following adoption of the 2009-2014 Housing Element Update and sets forth quantified objectives to be met during the subsequent 2014-2019 planning period.
5. The processing of the 2014-2019 Housing Element Update has been in accordance with all requirements pursuant to state law, County ordinance, and County policy. The 2014-2019 Housing Element Update has been subject to a 60-day public review period in accordance with State law. The 2014-2019 Housing Element Update addresses public comments and incorporates changes based on:
 - a) Planning Commission recommendations;
 - b) Comments from the State Department of Housing and Community Development dated July 22, 2016; and
 - c) The Memorandum dated October 25, 2016 referencing specific changes to Section 8.3.04.A.4 describing existing water systems in the Fish Camp Specific Plan Area, consistent with that Plan.
6. Native American Tribes have been notified of the amendment and have been provided an opportunity for consultation. The consultation period has ended, and no tribes requested consultation.