



MARIPOSA COUNTY

Planning • 209-966-5151



MEETING: February 14, 2018
TO: The Board of Supervisors
FROM: Sarah Williams, Planning Director
RE: General Plan Implementation Program - Final Workshop 3

Conduct Final Workshop 3 with Planning Commission: General Plan Implementation Program - Task 3 Final Draft Mariposa County General Plan Strategic Implementation Work Plan

The Board of Supervisors initiated a project to develop a General Plan Implementation Program; a strategic program to guide successful completion of General Plan Implementation Measures.

At this third workshop, the Board of Supervisors and Planning Commission will review the Final Draft Strategic Implementation Work Plan.

This final draft was prepared as a result of:

1. Review of General Plan Implementation Measures, as established in 2006, including status of completion or implementation;
2. Review of input from the Planning Commission workshop on October 6, 2017, regarding priorities and concerns;
3. Review of input from the Board of Supervisors workshop on November 14, 2017, regarding priorities and concerns;
4. Consideration of emerging local issues and state legislation approved since 2006;
5. Proposed logical groupings of implementation measures which have not yet been completed; and
6. Review of input from the Planning Commission workshop on December 15, 2017, regarding Task 2.4.
7. Review of input from the Board of Supervisors workshop on January 17, 2018, regarding Task 2.4.

The Board of Supervisors and Planning Commission should review and discuss the Final Draft Work Plan, including Year 0 Tasks (current fiscal year) and Year 1 Tasks (fiscal year 18/19). The Board and Commission may suggest refinements in draft.

Following this workshop, a Final Strategic Implementation Work Plan will be prepared and scheduled for Board action (to accept the plan). It is anticipated that this will be scheduled in early March 2018.

Agenda Item - No Resolution Requested

ATTACHMENTS:

**Mariposa County_General Plan Implementation Program_Draft_February 2018
(PDF)**



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ATTACHMENTS:

MARIPOSA COUNTY RESOLUTION NUMBER

**Mariposa County_General Plan Implementation Program_Draft_February 2018
(PDF)**

Mariposa County General Plan Strategic Implementation Work Plan



February 2018 DRAFT

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I. Introduction

A. Background

Adopted in December 2006, the Mariposa County General Plan provides the County's long-range vision and policy direction for land development and conservation. The General Plan includes an implementation checklist with 190 implementation measures identified, meant to guide County staff and decision-makers in identifying the actions necessary to realize the vision established by the plan, including developing and adopting numerous community or area plans to provide more specific objectives and policies for specific areas; amending the zoning and subdivision regulations; and establishing various standards, programs, and procedures to implement General Plan goals and policies.

Staff has made some progress in implementing the General Plan over the last 11 years; however, progress has been slow because of limited staff resources and availability. The volume and scope of recommended implementation measures are also substantial, and the General Plan contains limited direction regarding priorities. In addition, priorities have shifted in recent years with economic and environmental changes, and new issues have emerged since adoption of the General Plan that influence how the plan is or should be implemented. Current considerations include:

- **New Board of Supervisors.** None of the seated Board members were involved in the preparation and adoption of the current General Plan. To make sure that staff's efforts are directed toward the most pressing issues, there was a need to ensure the implementation measures align with the current priorities and direction identified by the Board.
- **New Initiatives and Priorities.** The Board of Supervisors adopted an update to the County's Economic Vitality Strategy in July 2017, supported by an 18-month-long community engagement program. In addition, the County is currently evaluating housing conditions and needs in Mariposa County in support of developing an implementation strategy with a focus on prioritizing actions to facilitate quality, affordable housing. The Housing Implementation Strategy is scheduled for completion in March 2018. These initiatives should be reflected in how the General Plan is implemented to ensure priorities align.
- **Changes in State Law and Emerging Planning Issues.** Changes in the law include both state legislative updates affecting general plans and emerging local and regional planning issues facing the County today that were not addressed in the existing Mariposa County General Plan. Emerging local and regional planning issues include but are not limited to tree mortality and drought, fire hazards, climate change, transportation, and event venues in rural areas. See **Attachment 4** for additional information.

State law changes required for the General Plan based on legislation adopted since 2006 include the following:

- Senate Bill (SB) 1000 (Leyva 2016): Requires cities and counties to address environmental justice in their general plans.
- SB 379 (Jackson 2015): Requires all cities and counties to include strategies for climate adaptation and resiliency in their general plans.
- SB 743 (Steinberg 2013): Upon approval by the State of the proposed Office of Planning and Research (OPR) guidelines for transportation impact analysis under the California Environmental Quality Act (CEQA), cities and counties in California will have a specified time frame within which to amend their CEQA review procedures and thresholds of significance to eliminate the use of level of service (LOS) and incorporate the use of vehicle miles traveled (VMT) as the preferred metric for evaluating traffic impacts. This shift may result in the need to amend the

Mariposa County General Plan to provide a policy basis for establishing the VMT CEQA threshold while retaining existing LOS standards.

- SB 1241 (Kehoe 2012): Requires cities and counties to address fire risk in very high fire hazard severity zones and state responsibility areas in their general plan safety elements.
- SB 244 (Wolk 2011): Requires local governments to include data and an analysis of any unincorporated, fringe, island, or legacy communities inside or near its boundaries that are determined to be disadvantaged unincorporated communities.
- AB 1358 (Leno 2008): Requires cities and counties to adopt complete streets policies and plans for a multimodal transportation network that meets the needs of all users in a safe and convenient manner. This includes all forms of transportation such as public transit, vehicular traffic, and active modes of transportation (e.g., bicycling, walking).
- SB 1468 (Knight 2002) and SB 1462 (Kuehl 2004): Requires consideration of how new growth will impact military readiness activities and notification to the military when projects are within or may affect military land use areas. While the approval dates of these bills predate the last comprehensive update, supporting documentation (i.e., mapping of military facilities) was either limited and/or unavailable until 2014.

Based on these considerations and the volume of outstanding implementation measures, the County initiated an effort to prepare a strategic work plan that would successfully prioritize and complete the remaining work efforts needed to implement the General Plan.

B. Purpose and Use of the Work Plan

The purpose of this Strategic Implementation Work Plan is to prioritize and guide implementation of the County's General Plan. The Work Plan presents specific work tasks in a recommended priority order over the course of a five-year time frame, with early-phase tasks beginning in fiscal year 2017–2018. Key information has been identified for each work task, including the department responsible for leading completion of a work task, estimated cost ranges, and estimated duration for completion of a task. County staff and decision-makers will use the information in this Work Plan to inform scheduling of staff resources, identify the need to augment staff with outside consultant services, and inform their budget planning process accordingly. The Work Plan also includes a mechanism to efficiently monitor and report progress toward completion of specific work tasks.

Identify needed resources

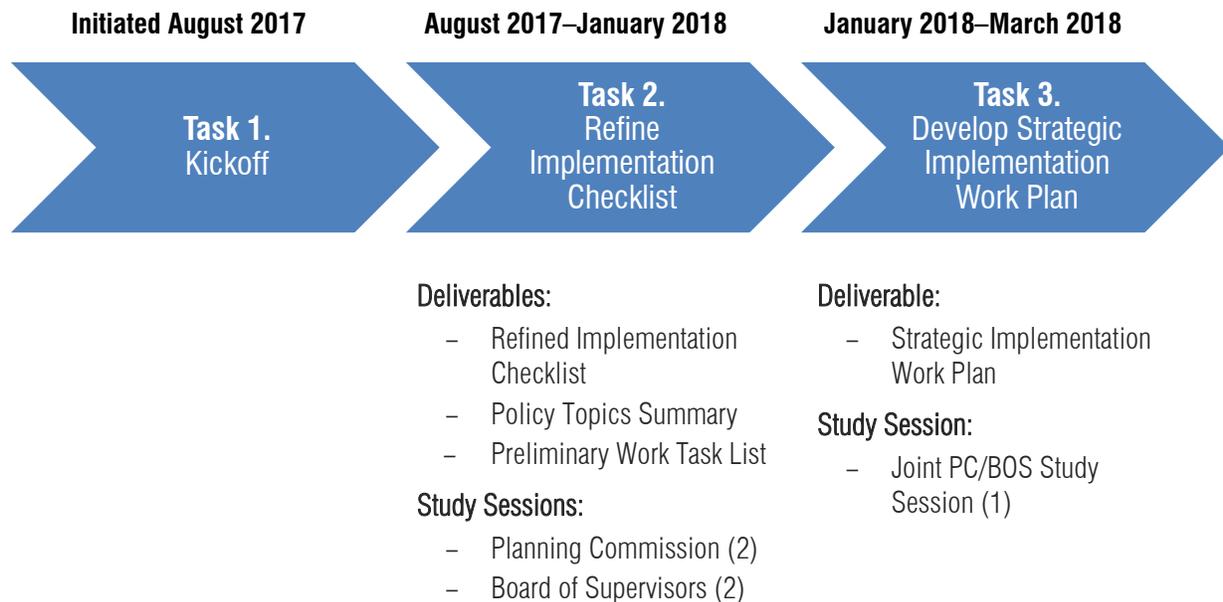
Plan for successful completion

Monitor and report progress

The Work Plan does not address Housing Element implementation programs, as the County is addressing housing programs under a separate Housing Implementation Strategy.

C. Process

The graphic below presents a summary of the process leading up to the development of the Strategic Implementation Work Plan. Additional details for each task are included below.



Task 1. Kickoff

To kick off the project, the project team met to discuss plan goals and the current status of the General Plan implementation measures, identify County resource documents and policies, and discuss emerging local policy issues.

Task 2. Refine Implementation Checklist

The second step in developing the General Plan Strategic Implementation Work Plan was to refine the existing General Plan implementation checklist. This task focused on identifying outstanding (yet-to-be-completed) measures on the implementation checklist and augmenting the checklist with additional items related to changes in state law or emerging local planning issues. Building from discussions at the kickoff meeting, a list of recommended criteria was identified to evaluate each measure on the implementation checklist. The intent of the criteria was to provide the necessary information to assign preliminary time frames for the completion of in-progress or outstanding measures, resulting in a refined implementation checklist.

A policy topics summary (included as **Attachment 4** to this report) was also prepared, which assessed the County’s existing General Plan for consistency with state legislation and for its application to emerging local planning issues since the last comprehensive update to the General Plan in 2006, including required triggers or time frames for compliance with new state laws. This summary was presented with the refined implementation checklist at study sessions with the Planning Commission on October 6, 2017, and with the Board of Supervisors on November 14, 2017. Decision-makers were asked to confirm the direction and approach for General Plan implementation and to provide feedback on the policy topics, including recent state legislation and emerging planning issues.

Input on the refined implementation checklist and policy topics summary was used to develop a preliminary list of work tasks. This list identified a prioritized inventory of measures grouped into larger related tasks, along with identified lead departments, project locations, costs, and related information. The list of work tasks represented a condensed version of the checklist that reflected the County’s top priorities for implementing the General Plan. Work tasks included the update or creation of area plans, updates to the

County's Zoning Ordinance, technical updates to the General Plan, and strategic planning initiatives to implement the General Plan.

The preliminary list of work tasks was presented at a second round of study sessions with the Planning Commission on December 15, 2017, and with the Board of Supervisors on January 17, 2018. Decision-makers were asked to review, prioritize, and refine the list of preliminary work tasks, with a focus on the identified components of each task and the recommended sequence of tasks.

Task 3. Develop Strategic Implementation Work Plan

Input from the study sessions for Task 2 was used to develop this Strategic Implementation Work Plan. The plan was presented to the Planning Commission and the Board of Supervisors for confirmation at a joint study session on February 14, 2018. The Work Plan will be used to support scheduling, funding, and execution of the General Plan implementation work tasks.

D. Content and Organization

The Work Plan establishes a framework for how future implementation tasks will be prioritized and executed. It comprises four main sections: I. Introduction, II. Strategic Implementation Work Plan, III. Monitoring and Reporting, and IV. Attachments. Each section of the document is summarized below.

I. Introduction. This section summarizes the background and overview of the process undertaken to develop the Strategic Implementation Work Plan. It also identifies the purpose, use, and organization of the Work Plan.

II. Strategic Implementation Work Plan. This section identifies the specific work tasks for implementation, including descriptions of each task, provides a framework for the sequencing and prioritization of tasks by fiscal year, and summarizes key factors for consideration in the implementation of each work task, such as estimated cost, potential source(s) of funding, recommended public outreach techniques, and potential CEQA compliance options. A procedure for managing implementation of this Work Plan is also included in this section, including a process for initiation of individual task orders.

III. Monitoring and Reporting. This section establishes a process for monitoring and reporting progress on the Work Plan. It includes a monitoring checklist, which will be used by County staff to provide annual reports to the Planning Commission and Board of Supervisors as well as to prepare the required annual report on the General Plan.

IV. Attachments. This section contains the following attachments, which support the Strategic Implementation Work Plan:

- Attachment 1: Work Task Summary Sheets. Each work task summary sheet corresponds to one of the identified work tasks in the Work Plan and describes the task in greater detail. The information contained in the summary sheets is intended to be referenced and used in developing task orders or Requests for Proposals (RFPs) when engaging consultant services to initiate the projects, as well as in applying for grant funds.
- Attachment 2: Task Order Template. This template may be used to initiate work tasks through a Master Service Agreement and outlines the information needed to clarify the scope of each task, including project understanding, outreach, work plan, schedule, and budget.
- Attachment 3: Monitoring and Annual Reporting Checklist. This checklist is for use by County staff to monitor progress on the Work Plan and manage status updates for internal and external reporting requirements.
- Attachment 4: Policy Topics Summary. This document summarizes the key local policy issues and recent state legislation addressed in the County's General Plan Strategic Implementation Work Plan.

II. Strategic Implementation Work Plan

A. Project Management Plan

As noted above, the Work Plan is intended to serve as a tool to guide the County's decision-making, prioritization, and budgeting for the various efforts related to implementation of the General Plan. County Planning Department staff will work with the Planning Commission and the Board of Supervisors to initiate the tasks in the Work Plan according to County and community priorities, available resources, state-mandated timelines (where applicable), and other considerations.

Many of the tasks in the Work Plan will require consultant services to complete, due to the limited capacity of County staff and the need for specialized expertise for some tasks. For those tasks requiring consultant services, either as the project lead or in a supporting role to County staff, there are two options for engaging a consultant:

- The County may enter into a Master Service Agreement for completion of individual tasks in the Work Plan. Under this agreement, at the County's request, the selected consultant would prepare a task order for a specific work task. The task order would identify a scope of work, budget, and schedule and would be executed by the County prior to initiation of services (see **Attachment 2** for a task order template). The applicable work task summary sheet in **Attachment 1** of the Work Plan would be used as the basis of the scope of work requested.
- The County may choose (or be required by a grantor) to issue a Request for Proposals (RFP) for an individual task in the work program and accept proposals from qualified consultants through a competitive bidding and selection process. The applicable work task summary sheet in **Attachment 1** of the Work Plan would be used as the basis for the scope of work requested.

Communication between County staff, the Planning Commission, the Board of Supervisors, and the consultant regarding work tasks that are under way, including status updates on progress to date and upcoming steps for completion of the project, will be handled as described in *Section III – Monitoring and Reporting*.

B. Work Tasks

The Work Plan presents specific work tasks in a recommended priority order over the course of five years, with early-phase tasks beginning in fiscal year 2017–2018. The order of priority is based primarily on the County's current policy priorities as reflected in discussions with County staff, the Planning Commission, and the Board of Supervisors. These priorities include concentrating on economic development and diversification of the local economy; increasing the availability of housing, especially for lower-wage workers; and addressing the local impacts of climate change, including drought, tree mortality, and wildfire risk.

The intent of the Work Plan, however, is to offer flexibility in the sequencing and timing of tasks. The County may choose to move forward with a task or a component of a task ahead of its order in the Work Plan. Circumstances such as a change in local priorities, an unexpected major event, or the passage of new state legislation may result in the need to move items up or down in sequence and timing. In addition, the County may wish to consider balancing the importance of undertaking larger and/or high-priority tasks, such as preparing Area Plans and updating the Zoning Ordinance, with the need to make progress on smaller and ongoing tasks.

One of the most important considerations in determining priorities for carrying out the Work Plan is the availability of funding. While some tasks will be covered by funds in the County's annual budget, it will be necessary to seek external funding for many of the items in the Work Plan. If a funding source becomes available (for example, from a state or federal grant program) that is a good match for a specific task, and if the County applies and is successful in obtaining funding, that task may be initiated ahead of its recommended order in the Work Plan.

II. Strategic Implementation Work Plan

It is important to note that some tasks are required to be undertaken in a specific year due to state or federal mandates. For example, the Federal Emergency Management Agency (FEMA) requires states and local jurisdictions to update their local hazard mitigation plans every five years. Mariposa County's Local Hazard Mitigation Plan was last updated in 2015; therefore, the next update must occur in 2020 (fiscal year 2019–2020; Year 2 in the Work Plan). Similarly, California law requires the County's General Plan Housing Element to be updated in 2020. Work tasks that are time dependent are identified in this Work Plan to ensure they are initiated in a specific fiscal year to satisfy required deadlines for completion, consistent with state and federal mandates.

Organization of the Work Tasks

Table B-1 on page 7 presents a summary of the priority work tasks in the Strategic Implementation Work Plan, organized by fiscal year within a recommended five-year time frame. The Work Plan does not include General Plan implementation measures that are already required by existing laws or are already being addressed by existing County regulations. It also generally does not include measures related to the ongoing development review process that are identified as action items in the General Plan, since these measures are required by state or federal law and are already being completed on an ongoing basis by County staff. The Work Plan does not address Housing Element implementation programs, as the County is addressing housing programs under a separate Housing Implementation Strategy.

For each work task, the table identifies the following items:

- **Lead Department** – the lead County department responsible for the effort
- **Project Location** – the location(s) within the county the task would benefit
- **General Plan Implementation Programs** – the specific General Plan implementation programs addressed by each task
- **Potential Grant Funding** – sources of available state and federal grant funding for which the effort may be eligible
- **Recommended Level of Community Engagement** – the general recommended level of community engagement. The suggested levels are based on the International Association for Public Participation (IAP2) public participation spectrum, expressed as Level 1: Inform, Level 2: Consult, Level 3: Involve, Level 4: Collaborate, and Level 5: Empower. (Note: These levels are described in greater detail in *Section II.C – Community Engagement Strategies*.)
- **CEQA Options** – the anticipated pathway for California Environmental Quality Act compliance
- **Approximate Cost Range** – the anticipated budget framework for the task
- **Approximate Duration** – the anticipated length of time necessary from task initiation to complete the task

For each task in **Table B-1**, a work task summary sheet is provided in **Attachment 1**. Each summary sheet describes the corresponding work task in greater detail, including a summary of each project and its purpose, a preliminary scope of work, and estimated cost and duration of the effort, as well as the recommended levels of engagement and environmental analysis. The summary sheets are intended to be referenced and used in developing task orders or RFPs when engaging consultant services to initiate the projects, as well as in applying for grant funds. Note that there are no work task summary sheets for Year 0 tasks, since those items are being or will be completed by County staff using existing funding resources. The summary sheets can also inform Mariposa County residents, and other public agencies or private entities with which the County may partner on specific initiatives, about the County's plans for future projects and programs.

Table B-1: Priority Work Tasks by Fiscal Year

Note: Items in red text are time-fixed and must be initiated in the identified fiscal year to comply with state or federal requirements.

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Potential Grant Funding	Recommended Level of Community Engagement	CEQA Options	Approximate Cost Range	Approximate Duration
Year 0 Tasks: Early-Phase FY 2017–2018 Tasks and Ongoing Activities									
0.1	MEMORANDUM OF UNDERSTANDING FOR EL PORTAL TOWN PLAN - Secure Memorandum of Understanding (MOU) with National Park Service to collaboratively initiate the El Portal Town Plan in fiscal year 2018-19. - Build MOU on collaboration models established through preparation of the Merced River Plan. - Agreement to include commitment to strategy to accommodate increased numbers of employees and housing units to be relocated outside of Yosemite National Park.	Planning	El Portal	5-1A(1)	—	Level 1: Inform	Exempt	Assigned staff (County)	3 months
0.2	ONGOING TOURISM MARKETING AND ADVERTISING - Continue to use the Mariposa County brand to increase the length of visitor stays, expand the tourist season into shoulder seasons, and incorporate special targeted activities for cultural tourism and agriculture tourism.	Tourism Bureau, Chamber of Commerce	Countywide	13-5A(1)	—	Level 3: Involve	N/A	Assigned staff (County)	Ongoing
0.3	GRANT APPLICATIONS AND ADMINISTRATION - Continue to seek options for preservation, protection, or rehabilitation of historic resources through the use of federal and state grants and tax incentives. - Place particular emphasis on availability of SB 1, SB 2, and FEMA grant funding. - Work with the Collaborative Planning Dialogue (see Task 4.4) to secure partnerships and share grants administration responsibilities.	Board of Supervisors, Administration	Countywide	6-3B(1), 14-3A(1)	—	Level 1: Inform	N/A	Assigned staff (County)	Ongoing
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Year 1 Tasks: Begin FY 2018–2019									
1.1	COUNTYWIDE FIRE SAFETY STRATEGIC PLAN - Seek FEMA disaster mitigation funding to complete 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. - Identify long-term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety. - Identify thresholds and capital facility needs for each of the existing and future service areas. - Revise and update the Standards of Cover and service area maps. - Consolidate local Community Wildfire Protection Plans (CWPPs) into a Countywide CWPP. - Identify land use, zoning, density, property maintenance and other standards that would improve fire safety.	County Fire, Fire Safe Council	Countywide	16-3A(1), 16-3A(2), 16-3A(3), 16-3A(4)	FEMA Hazard Mitigation, SB 1 (Caltrans - Adaptation Planning)	Level 2: Consult	Exempt	\$40,000–\$60,000	12 months
1.2	MARIPOSA TOWN PLAN UPDATE - Update the Mariposa Town Plan to include the identified expansion area and to provide land use policy guidance and recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300). - Incorporate provisions that expand locations for industrial uses near Mariposa Airport, and provide sufficient capacity to allow for potential expansion of office locations. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the community plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Require water and sewer disposal to be provided from a centrally coordinated and managed system. - Expand locations for higher-density housing. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Establish and annotate annexation process to add lands to utility service territories (e.g., SOI expansion, LAFCO process, service extensions, financial agreements). - Incorporate provisions of the Multimodal Transportation Feasibility Study being conducted by Mariposa County LTC.	Planning	Mariposa	5-1A(1), 5-1A(3), 5-2A(4), 5-4A(3)	SB 1 (Caltrans - Transportation Planning) SB 2 (HCD - Affordable Housing) funds may be available to supplement in 2019	Level 4: Collaborate	Covered by GP EIR (unless includes unanticipated service area annexations)	\$100,000–\$200,000	18 months
1.3	EL PORTAL TOWN PLAN [Note: In collaboration with National Park Service and Aramark] - Area plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Plan to be prepared in collaboration with National Park Service and Aramark. - Incorporate provisions that identify suitable locations to accommodate additional workforce housing uses necessary to support Yosemite National Park and sufficient capacity to allow for potential expansion of office locations. - Ensure that the plan addresses and is consistent with the Merced Wild and Scenic River Comprehensive Management Plan and EIS. - Ensure that the plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Address potential National Park Service approval/action. - Address potential need for National Environmental Policy Act (NEPA) action.	Planning	El Portal	5-1A(1), 5-1A(3), 5-4A(3)	SB 2 (HCD - Affordable Housing) funds may be available in 2019	Level 4: Collaborate	Covered by GP EIR	\$70,000–\$125,000	18 months
1.4	COMPLETE MIDPINES COMMUNITY PLAN - Continue staff work to facilitate community group meetings and prepare plan documentation in order to complete the Midpines Community Plan within one year. - Midpines Community Plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.	Planning	Midpines	5-1A(1), 5-1A(3)	—	Level 4: Collaborate	Covered by GP EIR	Assigned staff (County)	12 months

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Potential Grant Funding	Recommended Level of Community Engagement	CEQA Options	Approximate Cost Range	Approximate Duration
1.5	<p>ZONING ORDINANCE UPDATE - PART 1</p> <ul style="list-style-type: none"> - Part 1 of 3, including items that do not require completion of updated area plans. Some items below are not necessarily code updates (i.e., some may be established as department policy/procedure). - Implement zoning provisions established in adopted Catheys Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan. - Develop siting and development standards for recreation and resort uses. - Establish performance-based zoning standards for commercial and industrial districts. - Establish standards to protect visual character and define "viewshed." - Establish lighting standards consistent with recommendations from the International Dark Sky Association. - Establish standards for special event/wedding venues. - Establish standards for "close-to-services" development. - Establish provisions to accommodate home-based businesses consistent with each land use designation, and update agritourism ordinance and determine appropriateness of home-based businesses outdoors on Williamson Act parcels. - Establish siting and development criteria for public facilities and sites. - Maintain maximum allowable residential density for all lands outside of community/area plans as one dwelling unit per 5 acres (plus one accessory dwelling unit on each parcel). - Update the extent and provisions of the Timber Reserve zoning district to limit development in areas of identified potential timber resources. - Establish that no discretionary project will be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest county major collector or state highway unless mitigation is required. - Address state-mandated zoning requirements for affordable housing.- Establish provisions for review and approval of projects within the Mariposa Airport Land Use Planning Area (review the provisions of the Airport Overlay Zone). - Establish that no project will be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply. - Clearly define uses compatible with agriculture and accommodate agritourism uses through changes to Agriculture and other zone districts. - Reevaluate permitted use tables in commercial and industrial districts to identify additional uses to be allowed by right (i.e., fewer CUPs) - Establish procedure that allows County staff to address uses not currently listed. - Establish procedure that allows County staff some minor deviations from development standards, as appropriate. - Implement requirements for minimum building and grading setback lines from waters of the State that are adequate to protect stream, riparian, and wetland resource values. - Consider need for a noise ordinance to define noise standards for the County. - Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1). - Require appropriate noise reduction measures for outdoor public events, as described in Implementation Measure 15-2B(3). - Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services. - Establish a dam inundation overlay district. - Require a hydrologic evaluation for development projects located within floodplains and drainage channels to ensure potential flood hazard is minimized. - Require 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. - Require flood and drainage channels to be designed into landscaping plans. 	Planning	Countywide	5-4C(1), 5-4C(2), 5-2A(2), 5-4B(2), 5-7A(1), 5-12A(1), 9-1D(1), 9-4A(1), 9-5A(1), 10-1C(1), 10-5A(1), 11-2D(1), 15-1A(1), 15-2B(1), 15-2B(3), 16-1A(1), 16-4C(1), 16-5A(1), 16-5B(1), 16-6A(1)	SB 2 (HCD - Affordable Housing) may be available in 2019	Level 3: Involve	Covered by GP EIR	\$90,000-\$150,000	18 months
1.6	<p>SUBDIVISION ORDINANCE UPDATE</p> <ul style="list-style-type: none"> - Complete a comprehensive update to the County's subdivision regulations including the following provisions: - Establish mechanism/procedure for minimum density subdivisions in lieu of minimum parcel size subdivisions. - Require new subdivisions to demonstrate adequate roadway capacity to serve the project prior to approval. - Require new subdivisions to provide mandatory contributions to maintain any roads that are not within the County-maintained road system. - Modify lot adjustment procedures/provisions as described in Implementation Measures 5-9A(2) re: minimum parcel size and 10-2A(2) re: Williamson Act parcels. - Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels. - Establish that no subdivision will be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest county major collector or state highway unless mitigation is required. - Establish that no subdivision will be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply. - Develop subdivision design standards for placement of structures on ridgelines and open hillsides. - Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes, views, and viewsheds. - Encourage maximized solar access where feasible and consistent with maintenance of scenic values in new subdivision designs. - Establish appropriate standards for new subdivisions proposing to provide alternative, on-site fire protection services. - Amend, if necessary, the County Subdivision Ordinance to ensure formal review of subdivisions by the fire agencies. - Require a hydrologic evaluation for proposed subdivisions located within floodplains and drainage channels to ensure potential flood hazard is minimized. - Require subdivision parcel and final maps and building permit site plans to provide for on-site detention for normal stormwater flows in excess of the capacity of natural drainage courses receiving runoff from the development. - Require subdivision parcels to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation. 	Planning	Countywide	5-3A(3), 5-3B(1), 5-9A(2), 5-10A(1), 9-1D(1), 9-5A(1), 10-2A(2), 11-1A(2), 11-1A(3), 11-1C(3), 11-2D(2), 16-1A(1), 16-1C(1), 16-5A(1), 16-5A(2), 16-5B(1)	—	Level 2: Consult	Covered by GP EIR	\$60,000-\$80,000	18 months
								\$360,000 - \$615,000	

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Potential Grant Funding	Recommended Level of Community Engagement	CEQA Options	Approximate Cost Range	Approximate Duration
Year 2 Tasks: Begin FY 2019–2020									
2.1	LOCAL HAZARD MITIGATION PLAN UPDATE - Complete required update to 2015 LHMP, including climate change vulnerability assessment. - Adopt updated 2020–2025 LHMP in 2020.	Planning, Sheriff	Countywide	—	FEMA Hazard Mitigation	Level 3: Involve	Exempt	\$75,000–\$100,000	12 months
2.2	GENERAL PLAN TECHNICAL UPDATE (SAFETY, HOUSING, EJ ELEMENTS + CLIMATE CHANGE) - Amend Safety Element to incorporate vulnerability assessment outcomes and include climate adaptation goals, policies, actions. - Prepare the County's 2020–2025 Housing Element update. - If updates to the Safety and Housing elements occur together, this triggers environmental justice element requirement.	Planning	Countywide	—	SB 1 (Caltrans - Resiliency Planning), SB 2 (HCD - Affordable Housing), Affordable Housing and Sustainable Communities (SGC)	Level 4: Collaborate	ND/MND	\$75,000–\$250,000 (incl. CEQA)	18 months
2.3	AREA PLANS - GROUP 1 - Group 1 communities represent the most likely locations for expanded commercial, office, industrial, and mixed-use areas within the county, as well as locations that may be suitable for expanding housing options. - Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location. - This task includes the following area plans: Bear Valley Community Plan, Bootjack Community Plan, Buck Meadows Special Plan, Coulterville Town Plan Update, Greeley Hill Community Plan, Mount Bullion Town Plan, Yosemite West Special Plan. - Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to expand workforce housing options consistent with Housing Element objectives and policies and housing program administration.	Planning	Community Plan Areas Countywide	5-1A(1), 5-1A(3), 5-4A(3)	SB 1 (Caltrans - Transportation Planning), SB 2 (HCD - Affordable Housing), Affordable Housing and Sustainable Communities (SGC)	Level 4: Collaborate	Covered by GP EIR	\$350,000–\$500,000 for 7 new plans and 1 focused update	24 months
2.4	ENVIRONMENTAL CONSERVATION PROGRAM - Establish a Mariposa County Environmental Conservation Program comprising development standards and ongoing programs to conserve, protect, and mitigate impacts to the following resources. <u>AGRICULTURAL RESOURCES</u> - Maintain a program for agricultural invasive species eradication. <u>BIOLOGICAL RESOURCES</u> - Identify and develop mitigation programs for significant and sensitive habitat areas, including wildlife migration corridors, breeding and nesting areas (as seasonally appropriate), and riparian habitat around bodies of water and along watercourses and seasonal drainages. - Identify and develop mitigation programs for known occurrences of special-status animal and plant species, including appropriate development buffers. - Minimize removal of native trees and groves of trees. - Establish guidelines for biological resource surveys as part of environmental review, as described in Implementation Measure 11-4A(6). - Record data collected from biological resources surveys to create a comprehensive map of vegetation communities with associated habitats for sensitive wildlife species. - Require site surveys in compliance with federal and state regulations as part of environmental review to determine the presence or absence of sensitive biological resources. <u>MINERAL RESOURCES</u> - Establish standards for the exploration, development, and reclamation activities associated with mineral resource projects. <u>WATER RESOURCES</u> - Coordinate with MPUD to promote appropriate reuse of treated wastewater. - Coordinate with domestic water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage. - 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. - Review development designs to ensure compliance with federal and state water quality regulations and to ensure that the project does not discharge contaminated water.	Planning	Countywide	10-3A(2), 11-2A(2), 11-2A(3), 11-2B(1), 11-2C(2), 11-3A(2), 11-4A(1), 11-4A(2), 11-4A(3), 11-4A(5), 11-4A(6), 11-4A(7)	—	Level 3: Involve	Covered by GP EIR	\$70,000–\$125,000	24 months
2.5	HISTORIC RESOURCES PROGRAM - Update the County's Historic Design Review Overlay Ordinance and establish a countywide historic resources program. - Reorganize the Historic Sites and Records Preservation Committee to meet the requirements for a local Historic Preservation Commission recognized by the US Department of the Interior. - Designate the Planning Director as the County's Cultural Resources Coordinator/Historic Preservation Officer. - Complete the ongoing County historic sites inventory. - 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.	Planning	Countywide	14-1A(1), 14-1A(2), 14-2A(1), 14-2A(2), 14-5A(1)	—	Level 4: Collaborate	Covered by GP EIR	\$60,000–\$100,000	18 months
2.6	CREATE/UPDATE COUNTYWIDE DESIGN GUIDELINES AND STANDARDS, AND A SCENIC VIEWS PLAN - Prepare countywide design guidelines and standards addressing the following provisions, in addition to provisions which may be recommended in community/area plans. - Establish guidelines to ensure development complementary to rural character. - Prepare a scenic views plan for preservation of visual quality along highways in the county. The plan should identify resources, views, and programs while protecting the rights of private property owners. - Prepare landscaping guidelines for the use of site-appropriate native plant species. - Prepare and adopt historic design review guidelines for use in historic districts to complement the historic design review standards. - Prepare site design guidelines for new development projects in or near a seismic risk area (fault zone) or geologic hazard area to minimize or eliminate such risk.	Planning	Countywide	11-1A(1), 11-1A(4), 11-4A(4), 14-4A(1), 16-8A(1)	FEMA Hazard Mitigation	Level 3: Involve	Covered by GP EIR	\$80,000–\$100,000	24 months
								\$710,000 - \$1,175,000	

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Potential Grant Funding	Recommended Level of Community Engagement	CEQA Options	Approximate Cost Range	Approximate Duration
Year 3 Tasks: Begin FY 2020–2021									
3.1	GREENHOUSE GAS REDUCTION PROGRAM <ul style="list-style-type: none"> - Prepare a GHG emissions reduction program consistent with State CEQA Guidelines Section 15183.5. - Option to combine ND/MND with General Plan technical update. - The GHG emissions reduction program should include all of the following components. - Quantify GHG emissions, both existing (2017 or 2018 update to existing Sierra Business Council inventory) and projected over a specific time period (2030, 2050), resulting from activities within the county. - Establish a level, based on substantive evidence, below which the contribution of emissions from activities covered by the plan would not be cumulatively considerable (in 2030, 2050). - Identify and analyze the emissions resulting from specific actions or categories of actions anticipated within the county. - Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level (in 2030, 2050). - Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels. - Consider both the impacts and benefits of forests and agriculture. - Be adopted through a public process following environmental review. 	Planning	Countywide	—	SB 1 (Caltrans - Resiliency Planning), Affordable Housing and Sustainable Communities (SGC)	Level 3: Involve	ND/MND	\$100,000–\$150,000 (incl. CEQA)	24 months
3.2	ROADWAY DEVELOPMENT FEE PROGRAM <ul style="list-style-type: none"> - 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 that improvements are accomplished in the needed time frame and would substantially benefit economic development within the county. 	Public Works	Countywide	9-1A(2)	—	Level 1: Inform	Exempt	\$40,000–\$75,000	18 months
3.3	AREA PLANS - GROUP 2 <ul style="list-style-type: none"> - Area plans provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location. - This task includes the following area plans: Don Pedro Town Plan, Foresta Special Plan, Hornitos Community Plan. - Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to address nonresidential uses that complement the focused updates to these plans completed in Task 2.3. - Catheys Valley Community Plan was adopted in 2012 and no update is proposed. - Wawona Town Plan (Specific Plan) was last updated in 2012 and no update is proposed. 	Planning	Community Plan Areas Countywide	5-1A(1), 5-1A(3), 5-4A(3)	SB 1 (Caltrans - Transportation Planning), SB 2 (HCD - Affordable Housing), Affordable Housing and Sustainable Communities (SGC)	Level 4: Collaborate	Covered by GP EIR	\$200,000–\$275,000 for 3 new plans and 1 focused update	24 months
								\$340,000 - \$500,000	
Year 4 Tasks: Begin FY 2021–2022									
4.1	ZONING ORDINANCE UPDATE - PART 2 <ul style="list-style-type: none"> - Part 2 of 3, consisting of items directed by Mariposa Town Plan, El Portal Town Plan, Midpines Community Plan, and Group 1 area plans. 	Planning	Community Plan Areas Countywide	5-4B(1), 14-4A(2)	SB 2 (HCD - Affordable Housing)	Level 3: Involve	Covered by GP EIR	\$50,000–90,000	12 months
4.2	UPDATE PUBLIC WORKS STANDARDS AND TRAFFIC IMPACT ASSESSMENT GUIDELINES <ul style="list-style-type: none"> - Prepare a comprehensive update to the County's Public Works Standards and Traffic Impact Assessment Guidelines to include the following provisions, in addition to provisions that may be recommended in area plans: - Establish LOS D as minimum acceptable operation standard for a public roadway. - Establish that the density of land for development purposes be based on the capacity of a road divided by the average daily traffic of the permitted uses. - Establish that the capacity of a County road must be assessed when proposed development would increase utilization of the road by more than 25%. - Update County Roads Standards as described in Implementation Program 9-1E(1). - Identify unpaved roads that could be paved to improve air quality. 	Public Works	Countywide	9-1A(1), 9-1C(1), 9-1C(2), 9-1E(1)	—	Level 2: Consult	Covered by GP EIR	\$20,000–\$50,000	18 months
4.3	EMERGENCY SERVICES PLAN <ul style="list-style-type: none"> - Prepare and implement an emergency services plan. 	Sheriff, Fire Department	Countywide	9-9A(1), 9-9A(2)	FEMA Hazard Mitigation	Level 1: Inform	N/A	\$15,000–\$25,000	12 months
4.4	COLLABORATIVE PLANNING DIALOGUE <ul style="list-style-type: none"> - Initiate discussions with representatives from public agencies, school district administration, and private utilities to establish a formal collaborative cooperation and planning process. - Form partnerships to seek grant funding to advance goals shared between agencies. - Establish school facility mitigation and funding mechanisms with school district administration as described in Implementation Measure 9-7A(3). - Coordinate with school district to enhance technical and vocational training programs related to Mariposa County's largest industries (tourism, hospitality, etc.). - Coordinate with school district to learn of school capital facility proposals that may benefit from County participation or partnership. - Participate in conservation management planning with federal and state and other public and private agencies. - When other agencies propose to develop park or recreation facilities, the County should participate when a local recreation need can also be served. - Explore with federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources. - Coordinate with federal and state agencies to maintain and increase multiple use on public land to increase regional tourism opportunities and to develop trailhead facilities and other access points to public lands. - Continue to work with Cal Fire and the Mariposa County Fire Safe Council or other appropriate agency or group to educate residents and coordinate citizen efforts in fire prevention. 	Board of Supervisors, Planning	Countywide	5-8A(1), 9-7A(2), 9-7A(3), 9-8A(1), 10-1B(2), 11-1B(1), 12-4A(1), 12-4A(2), 12-4A(3), 13-1A(1), 13-1B(1), 13-3A(1), 16-2A(1), 16-2B(1)	FEMA Hazard Mitigation	Level 3: Involve	N/A	\$25,000–\$50,000	12 months
4.5	AGRICULTURAL BEST PRACTICES PROGRAM <ul style="list-style-type: none"> - Prepare a manual or similar document identifying successful agricultural practices used in the county. - Develop and implement a program describing funding sources for agricultural technical and economic assistance. - Include support for identifying a market for heritage crop varieties. 	Agricultural Commissioner, Planning	Countywide	10-3A(1), 10-3B(1), 10-4A(1)	—	Level 4: Collaborate	N/A	\$10,000–\$20,000	6 months
								\$120,000 - \$235,000	

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Potential Grant Funding	Recommended Level of Community Engagement	CEQA Options	Approximate Cost Range	Approximate Duration
Year 5 Tasks: Begin FY 2022–2023									
5.1	ZONING ORDINANCE UPDATE - PART 3 - Part 3 of 3, consisting of items directed by Group 2 area plans.	Planning	Community Plan Areas Countywide	N/A	SB 2 (HCD - Affordable Housing)	Level 3: Involve	Covered by GP EIR	\$50,000–\$90,000	12 months
5.2	COMMUNITY ARTS PROGRAMS - Prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities. - Establish a formal community arts program and support the Mariposa County Arts Council in advising the Board of Supervisors on the arts. - Establish an annual county calendar of community art events and standards for marketing and branding art in Mariposa County.	Board of Supervisors, Planning	Countywide	7-1A(1), 7-2A(1), 7-2B(1), 7-2D(1)	National Endowment for the Arts (Our Town)	Level 4: Collaborate	Exempt	\$20,000–\$25,000	12 months
5.3	PREPARE PARKS AND RECREATION PLAN - Prepare a comprehensive Parks and Recreation Plan for County facilities to include the following, in addition to recommendations from community/area plans: - Establish performance standards for maintenance of parks and recreation facilities preventing premature deterioration. - Implement youth programs for both “after school” and times of the year when school is not in session. - Identify a broad range of recreation opportunities and facilities needed to serve the county’s diverse population. - Identify short-, intermediate-, and long-term revenue sources for parks and recreation.	Public Works	Countywide	12-1B(1), 12-1B(2), 12-3A(1), 12-3A(2), 12-5A(1)	—	Level 3: Involve	ND/MND	\$90,000–\$150,000 (incl. CEQA)	18 months
								\$160,000 - \$265,000	
Beyond Year 5 Tasks: Begin after FY 2023									
B.1	GENERAL PLAN TECHNICAL UPDATE (REMAINING ELEMENTS) - Complete remaining technical updates to the following General Plan Elements: Administration, Land Use, Economic Development, Arts and Culture, Circulation-Infrastructure-Services, Agriculture, Conservation and Open Space, Local Recreation, Regional Tourism, Historic and Cultural Resources, Noise. - Option to combine program EIR with RTP update.	Planning	Countywide	—	SB 1 (Caltrans - Resiliency Planning), SB 2 (HCD - Affordable Housing), Affordable Housing and Sustainable Communities (SGC)	Level 3: Involve	Program EIR	\$500,000–\$900,000 (incl. CEQA)	18 months
B.2	REGIONAL TRANSPORTATION PLAN UPDATE - Prepare a 5-year update to the County’s Regional Transportation Plan. - Update the County Transportation Plan concurrently with the RTP update. - Option to combine program EIR with General Plan Technical update.	Public Works, MCLTC	Countywide	9-2A(3)	—	Level 4: Collaborate	Program EIR	\$75,000–\$100,000 (incl. CEQA)	18 months
B.3	UPDATE BUILDING, GRADING, AND OTHER COUNTY CODES - Complete the following updates to other County codes to implement the General Plan, in addition to updates that may be recommended in community/area plans. Note that some updates may occur during earlier tasks based on completion of related work items. - Require that building materials have a low reflective index. - Establish water conservation standards consistent with state guidelines, as described in Implementation Program 11-2A(1). - Amend the County Grading Ordinance provisions for erosion control on all development projects, and review and update other portions of the Grading Ordinance to correspond to current state law and best practices. - Amend the County Grading Ordinance to require ponds and facilities for retaining water to be designed to prevent downstream flooding. - Amend Building Code to require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts and to implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines. - Enact amendments to the Mariposa County Code to implement fire safe standards as described in Implementation Measure 16-1B(1). - Adopt a comprehensive County Flood Protection Ordinance that includes requirements identified in Implementation Measures 16-4A(1) and 16-4B(1).	Building, Planning	Countywide	11-1D(1), 11-2A(1), 11-5A(1), 11-5A(2), 15-1(A), 15-1A(2), 15-2A(1), 16-1B(1), 16-4A(1), 16-4B(1), 16-5C(1)	—	Level 2: Consult	Exempt	\$50,000–\$80,000	12 months
								\$625,000 - \$1,080,000	
TOTAL ESTIMATED COST								\$2,315,000 - \$3,870,000	

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II. Strategic Implementation Work Plan

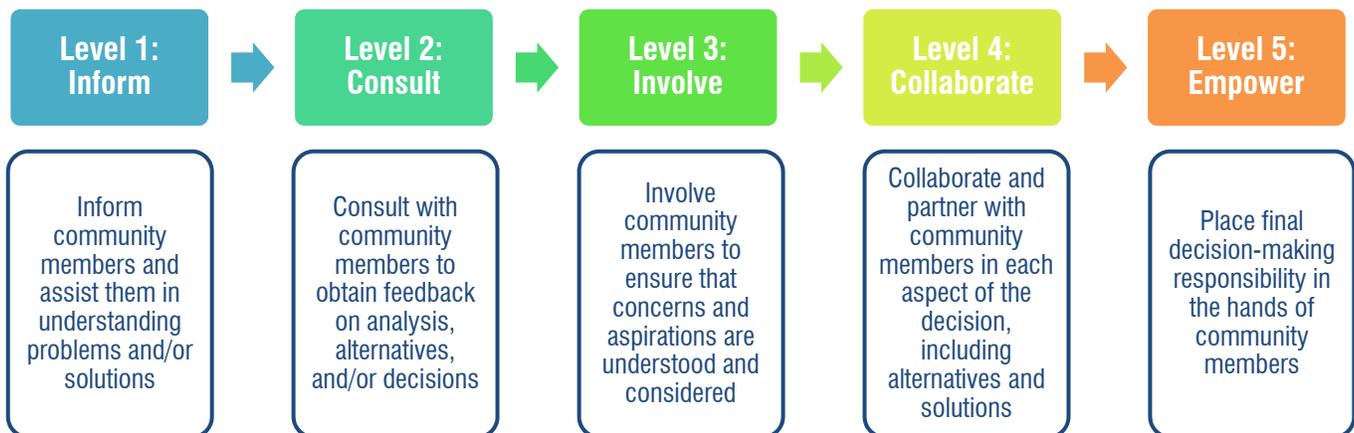
C. Community Engagement Strategies

Community outreach and engagement will be integral to the implementation of the identified work tasks. An effective community engagement effort will share information with community members about the planning process and elicit responses to help define issues and expectations for each effort. It will also build consensus on key issues, so that the implementation process may be based on the support of community members and leaders.

The Work Plan provides guidance on the anticipated level of engagement recommended for each work task. The identified level of engagement is an initial assessment of the community outreach and engagement needs for the task and may be adjusted to reflect the specific needs of the community at the time the work task is initiated. Generally, the higher the recommended level of engagement, the more resources are needed to meet the engagement objective. The level of engagement is intended to inform the most appropriate engagement strategies for each task. Summaries of the levels of engagement used to establish a general objective for community outreach and the available outreach strategies to implement the engagement objectives are included below.

Levels of Engagement

The International Association for Public Participation (IAP2) developed the public participation spectrum to describe five levels of public participation: inform, consult, involve, collaborate, and empower. The higher the level on the public participation spectrum the greater the involvement and control given to the community. Each level is generally described below.



For each task in the Work Plan, a recommended level of engagement has been identified to help inform what strategies for engagement would be the most appropriate for each task. Most work tasks are within a range of Level 2: Consult through Level 4: Collaborate on the engagement spectrum.

Strategies for Engagement

There are multiple strategies available for engaging the community. Many of these strategies, listed below, can fall in multiple levels on the engagement spectrum, depending on how the outreach program is structured. Using the level of engagement identified for each work task, the scope of work may be refined to meet the objective of the specific task upon initiation. For each task identified in the Strategic Implementation Work Plan, the resulting task order should specify a range of community engagement tools appropriate to the recommended level of community engagement from the menu below.

II. Strategic Implementation Work Plan

Noticing

1: Inform

Public noticing shares information with the community on upcoming public hearings, study sessions, workshops, open houses, and charrettes. At a minimum, noticing will be consistent with Mariposa County requirements. Additional methods, including flyers, newsletters, newspaper advertisements, press releases, email blasts, websites, and/or social media announcements, are all noticing options available to the County and may be considered.

Informational Materials

1: Inform

A range of informational materials can be created, including fact sheets, brochures, maps, and informational posters, to help community members understand the project(s). Project brochures typically include the project purpose and vision, public participation schedule, definitions of project-related terms, relevant data and infographics, and contact information. Fact sheets can be hand-distributed at community events and local agency facilities and through stakeholder networks and community organizations, sent via email or mail, and posted on the County's website.

Paper and Electronic Surveys

2: Consult

Surveys are an opportunity for large numbers of people to provide input with a limited time commitment. Online or paper surveys can be distributed and promoted through local community groups, schools, community centers, the County's website, and social media outlets. Surveys may be used to gather specific input on alternatives, policy development, and planning in a short, easy-to-read format. Surveys can be translated into multiple languages so participants can respond in the language they are most comfortable using.

Comment Cards

2: Consult

Comment cards can be used to allow the public to provide written comments regarding a project or plan during public meetings and workshops. Written comments can also be accepted throughout the process via the County's website or email.

Study Sessions

2: Consult

3: Involve

4: Collaborate

Study sessions offer an opportunity for the Planning Commission and/or the Board of Supervisors to review and make specific recommendations on a project or plan at key junctures in the process. Study sessions are an effective way to develop consensus on the direction of a project or plan.

Stakeholder Interviews

2: Consult

3: Involve

Interviews allow stakeholders time to provide meaningful feedback with an informal one-on-one approach. One-on-one interviews are important for key community members or community leaders who may feel more comfortable talking in a more private setting than in a large group. Interview questions are typically designed to facilitate dialogue between the interviewer and interviewee.

Focus Groups

2: Consult

3: Involve

4: Collaborate

Focus groups are an effective way to communicate and gather feedback from a small number of people. Focus groups can be organized so that stakeholders can be grouped together to provide feedback (e.g., local business owners, environmental groups, housing advocates, public agencies). Alternately, these meetings could occur at regularly scheduled meetings of local groups, clubs, or organizations. They offer a more intimate experience than a community workshop. Focus groups should be informal and allow everyone in the group a chance to speak.

II. Strategic Implementation Work Plan

Community Workshops

2: Consult

3: Involve

4: Collaborate

A community workshop is a way to collaborate with the community and gather feedback on a specific topic or process. Most community workshops will be part presentation and part feedback exercise. The following are examples of the exercise techniques that can be used during a community workshop. Techniques can be used alone or in combination, depending on the meeting's focus or objective.

- **Sticky note exercise:** A sticky note exercise is a simple and effective way to get a large group of people involved in a meaningful way. This exercise works well when the workshop involves a series of questions for a large audience. To conduct this exercise, the facilitator asks the first question of the participants and asks them to provide three to five responses to the question. The participants write one response per sticky note and place the notes on the wall. Facilitators read the sticky notes and group them by theme with a heading describing the theme. This process is repeated with each question. When all of the questions have been asked, the facilitator will summarize the responses and themes to the audience.
- **World Café:** The World Café technique was designed to emulate a café setting where discussion is open and relaxed. This can include tablecloths, paper placemats (for note taking), flowers on the table, etc. The idea is that participants move from table to table to discuss a topic or series of topics with different groups of people, with each discussion lasting 5 to 15 minutes.
- **Breakout sessions:** Breakout sessions are a great way to break up a large group. Small groups can be working on the same questions or different questions. Each group should assign a recorder, timekeeper, and presenter within their group before starting. The key to small group discussions is to allow time for each group to present their ideas back to the larger group. Worksheets can also be used to guide discussion in groups. Typically, at the conclusion of the breakout session, the group would “report out” to all the meeting attendees.
- **Dot voting:** Dot voting is a simple method for recognizing points of agreement among large numbers of people. Participants vote on ideas using dot stickers. The result is a graph-like visual representation of the group's collective opinion.
- **Other exercises:** Other exercises can be designed for a specific topic and focus to meet the objective for the applicable work task.

Charrettes

3: Involve

4: Collaborate

A charrette is an intensive planning session where community members, planners, and designers collaborate on a vision for a development or planning project. Like a community workshop, most charrettes begin with a presentation providing an overview of the project followed by an exercise. Activities usually use brainstorming exercises, mapping, and design-driven exercises to allow participants to create a vision for the place or project.

Open Houses

2: Consult

3: Involve

4: Collaborate

An open house is an informal way to get feedback on a specific topic or topics. An open house is arranged in different “stations” or topics around the room, offering participants the chance to take their time and visit each station. Open houses usually last between 2 and 4 hours, allowing participants to come and go when they like. Each station can present information for the community as well as offer a way for the community to provide feedback.

II. Strategic Implementation Work Plan

Advisory Committees

3: Involve

4: Collaborate

Advisory committees are an effective way to involve stakeholders in the planning process. Since advisory committees often meet multiple times, members will develop a deeper understanding of the project and be able to provide in-depth feedback throughout the process. Effective advisory committees include community members who represent a broad range of the community at large. Meeting schedules and agendas are distributed at least one week prior to each meeting to ensure members have ample time to review materials. Meetings generally include a short presentation by planning staff and/or the consultant team, followed by a discussion or exercise to garner input on the selected topic.

Public Hearings

2: Consult

3: Involve

4: Collaborate

5: Empower

Elected and appointed officials serve as representatives of the community. Public hearings are a formal opportunity for the Planning Commission and the Board of Supervisors to review and approve plans and projects, as well as include a public comment period in which the public can provide feedback.

D. Future Task Orders

As noted in *Section II.A – Project Management Plan*, the County has the option of entering into a Master Service Agreement for the implementation of work tasks listed in the Work Plan. A Master Service Agreement defines the roles of both the County and a selected consultant in the management and delivery of projects and establishes a mechanism for the approval of task orders to complete work on an as-needed basis. The benefit of this approach to the County is that having such an agreement in place simplifies and speeds up obtaining approval for consulting services for each task, as opposed to issuing an RFP and conducting a competitive selection process for each task. In addition, it ensures consistency of the work approach, the team's engagement with community members, and the work product from one task to the next.

With a Master Service Agreement in place, and once the County is ready to initiate work on a task, the County would request that the consultant submit a task order for the project. The consultant would prepare the task order in the format shown in the template included as **Attachment 2** and send it to the appropriate County contact person for approval. The work task summary sheets in **Attachment 1** are used as the basis of the task order's content.

Once the task order is signed by both parties, the consultant is authorized to begin work on the project, coordinating with County staff according to the roles and responsibilities outlined in the Master Service Agreement and further defined in the executed task order.

III. Monitoring and Reporting

A. Process for Monitoring and Reporting on the Work Plan

Once work gets under way on the General Plan implementation tasks, it will be important for the County to track and monitor progress on the Work Plan. A well-designed process for monitoring the status of work tasks will help County staff to plan for workflow and outside consultant services, as well as for funding needs and annual budget allocations and requests. It will also enable staff to keep the Board of Supervisors, the Planning Commission, the public, and other interested parties informed of progress and future milestones related to General Plan implementation projects. The information in the checklist will also be useful for reporting on grants received in support of the work tasks on the list.

In addition to internal County monitoring and reporting, state law requires a local jurisdiction to prepare an annual report on implementation of its general plan to its legislative body (in the case of Mariposa County, the Board of Supervisors), the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD).¹

A monitoring checklist to assist with both internal and external monitoring and reporting requirements is provided as **Attachment 3**. The checklist follows the same format as **Table B-1**, including those tasks that are time sensitive to meet state or federal mandates. The checklist includes additional columns for the project budget, status, date work was initiated, percentage complete, anticipated date of completion, and status notes.

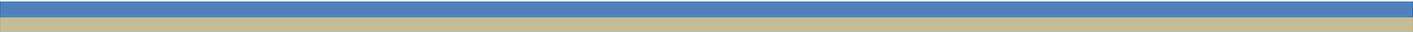
The monitoring checklist is intended to be updated on an ongoing basis as needed and to guide periodic updates on General Plan implementation progress for the Planning Commission and the Board of Supervisors. The checklist can also be appended to the state-required Annual General Plan Report, although the required annual report must be based on a calendar year (January 1 through December 31), whereas the Work Plan and the monitoring checklist are organized by fiscal year (July 1 through June 30). However, the information in the status notes and other columns in the checklist can be used to prepare a narrative General Plan implementation report that addresses actions and milestones achieved during the most recent calendar year.

¹ California Government Code Section 65400(a)(2)(A).

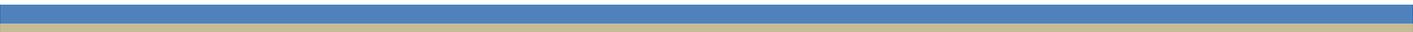
III. Monitoring and Reporting

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**Attachment 1:
Work Task Summary Sheets**



YEAR 1 TASKS
(BEGIN FY 2018–2019)



Task 1.1: Countywide Fire Safety Strategic Plan

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
County Fire, Fire Safe Council	Countywide	\$40,000–\$60,000	12 months

Project Summary and Purpose

Complete a strategic plan for fire safety that incorporates the Standards of Cover for the Mariposa County Fire Department.

Preliminary Scope of Work

- Prepare and submit application to FEMA for funding under the Fire Prevention & Safety Grants program.
- Conduct kickoff meeting with Fire Department staff.
- Prepare community engagement strategy.
- Review existing Community Wildfire Protection Plans (CWPPs).
- Identify long-term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety.
- Identify thresholds and capital facility needs for each of the existing and future service areas.
- Revise and update the Standards of Cover and service area maps.
- Prepare a draft Fire Safety Strategic Plan. The plan will:
 - Incorporate the Standards of Cover for the Mariposa County Fire Department, identifying current and future fire service areas and standards.
 - Consolidate local Community Wildfire Protection Plans (CWPPs) into a Countywide CWPP.
 - Identify land use, zoning, density, property maintenance and other standards that would improve fire safety.
- Convene and attend a community meeting to present the draft plan and receive feedback.
- Prepare final Fire Safety Strategic Plan.
- Prepare Board of Supervisors staff report and resolution for approval.
- Attend Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 2 – Consult

Recommended Level of CEQA Review: Exempt

Potential External Funding Sources

- FEMA Hazard Mitigation
- SB 1 (Caltrans – Adaptation Planning)

General Plan Implementation Measures Addressed

- 16-3A(1)
- 16-3A(2)
- 16-3A(3)
- 16-3A(4)

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Task 1.2: Mariposa Town Plan Update

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Mariposa	\$100,000–\$200,000	18 months

Project Summary and Purpose

Update the Mariposa Town Plan to include the identified expansion area and to provide land use policy guidance that is consistent with the community’s character and vision.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Review existing Mariposa Town Plan and other relevant County documents.
- Participate in meetings with staff from the Planning Department and other County departments to obtain input and direction on desired changes to permitted land uses and development standards.
- Convene and attend meetings with Mariposa property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Prepare draft plan amendments. The updated Town Plan will address the following issues, in addition to others to be identified during the planning process:
 - Incorporate provisions that expand locations for industrial uses near Mariposa Airport, and provide sufficient capacity to allow for potential expansion of office locations.
 - Ensure that the community plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.
 - Ensure that the community plan includes land area to accommodate local rural home industries that outgrow their home-based location.
 - Require water and sewer disposal to be provided from a centrally coordinated and managed system.
 - Expand locations for higher-density housing.
 - Ensure the plan addresses Housing Element objectives and policies and housing program administration.
 - Establish and annotate a future annexation process to add lands to utility service territories (e.g., SOI expansion, LAFCO process, service extensions, financial agreements).
 - Incorporate provisions of the Multimodal Transportation Feasibility Study being conducted by the Mariposa County LTC.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on draft plan amendments.
- Prepare final plan amendments.
- Prepare Planning Commission and Board of Supervisors staff report and resolution for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR, unless the plan proposes unanticipated service area annexations

Potential External Funding Sources

- SB 1 (Caltrans – Transportation Planning)
- SB 2 (HCD – Affordable Housing) funds may be available to supplement beginning in 2019

General Plan Implementation Measures Addressed

- 5-1A(1)
- 5-1A(3)
- 5-2A(4)
- 5-4A(3)

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Task 1.3: El Portal Town Plan

[In collaboration with National Park Service and Aramark]

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	El Portal	\$70,000–\$125,000	18 months

Project Summary and Purpose

Prepare a Town Plan for El Portal to provide General Plan–level land use policy guidance and recommend customized development regulations to be added to the Zoning Ordinance.

Preliminary Scope of Work

- Conduct kickoff meeting with County staff and representatives from the National Park Service and Aramark.
- Prepare community engagement strategy.
- Review relevant documents from the National Park Service regarding Yosemite National Park.
- Conduct a study of existing land uses, a survey of available land, and an analysis of suitable sites for residential and office development.
- Develop two to three alternative land use scenarios, including analysis of the impacts and feasibility of each alternative.
- Conduct internal meeting with County staff, the National Park Service, and Aramark to review alternative land use scenarios.
- Convene and attend a community workshop with El Portal property owners, residents, National Park Service employees, and Aramark employees to obtain feedback on land use scenarios.
- Develop recommendations for a preferred land use scenario.
- Create development and design standards for inclusion in the plan, as appropriate.
- Prepare draft El Portal Town Plan. The plan will address the following issues, in addition to others to be identified:
 - Incorporate provisions that identify suitable locations to accommodate additional workforce housing uses necessary to support Yosemite National Park and sufficient capacity to allow for potential expansion of office locations.
 - Ensure that the plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.
 - Ensure that the plan includes land area to accommodate local rural home industries that outgrow their home-based location.
 - Ensure that the plan addresses and is consistent with the Merced Wild and Scenic River Comprehensive Management Plan and Environmental Impact Statement (EIS)
 - Ensure the plan addresses Housing Element objectives and policies and housing program administration.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on draft plan.
- Prepare final El Portal Town Plan.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Potential National Park Service approval/action and potential need for National Environmental Quality Act (NEPA) action.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 2 (HCD – Affordable Housing) funds may be available to supplement in 2019

General Plan Implementation Measures Addressed

- 5-1A(1)
- 5-1A(3)
- 5-4A(3)

Task 1.4: Complete Midpines Community Plan

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Midpines	Assigned Staff	12 months

Project Summary and Purpose

Continue work on the Midpines Community Plan, which will provide General Plan–level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance.

Preliminary Scope of Work

- Continue to facilitate community group meetings with Midpines property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Continue to prepare the draft Community Plan. The plan will address the following issues, in addition to others to be identified during the planning process:
 - Ensure that the community plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on the draft plan.
- Prepare final Community Plan.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 5-1A(1)
- 5-1A(3)

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Task 1.5: Zoning Ordinance Update – Part 1

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$90,000–\$150,000	18 months

Project Summary and Purpose

Complete an update to the Mariposa County Zoning Ordinance to include provisions from community and town plans, and development criteria and standards.

Preliminary Scope of Work

This is part 1 of three Zoning Ordinance update scopes of work and includes the following tasks:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Review existing Zoning Ordinance.
- Conduct an initial Planning Commission and/or Board of Supervisors study session.
- Prepare annotated outline of Zoning Ordinance update including (some items below are not necessarily code updates [i.e., some may be established as department policy/procedure]):
 - Implement zoning provisions established in adopted Catheys Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan.
 - Develop siting and development standards for recreation and resort uses.
 - Establish performance-based zoning standards for commercial and industrial districts.
 - Establish standards to protect visual character and define “viewshed.”
 - Establish lighting standards consistent with recommendations from the International Dark Sky Association.
 - Establish standards for special event/wedding venues.
 - Establish standards for “close-to-services” development.
 - Establish provisions to accommodate home-based businesses consistent with each land use designation, and update agritourism ordinance and determining the appropriateness of home-based businesses outdoors on Williamson Act parcels.
 - Establish siting and development criteria for public facilities and sites.
 - Maintain maximum allowable residential density for all lands outside of community/area plans as one dwelling unit per 5 acres, plus an accessory dwelling unit on each parcel.
 - Update the extent and provisions of the Timber Reserve zoning district to limit development in areas of identified potential timber resources.
 - Establish that no discretionary project will be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest county major collector or state highway unless mitigation is required.
 - Address state-mandated zoning requirements for affordable housing.
 - Establish provisions for review and approval of projects within the Mariposa Airport Land Use Planning Area (review the provisions of the Airport Overlay Zone).
 - Establish that no project will be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply.
 - Clearly define uses compatible with agriculture and accommodating agritourism uses through changes to Agriculture and other zone districts.
 - Reevaluate permitted use tables in commercial and industrial districts to identify additional uses to be allowed by right (i.e., fewer CUPs).
 - Establish a procedure that allows County staff to address uses not currently listed.
 - Establish a procedure that allows County staff to approve minor deviations from development standards, as appropriate.

- Implement requirements for minimum building and grading setback lines from waters of the State that are adequate to protect stream, riparian, and wetland resource values.
- Review the need for a noise ordinance to define noise standards for the County.
- Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1).
- Require appropriate noise reduction measures for outdoor public events, as described in Implementation Measure 15-2B(3).
- Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services.
- Establish a dam inundation overlay district.
- Require a hydrologic evaluation for development projects located within floodplains and drainage channels to ensure potential flood hazard is minimized.
- Require 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.
- Require flood and drainage channels to be designed into landscaping plans.
- Prepare draft and final Zoning Ordinance update.
- Conduct public workshop to review major changes to the Zoning Ordinance.
- Attend public hearings to adopt the Zoning Ordinance update.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 2 (HCD – Affordable Housing) may be available in 2019

General Plan Implementation Measures Addressed

- | | | |
|------------|------------|------------|
| • 5-4C(1) | • 9-4A(1) | • 15-2B(3) |
| • 5-4C(2) | • 9-5A(1) | • 16-1A(1) |
| • 5-2A(2) | • 10-1C(1) | • 16-4C(1) |
| • 5-4B(2) | • 10-5A(1) | • 16-5A(1) |
| • 5-7A(1) | • 11-2D(1) | • 16-5B(1) |
| • 5-12A(1) | • 15-1A(1) | • 16-6A(1) |
| • 9-1D(1) | • 15-2B(1) | |

Task 1.6: Subdivision Ordinance Update

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$60,000–\$80,000	18 months

Project Summary and Purpose

Complete a comprehensive update to the County’s subdivision regulations.

Preliminary Scope of Work

The tasks required for the preparation of the Subdivision Ordinance update include:

- Conduct staff kickoff meeting.
- Conduct initial Planning Commission and/or Board of Supervisors study session.
- Review existing Subdivision Ordinance.
- Prepare draft and final Subdivision Ordinance update including:
 - Establish mechanism/procedure for minimum density subdivisions in lieu of minimum parcel size subdivisions.
 - Require new subdivisions to demonstrate adequate roadway capacity to serve the project prior to approval.
 - Require new subdivisions to provide mandatory contributions to maintain any roads that are not within the County-maintained road system.
 - Modify lot adjustment procedures/provisions as described in Implementation Measures 5-9A(2) regarding minimum parcel size and 10-2A(2) regarding Williamson Act parcels.
 - Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels.
 - Establish that no subdivision will be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest county major collector or state highway unless mitigation is required.
 - Establish that no subdivision will be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply.
 - Develop subdivision design standards for placement of structures on ridgelines and open hillsides.
 - Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes, views, and viewsheds.
 - Encourage maximized solar access where feasible and consistent with maintenance of scenic values in new subdivision designs.
 - Establish appropriate standards for new subdivisions proposing to provide alternative, on-site fire protection services.
 - Amend, if necessary, the County Subdivision Ordinance to ensure formal review of subdivisions by the fire agencies.
 - Require a hydrologic evaluation for proposed subdivisions located within floodplains and drainage channels to ensure potential flood hazard is minimized.
 - Require that subdivision parcel and final maps and building permit site plans provide for on-site detention for normal stormwater flows in excess of the capacity of natural drainage courses receiving runoff from the development.
 - Require subdivision parcels to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation.
- Attend public hearings to adopt the Subdivision Ordinance Update.

Recommended Level of Community Engagement: Level 2 – Consult

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 5-3A(3)
- 5-3B(1)
- 5-9A(2)
- 5-10A(1)
- 9-1D(1)
- 9-5A(1)
- 10-2A(2)
- 11-1A(2)
- 11-1A(3)
- 11-1C(3)
- 11-2D(2)
- 16-1A(1)
- 16-1C(1)
- 16-5A(1)
- 16-5A(2)
- 16-5B(1)

YEAR 2 TASKS
(BEGIN FY 2019–2020)

Task 2.1: Local Hazard Mitigation Plan Update

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning, Sheriff	Countywide	\$75,000–\$100,000	12 months

Project Summary and Purpose

The County will need to complete an update to the LHMP and ensure compliance with the Federal Emergency Management Agency (FEMA) standards. Maintaining an up-to-date LHMP allows Mariposa County to be aware of and more prepared for natural disasters and qualifies the County to receive disaster mitigation funding from FEMA.

Preliminary Scope of Work

The tasks required for the preparation of the Local Hazard Mitigation Plan update include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy, including convening a Hazard Mitigation Planning Team.
- Complete hazard analysis.
- Prepare a vulnerability assessment including impacts of climate change.
- Conduct a mitigation capability assessment.
- Prepare mitigation strategy.
- Prepare draft LHMP.
- Submit draft LHMP to Cal OES/FEMA.
- Conduct public hearing to adopt LHMP.
- Prepare final LHMP.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Exempt

Potential External Funding Sources

- FEMA Hazard Mitigation

General Plan Implementation Measures Addressed

No related implementation measures

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Task 2.2: General Plan Technical Update

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$75,000–\$250,000	18 months

Project Summary and Purpose

Complete targeted updates to the County’s General Plan to ensure compliance with state law and to address changes in community issues and vision since the initial adoption in 2006.

Preliminary Scope of Work

The tasks required for the preparation of the General Plan technical update include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Conduct initial study session with Planning Commission and/or Board of Supervisors.
- Prepare a Safety Element update including:
 - Review of new legislation and requirements.
 - Incorporation of additional wildfire hazard considerations for state responsibility areas (SRA) and lands in very high fire hazard severity zones.
 - Incorporate LHMP vulnerability assessment outcomes and include climate adaptation goals, policies, actions.
 - Complete consultation and submittal to California Emergency Management Agency, California Geological Survey, and Cal Fire.
- Prepare the 2020–2025 Housing Element update including:
 - Evaluate 2014–2019 Housing Element accomplishments.
 - Update housing needs assessment.
 - Update constraints and opportunities analysis.
 - Update housing resources.
 - Update housing goals, policies, and objectives.
 - HCD submittal and coordination.
- Conduct public hearings to adopt the Safety and Housing elements.
- If updates to the Safety and Housing elements occur together, preparation of an Environmental Justice element will also be required or can be included as part of an existing element.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Negative Declaration/Mitigated Negative Declaration

Potential External Funding Sources

- SB 1 (Caltrans – Resiliency Planning)
- SB 2 (HCD – Affordable Housing)
- Affordable Housing and Sustainable Communities (SGC)

General Plan Implementation Measures Addressed

No related implementation measures

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Task 2.3: Area Plans – Group 1

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Community Plan Areas Countywide	\$350,000–\$500,000	24 months

Project Summary and Purpose

Create area plans for Group 1 communities that protect the rural character of the towns while allowing for appropriate growth and adaptation to changing priorities and circumstances. Group 1 communities represent the most likely locations for expanded commercial, office, industrial, and mixed-use areas in Mariposa County, as well as locations that may be suitable for expanding housing options.

Preliminary Scope of Work

This task includes the following area plans: Bear Valley Community Plan, Bootjack Community Plan, Buck Meadows Special Plan, Coulterville Town Plan Update, Greeley Hill Community Plan, Mount Bullion Town Plan, and Yosemite West Special Plan. For each of these communities, the preliminary scope of work includes the following:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Participate in meetings with staff from the Planning Department and other County departments to obtain input and direction on significant community issues and desired changes to permitted land uses and development standards.
- Convene and attend meetings with property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Prepare draft area plan. Each plan will address the following issues, in addition to others to be identified during the planning process:
 - Ensure that each area plan defines “rural character” as it applies to each planning area and defines thresholds for uses deemed complementary to rural character.
 - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on the draft plan.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final area plan.

Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to expand workforce housing options. For each of these communities, the preliminary scope of work includes the following:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Review existing area plans and other relevant County documents.
- Participate in meetings with staff from Planning Department and other County departments to obtain input and direction on desired changes to permitted land uses and development standards.
- Convene and attend meetings with property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Prepare draft plan amendments. The updated plans will address the following issues:
 - Expand workforce housing options consistent with Housing Element objectives and policies and housing program administration.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).

- Hold a community workshop to present and receive feedback on draft plan amendments.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final plan amendments.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 1 (Caltrans – Resiliency Planning)
- SB 2 (HCD – Affordable Housing)
- Affordable Housing and Sustainable Communities (SGC)

General Plan Implementation Measures Addressed

- 5-1A(1)
- 5-1A(3)
- 5-4A(3)

Task 2.4: Environmental Conservation Program

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$70,000–\$125,000	24 months

Project Summary and Purpose

Establish a Mariposa County Environmental Conservation Program comprising development standards and ongoing programs to conserve, protect, and mitigate impacts to agricultural, biological, mineral, and water resources.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Conduct field surveys of significant natural resources as needed.
- Map significant natural resources in the county using Geographic Information Systems (GIS).
- Engage consulting services of appropriate professionals as needed (e.g., agricultural scientist, biologist, mineral engineer, water quality scientist).
- Consult with private landowners and public agencies that own and manage land in the county to obtain input and information, as needed.
- Develop a conservation program for each resource area (Agricultural, Biological, Mineral, Water) that establishes goals, objectives, development mitigation measures, timelines, and budget estimates for resource conservation programs. The plans will address the following issues, in addition to others to be identified during the planning process:

Agricultural Resources

- Maintain a program for agricultural invasive species eradication.

Biological Resources

- Identify and develop mitigation programs for significant and sensitive habitat areas, including wildlife migration corridors, breeding and nesting areas (as seasonally appropriate), and riparian habitat around bodies of water and along watercourses and seasonal drainages.
- Identify and develop mitigation programs for known occurrences of special-status animal and plant species, including appropriate development buffers.
- Minimize removal of native trees and groves of trees.
- Establish guidelines for biological resource surveys as part of environmental review, as described in General Plan Implementation Measure 11-4A(6).
- Record data collected from biological resources surveys to create a comprehensive map of vegetation communities with associated habitats for sensitive wildlife species.
- Require site surveys in compliance with federal and state regulations as part of environmental review to determine the presence or absence of sensitive biological resources.

Mineral Resources

- Establish standards for the exploration, development, and reclamation activities associated with mineral resource projects.

Water Resources

- Coordinate with the Mariposa Public Utility District to promote appropriate reuse of treated wastewater.
- Coordinate with domestic water system operators and public water purveyors to implement programs to eliminate water loss due to leakage.
- Designate watershed areas of surface water systems where such systems and their proposed watershed areas serve or can serve as a potable water source.
- Review development designs to ensure compliance with federal and state water quality regulations and to ensure that the project does not discharge contaminated water.

For All Resource Areas

- Recommend amended development standards or regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on draft resource conservation programs.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final resource conservation programs.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 10-3A(2)
- 11-2A(2)
- 11-2A(3)
- 11-2B(1)
- 11-2C(2)
- 11-3A(2)
- 11-4A(1)
- 11-4A(2)
- 11-4A(3)
- 11-4A(5)
- 11-4A(6)
- 11-4A(7)

Task 2.5: Historic Resources Program

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$60,000–\$100,000	18 months

Project Summary and Purpose

Continue work on the County’s Historic Resources Program to pursue official recognition by the US Department of the Interior, and continue working on tasks to ensure the preservation of historic sites and districts in Mariposa County.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Consult with County Planning Department staff, property owners, and local historical organizations such as the Mariposa Museum and History Center to collect information about local priorities and issues related to historic preservation.
- Host a community workshop to obtain input about issues and priorities related to historic preservation.
- Prepare an ordinance amending the purpose and membership composition of the Historic Sites and Records Preservation Commission in order to meet the requirements for a local Historic Preservation Commission recognized by the US Department of the Interior.
- Prepare a resolution designating the Planning Director as the County’s Cultural Resources Coordinator and Historic Preservation Officer.
- Conduct field surveys and/or historical archives research, and compile written and photographic documentation as needed to complete the County’s historic sites inventory.
- Based on the results of the completed historic sites inventory, identify new or expanded historic districts for nomination to the California Register of Historical Resources and/or the National Register of Historic Places.
- Prepare nomination forms for new or expanded historic districts.
- Identify items or topics related to historic preservation that should be included in the Countywide Design Guidelines and Standards update [Task 2.6], such as design guidelines for alterations and additions to historic properties, compatibility of new construction in designated historic districts, and others as appropriate.
- Hold focus meeting(s) with key property owners and local historical organizations to obtain feedback on draft work products, including historic sites inventory, draft nomination forms for new or expanded historic districts, and items/topics to be included in the Design Guidelines and Standards update.
- Finalize and submit historic district nomination forms to responsible state and/or federal agencies.
- Prepare Planning Commission and Board of Supervisors staff reports for approval of above resolution(s) and ordinance(s).
- Attend Planning Commission and Board of Supervisors public hearings for adoption of resolution(s) and ordinance(s).

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 14-1A(1)
- 14-1A(2)
- 14-2A(1)
- 14-2A(2)
- 14-5A(1)

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Task 2.6: Create/Update the Countywide Design Guidelines and Standards and a Scenic Views Plan

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$80,000–\$100,000	24 months

Project Summary and Purpose

Prepare and update the Countywide Design Guidelines and Standards, and prepare a Scenic Views Plan to maintain the county's visual resources and community design. Guidelines will also address aspects of sustainability, community safety, and resiliency.

Preliminary Scope of Work

The tasks required for the preparation of the Countywide Design Guidelines and Standards, and the Scenic Views Plan include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Conduct initial study session with Planning Commission and/or Board of Supervisors.
- Prepare draft Countywide Design Guidelines and Standards and draft Scenic Views Plan including the following:
 - Provisions which may be recommended in community/area plans.
 - Guidelines to ensure development complementary to rural character.
 - A plan for preservation of visual quality along highways in the county. The plan should identify resources, views, and programs while protecting the rights of private property owners.
 - Landscaping guidelines for the use of site-appropriate native plant species.
 - Historic design review guidelines for use in historic districts to complement the historic design review standards.
 - Site design guidelines for new development projects in or near a seismic risk area (fault zone) or geologic hazard area to minimize or eliminate such risk.
- Conduct public hearing to adopt the Countywide Design Guidelines and Standards and the Scenic Views Plan.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- FEMA Hazard Mitigation

General Plan Implementation Measures Addressed

- 11-1A(1)
- 11-1A(4)
- 11-4A(4)
- 14-4A(1)
- 16-8A(1)

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YEAR 3 TASKS
(BEGIN FY 2020–2021)

Task 3.1: Greenhouse Gas Reduction Program

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$100,000–\$150,000	24 months

Project Summary and Purpose

Prepare a greenhouse gas (GHG) emissions reduction program consistent with State CEQA Guidelines Section 15183.5 to formally adopt measures for GHG reduction and monitor progress toward the adopted goals.

Preliminary Scope of Work

The tasks required for the preparation of the greenhouse gas reduction program include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Conduct initial study session with Planning Commission and/or Board of Supervisors.
- Prepare draft greenhouse gas reduction program including the following components:
 - Quantify GHG emissions, both existing (2017 or 2018 update to existing Sierra Business Council inventory) and projected over a specific time period (2030, 2050), resulting from activities within the county.
 - Establish a level, based on substantive evidence, below which the contribution of emissions from activities covered by the plan would not be cumulatively considerable (in 2030, 2050).
 - Identify and analyze the emissions resulting from specific actions or categories of actions anticipated within the county.
 - Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level (in 2030, 2050).
 - Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels.
 - Ensure that the plan considers both the emissions impacts and the sequestration benefits of forests and agriculture.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final greenhouse gas reduction program.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Negative Declaration/Mitigated Negative Declaration or an option to combine ND/MND with General Plan technical update

Potential External Funding Sources

- SB 1 (Caltrans – Resiliency Planning)
- Affordable Housing and Sustainable Communities (SGC)

General Plan Implementation Measures Addressed

No related implementation measures

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Task 3.2: Roadway Development Fee Program

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Public Works	Countywide	\$40,000–\$75,000	18 months

Project Summary and Purpose

Prepare and implement a program to evaluate development impact fees for state highway intersection facilities needed to adequately service new growth.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Compile information about “pipeline” or expected future development projects, land use assumptions, and population growth projections.
- Compile information about existing conditions of county roads and state highway intersections, needed improvements for new growth, and cost estimates for improvements.
- Prepare nexus study demonstrating the relationship between new development and road/intersection improvements, and associated costs.
- Prepare draft ordinance and staff report for adoption of roadway development fee program.
- Prepare final ordinance and staff report for adoption of roadway development fee program.
- Attend Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 1 – Inform

Recommended Level of CEQA Review: Exempt

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 9-1A(2)

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Task 3.3: Area Plans – Group 2

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Community Plan Areas Countywide	\$200,000–\$275,000	24 months

Project Summary and Purpose

Prepare area plans to provide General Plan–level land use policy guidance and potentially recommend customized development regulations to be added to the Zoning Ordinance. This task includes both the creation of three new area plans and the focused update of two additional plans.

Preliminary Scope of Work

This task includes the following area plans: Don Pedro Town Plan, Foresta Special Plan, Hornitos Community Plan. For each of these communities, the preliminary scope of work includes the following:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Participate in meetings with staff from the Planning Department and other County departments to obtain input and direction on significant community issues and desired changes to permitted land uses and development standards.
- Convene and attend meetings with property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Prepare draft area plan. Each plan will address the following issues, in addition to others to be identified during the planning process:
 - Ensure that each area plan defines “rural character” as it applies to each planning area and defines thresholds for uses deemed complementary to rural character.
 - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).
- Hold a community workshop to present and receive feedback on the draft plan.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final area plans.

Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to address nonresidential uses. For each of these communities, the preliminary scope of work includes the following:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Review existing area plans and other relevant County documents.
- Participate in meetings with staff from the Planning Department and other County departments to obtain input and direction on desired changes to permitted land uses and development standards.
- Convene and attend meetings with property owners, residents, and other community stakeholders to obtain input on significant community issues, desired land uses, etc.
- Prepare draft plan amendments. The updated plans will address the following issues, in addition to others to be identified during the planning process:
 - Address nonresidential uses that complement the focused updates to these plans completed in Task 2.3.
 - Recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300).

- Hold a community workshop to present and receive feedback on draft plan amendments.
- Prepare Planning Commission and Board of Supervisors staff report and resolution for approval.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.
- Prepare final plan amendments.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 1 (Caltrans – Transportation Planning)
- SB 2 (HCD – Affordable Housing)
- Affordable Housing and Sustainable Communities (SGC)

General Plan Implementation Measures Addressed

- 5-1A(1)
- 5-1A(3)
- 5-4A(3)

YEAR 4 TASKS
(BEGIN FY 2021–2022)

Task 4.1: Zoning Ordinance Update – Part 2

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Community Plan Areas Countywide	\$50,000–\$90,000	12 months

Project Summary and Purpose

Complete an update to the Mariposa County Zoning Ordinance to include development criteria and standards from community and town plans.

Preliminary Scope of Work

This is part 2 of three Zoning Ordinance updates and includes the following tasks:

- Conduct staff kickoff meeting
- Draft Zoning Ordinance amendments directed by Mariposa Town Plan, El Portal Town Plan, Midpines Community Plan, and Group 1 area plans.
- Conduct public hearings to adopt Zoning Ordinance amendments

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 2 (HCD – Affordable Housing)

General Plan Implementation Measures Addressed

- 5-4B(1)
- 14-4A(2)

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Task 4.2: Update Public Works Standards and Traffic Impact Assessment Guidelines

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Public Works	Countywide	\$20,000–\$50,000	18 months

Project Summary and Purpose

Prepare a comprehensive update to the County’s Public Works Standards and Traffic Impact Assessment Guidelines to ensure acceptable traffic flow, road capacity, and road quality.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Review the existing Public Works Standards and Traffic Impact Assessment Guidelines.
- Participate in meetings with staff from the Public Works Department and the Planning Department to obtain input and direction on desired changes to the guidelines.
- Prepare draft amendments to Public Works Standards. The updated standards will address the following issues, in addition to others to be identified during the planning process:
 - Establish that the capacity of a county road must be assessed when proposed development would increase utilization of the road by more than 25 percent.
 - Update County Roads Standards as described in General Plan Implementation Program 9-1E(1).
 - Identify unpaved roads that could be paved to improve air quality.
 - Establish that the density of land for development purposes should be based on the capacity of a road divided by the average daily traffic of the permitted uses.
- Prepare draft amendments to the Traffic Impact Assessment Guidelines. The updated standards will address the following issues, in addition to others to be identified during the planning process:
 - Establish an appropriate threshold that incorporates vehicle miles traveled (VMT) as a standard metric for transportation planning and evaluation of transportation impacts of development projects under the California Environmental Quality Act (CEQA).
 - Ensure that the updated Traffic Impact Assessment Guidelines conform to the Office of Planning and Research (OPR) requirements for transportation impact analysis under CEQA.
- Consider amending the General Plan to provide a policy basis for establishing the VMT CEQA threshold, while retaining the existing level of service (LOS) standards and establishing LOS D as the minimum acceptable operation standard for a public roadway.
- Prepare Planning Commission and Board of Supervisors staff reports and resolutions for approval of the updated Public Works Standards and Traffic Impact Assessment Guidelines.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 2 – Consult

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 9-1A(1)
- 9-1C(2)
- 9-1C(1)
- 9-1E(1)

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Task 4.3: Emergency Services Plan

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Sheriff, Fire Department	Countywide	\$15,000–\$25,000	12 months

Project Summary and Purpose

Prepare an emergency services plan to establish coordinated and streamlined emergency operations for the County.

Preliminary Scope of Work

- Conduct kickoff meeting with County Sheriff’s Office and Fire Department staff.
- Prepare community engagement strategy.
- Refer to the County’s current Local Hazard Mitigation Plan (Task 2.1) and incorporate information regarding potential events requiring emergency response services.
- Identify thresholds and capital facility needs for each of the existing and future service areas.
- Identify long-term staffing levels, equipment and supplies, rolling stock, capital improvements, and other major items needed to maintain and improve emergency response.
- Prepare draft emergency services plan. The plan should address the following objectives:
 - Establish acceptable emergency response times.
 - Provide a system for the effective management of emergency events.
 - Identify lines of authority and relationships.
 - Assign tasks and responsibilities in the event of an emergency.
 - Create a framework for adequate resources for emergency response operations.
 - Ensure adequate maintenance of facilities, services, and resources.
- Prepare Board of Supervisors staff report and resolution for approval.
- Attend Board of Supervisors public hearings for adoption.
- Prepare final emergency services plan.

Recommended Level of Community Engagement: Level 1 – Inform

Recommended Level of CEQA Review: N/A

Potential External Funding Sources

- FEMA Hazard Mitigation

General Plan Implementation Measures Addressed

- 9-9A(1)
- 9-9A(2)

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Task 4.4: Collaborative Planning Dialogue

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Board of Supervisors	Countywide	\$25,000–\$50,000	12 months

Project Summary and Purpose

Initiate discussions with representatives from public agencies, school district administration, and private utilities to establish a formal collaborative cooperation and planning process.

Preliminary Scope of Work

The tasks required include:

- Collaborate with school districts to:
 - Establish school facility mitigation and funding mechanisms with school district administration as described in General Plan Implementation Measure 9-7A(3).
 - Enhance technical and vocational training programs related to Mariposa County's largest industries (tourism, hospitality, etc.).
 - Be notified of school capital facility proposals that may benefit from County participation or partnership.
- Collaborate with state and federal agencies to:
 - Participate in conservation management planning with federal and state and other public and private agencies.
 - Form partnerships to seek grant funding to advance goals shared between agencies.
 - Be notified of proposals to develop park or recreational facilities when a local recreation need can also be served.
 - Explore with federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources.
 - Maintain and increase multiple use on public land to increase regional tourism opportunities and to develop trailhead facilities and other access points to public lands.
- Collaborate with Cal Fire and the Mariposa County Fire Safe Council or other appropriate agency or group to educate residents and coordinate citizen efforts in fire prevention.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: N/A

Potential External Funding Sources

- FEMA Hazard Mitigation

General Plan Implementation Measures Addressed

- 5-8A(1)
- 9-7A(2)
- 9-7A(3)
- 9-8A(1)
- 10-1B(2)
- 11-1B(1)
- 12-4A(1)
- 12-4A(2)
- 12-4A(3),
- 13-1A(1)
- 13-1B(1)
- 13-3A(1)
- 16-2A(1)
- 16-2B(1)

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Task 4.5: Agricultural Best Practices Program

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Agricultural Commissioner, Planning	Countywide	\$10,000–\$20,000	6 months

Project Summary and Purpose

Compile countywide best practices on agricultural processes, and provide information on funding sources and market support for agricultural business owners to aid and support agriculture in Mariposa County.

Preliminary Scope of Work

The tasks required for the agricultural best practices program include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Prepare an agricultural best practices manual or similar document identifying successful agricultural practices used in the county.
- Implement an agricultural best practices program describing funding sources for agricultural technical and economic assistance and support for identifying a market for heritage crop varieties.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: N/A

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 10-3A(1)
- 10-3B(1)
- 10-4A(1)

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YEAR 5 TASKS
(BEGIN FY 2022–2023)

Task 5.1: Zoning Ordinance Update – Part 3

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Community Plan Areas Countywide	\$50,000–\$90,000	12 months

Project Summary and Purpose

Complete an update to the Mariposa Zoning Ordinance to include development criteria and standards from community and town plans.

Preliminary Scope of Work

This is part 3 of three Zoning Ordinance updates and includes the following tasks:

- Conduct staff kickoff meeting.
- Draft Zoning Ordinance amendments directed by Group 2 area plans.
- Conduct public hearings to adopt Zoning Ordinance amendments.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Covered by General Plan EIR

Potential External Funding Sources

- SB 2 (HCD – Affordable Housing)

General Plan Implementation Measures Addressed

There are no relevant implementation measures

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Task 5.2: Community Arts Programs

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Board of Supervisors, Planning	Countywide	\$20,000–\$25,000	12 months

Project Summary and Purpose

Create a community arts program to promote and encourage the arts in Mariposa County. This program should include an ordinance, a recognition and support process, and community events.

Preliminary Scope of Work

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Consult with County Planning Department staff, the Mariposa County Arts Council, and local artists to collect information about local priorities and issues related to the arts and the support and promotion of artists.
- Establish a formal community arts program within the County government, including an annual budget, proposed staffing, mission statement, goals, and functions.
- Create a community arts program website. The website should include:
 - An annual county calendar of community art events.
 - Information about opportunities for artists to display works in County facilities, public spaces, etc.
 - Resources for artists, such as links to sources of funding.
 - Other information as determined through the planning and community engagement process.
- Work with the Mariposa County Arts Council to establish formal procedures for advising the Board of Supervisors on the arts.
- Work with the Mariposa County Arts Council to establish standards for marketing and branding art in Mariposa County.
- Prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities.
- Prepare Planning Commission and Board of Supervisors staff reports for adoption of ordinance.
- Attend Planning Commission and Board of Supervisors public hearings for adoption.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Exempt

Potential External Funding Sources

- National Endowment for the Arts (Our Town)

General Plan Implementation Measures Addressed

- 7-1A(1)
- 7-2B(1)
- 7-2A(1)
- 7-2D(1)

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Task 5.3: Parks and Recreation Plan

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Public Works	Countywide	\$90,000–\$150,000	18 months

Project Summary and Purpose

Prepare a comprehensive parks and recreation plan for County facilities to monitor ongoing success of programs, facility and maintenance needs, and opportunities and revenue sources.

Preliminary Scope of Work

The tasks required for the parks and recreation plan include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Prepare draft parks and recreation plan including:
 - Identification of a broad range of recreation opportunities and facilities needed to serve the county's diverse population, including youth programs for both "after school" and times of the year when school is not in session.
 - Performance standards for maintenance of parks and recreation facilities preventing premature deterioration.
 - Recommendations from community/area plans.
 - Short-, intermediate-, and long-term revenue sources for parks and recreation.
- Prepare staff reports for adoption of ordinance.
- Attend public hearings for adoption.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Negative Declaration/Mitigated Negative Declaration

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 12-1B(1)
- 12-1B(2)
- 12-3A(1)
- 12-3A(2)
- 12-5A(1)

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BEYOND YEAR 5 TASKS
(BEGIN AFTER FY 2023)

Task B.1: General Plan Technical Update (Remaining Elements)

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Planning	Countywide	\$500,000–\$900,000	18 months

Project Summary and Purpose

Update key portions of the General Plan to include up-to-date data and analysis, respond to changing needs and conditions, and comply with recent legislation.

Preliminary Scope of Work

The tasks required to complete the General Plan technical update include:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy.
- Prepare existing conditions report including land use; environmental justice; economic development and tourism; circulation; infrastructure; agriculture, conservation, open space, and local recreation; historic and cultural resources; and noise.
- Develop land use alternatives and key policies working papers.
- Conduct Planning Commission and Board of Supervisors study sessions.
- Complete technical updates to the following General Plan elements: Administration, Land Use, Economic Development, Arts and Culture, Circulation-Infrastructure-Services, Agriculture, Conservation and Open Space, Local Recreation, Regional Tourism, Historic and Cultural Resources, Noise.
- Complete new Environmental Justice Element (if not completed as part of the Safety Element and Housing Element update process).
- Conduct public hearings to adopt the General Plan technical update.
- Option to combine program EIR with RTP update.

Recommended Level of Community Engagement: Level 3 – Involve

Recommended Level of CEQA Review: Program EIR (option to combine with RTP Update)

Potential External Funding Sources

- SB 1 (Caltrans – Resiliency Planning)
- SB 2 (HCD – Affordable Housing)
- Affordable Housing and Sustainable Communities (SGC)

General Plan Implementation Measures Addressed

There are no relevant implementation measures

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Task B.2: Regional Transportation Plan Update

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Public Works, MCLTC	Countywide	\$75,000–\$100,000	18 months

Project Summary and Purpose

Prepare a 5-year update to the County's Regional Transportation Plan.

Preliminary Scope of Work

The tasks required to complete the 2020 Regional Transportation Plan update include the following:

- Conduct staff kickoff meeting.
- Prepare community engagement strategy, including a technical advisory committee.
- Update existing conditions documentation.
- Prepare draft Regional Transportation Plan including:
 - Introduction
 - Needs Assessment
 - Policy Element
 - Action Element
 - Financial Element
- Conduct hearings to adopt Regional Transportation Plan.

Recommended Level of Community Engagement: Level 4 – Collaborate

Recommended Level of CEQA Review: Program EIR (Option to combine with General Plan Technical Update)

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 9-2A(3)

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Task B.3: Update Building, Grading, and Other County Codes

Lead Department	Project Location	Estimated Cost Range	Estimated Duration
Building, Planning	Countywide	\$50,000–\$80,000	12 months

Project Summary and Purpose

Update County Codes to implement the General Plan and remain consistent with community and area plans.

Preliminary Scope of Work

The tasks required to complete the Building, Grading, and other County codes update include:

- Conduct staff kickoff meeting.
- Prepare Building Code updates including:
 - Require that building materials have a low reflective index.
 - Establish water conservation standards consistent with state guidelines, as described in Implementation Program 11-2A(1).
 - Require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts, and implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines.
- Prepare Grading Ordinance updates including:
 - Include provisions for erosion control on all development projects, and review and update other portions of the Grading Ordinance to correspond to current state law and best practices.
 - Require ponds and facilities for retaining water to be designed to prevent downstream flooding.
- Prepare fire safety standard updates as described in General Plan Implementation Measure 16-1B(1).
- Prepare a comprehensive County Flood Protection Ordinance that includes requirements identified in Implementation Measures 16-4A(1) and 16-4B(1).
- Conduct public hearings to adopt County Code updates.

Recommended Level of Community Engagement: Level 2 – Consult

Recommended Level of CEQA Review: Exempt

Potential External Funding Sources

- N/A

General Plan Implementation Measures Addressed

- 11-1D(1)
- 11-2A(1)
- 11-5A(1)
- 11-5A(2)
- 15-1(A)
- 15-1A(2)
- 15-2A(1)
- 16-1B(1)
- 16-4A(1)
- 16-4B(1)
- 16-5C(1)

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Attachment 2: Task Order Template

Date Authorized:
County Task Order Number:
Contract Number:

SCOPE OF SERVICE

To: Sarah Williams, Planning Director
COUNTY OF MARIPOSA

From: [Project Director Name], [Company Name]
[Project Manager Name], [Company Name]

Date: [Date]

Re: [Name of Task]

On behalf of [Company Name], please accept the following scope of service and budget for the above-referenced project. Should you have any questions, please feel free to contact [name] or the project manager, [name].

Sincerely,

Accepted and Authorized by County:

[Name of Authorized Party, Consultant]
[Title]

[Name of Authorized Party, County] [Date]
[Title]

PROJECT UNDERSTANDING AND APPROACH

Summary of the consultant's understanding of the project and consultant's proposed approach to completing the work.

PUBLIC OUTREACH PLAN

The appropriate level of community engagement for the project (from Levels 1–5 of the IAP2 Public Participation Spectrum), and details of how the community engagement effort would be customized to the context and objectives of the project.

SCOPE OF WORK

[Company Name] proposes the following tasks to assist the County with this project.

TASK 1. KICKOFF AND ONGOING PROJECT COORDINATION

Description of meeting or other event to kick off the project.

Description of overall project coordination provided by the consultant team throughout the project. (Generally includes overall project management, coordination of team members and tasks, preparation of invoices and updates, general consultation with the County, strategic coordination team meetings, and quality control reviews.)

Description of recommended communication protocols between County staff and the consultant team. (Generally we recommend conference calls every other week throughout the project, in addition to regular communication with the County team by email and phone as needed throughout the project.)

Meetings:

Deliverables:

TASK 2. [NAME OF SUBTASK]

[Description of subtask]

Meetings:

Deliverables:

TASK 3. [NAME OF SUBTASK]

[Description of subtask]

Meetings:

Deliverables:

TASK 4. [NAME OF SUBTASK]

[Description of subtask]

Meetings:

Deliverables:

TASK 5. [NAME OF SUBTASK]

[Description of subtask]

Meetings:

Deliverables:

ETC. (AS NEEDED)

SCHEDULE

The schedule for the [Name of Task] project will be as follows:

- Milestone or deliverable (Associated Task Number) – Completion date
- Milestone or deliverable (Associated Task Number) – Completion date
- Milestone or deliverable (Associated Task Number) – Completion date
- Milestone or deliverable (Associated Task Number) – Completion date
- Milestone or deliverable (Associated Task Number) – Completion date
- Etc. (As Needed)

BUDGET

The following table identifies the budget for the above-described work.

Task	Total Budget ¹
Task 1 – Kickoff and Ongoing Project Coordination	\$ X,XXX
Task 2 – [Name of Subtask]	\$X,XXX
Task 3 – [Name of Subtask]	\$ X,XXX
Task 4 – [Name of Subtask]	\$ X,XXX
Task 5 – [Name of Subtask]	\$ X,XXX
Etc. (As Needed)	
Total	\$XX,XXX

¹ The costs by task are based on our best estimate of time needed. Actual time spent on individual tasks may not meet or may exceed such estimates. The consultant reserves the right to transfer unused budget from one task to another, if necessary.

**Attachment 3:
Monitoring and Annual Reporting
Checklist**

Attachment 3: Monitoring and Annual Reporting Checklist

Note: Items in red text are time-fixed and must be initiated in the identified fiscal year to comply with state or federal requirements.

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Funding Source	Project Cost (Budget)	Status (e.g., RFP issued, In Progress, Completed)	Date Work Initiated	Percentage Complete	Anticipated Date of Completion	Status Notes
Year 0 Tasks: Early-Phase FY 2017-2018 Tasks and Ongoing Activities											
0.1	MEMORANDUM OF UNDERSTANDING FOR EL PORTAL TOWN PLAN - Secure Memorandum of Understanding (MOU) with National Park Service to collaboratively initiate the El Portal Town Plan in fiscal year 2018-19. - Build MOU on collaboration models established through preparation of the Merced River Plan. - Agreement to include commitment to strategy to accommodate increased numbers of employees and housing units to be relocated outside of Yosemite National Park.	Planning	El Portal	5-1A(1)							
0.2	ONGOING TOURISM MARKETING AND ADVERTISING - Continue to use the Mariposa County brand to increase the length of visitor stays, expand the tourist season into shoulder seasons, and incorporate special targeted activities for cultural tourism and agriculture tourism.	Tourism Bureau, Chamber of Commerce	Countywide	13-5A(1)							
0.3	GRANT APPLICATIONS AND ADMINISTRATION - Continue to seek options for preservation, protection, or rehabilitation of historic resources through the use of federal and state grants and tax incentives. - Place particular emphasis on availability of SB 1, SB 2, and FEMA grant funding. - Work with the Collaborative Planning Dialogue (see Task 4.4) to secure partnerships and share grants administration responsibilities.	Board of Supervisors, Administration	Countywide	6-3B(1), 14-3A(1)							
Year 1 Tasks: Begin FY 2018-2019											
1.1	COUNTYWIDE FIRE SAFETY STRATEGIC PLAN - Seek FEMA disaster mitigation funding to complete 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. - Identify long-term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety. - Identify thresholds and capital facility needs for each of the existing and future service areas. - Revise and update the Standards of Cover and service area maps. - Consolidate local Community Wildfire Protection Plans (CWPPs) into a Countywide CWPP. - Identify land use, zoning, density, property maintenance and other standards that would improve fire safety.	County Fire, Fire Safe Council	Countywide	16-3A(1), 16-3A(2), 16-3A(3), 16-3A(4)							
1.2	MARIPOSA TOWN PLAN UPDATE - Update the Mariposa Town Plan to include the identified expansion area and to provide General Plan-level land use policy guidance and recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300). - Incorporate provisions that expand locations for industrial uses near Mariposa Airport, and provide sufficient capacity to allow for potential expansion of office locations. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the community plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Require water and sewer disposal to be provided from a centrally coordinated and managed system. - Expand locations for higher-density housing. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Establish and annotate annexation process to add lands to utility service territories (e.g., SOI expansion, LAFCO process, service extensions, financial agreements). - Incorporate provisions of the Multimodal Transportation Feasibility Study being conducted by Mariposa County LTC.	Planning	Mariposa	5-1A(1), 5-1A(3), 5-2A(4), 5-4A(3)							
1.3	EL PORTAL TOWN PLAN [Note: In collaboration with National Park Service and Aramark] - Area plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Plan to be prepared in collaboration with National Park Service and Aramark. - Incorporate provisions that identify suitable locations to accommodate additional workforce housing uses necessary to support Yosemite National Park and sufficient capacity to allow for potential expansion of office locations. - Ensure that the plan addresses and is consistent with the Merced Wild and Scenic River Comprehensive Management Plan and EIS. - Ensure that the plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Address potential National Park Service approval/action. - Address potential need for National Environmental Policy Act (NEPA) action.	Planning	El Portal	5-1A(1), 5-1A(3), 5-4A(3)							
1.4	COMPLETE MIDPINES COMMUNITY PLAN - Continue staff work to facilitate community group meetings and prepare plan documentation in order to complete the Midpines Community Plan within one year. - Midpines Community Plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.	Planning	Midpines	5-1A(1), 5-1A(3)							
1.5	ZONING ORDINANCE UPDATE - PART 1 (cont'd) - Establish provisions for review and approval of projects within the Mariposa Airport Land Use Planning Area (review the provisions of the Airport Overlay Zone). - Establish that no project will be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply. - Clearly define uses compatible with agriculture and accommodate agritourism uses through changes to Agriculture and other zone districts. - Reevaluate permitted use tables in commercial and industrial districts to identify additional uses to be allowed by right (i.e., fewer CUPs) - Establish procedure that allows County staff to address uses not currently listed. - Establish procedure that allows County staff some minor deviations from development standards, as appropriate. - Implement requirements for minimum building and grading setback lines from waters of the State that are adequate to protect stream, riparian, and wetland resource values. - Consider need for a noise ordinance to define noise standards for the County. - Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1). - Require appropriate noise reduction measures for outdoor public events, as described in Implementation Measure 15-2B(3). - Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services. - Establish a dam inundation overlay district. - Require a hydrologic evaluation for development projects located within floodplains and drainage channels to ensure potential flood hazard is minimized. - Require 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. - Require flood and drainage channels to be designed into landscaping plans.	Planning	Countywide	5-4C(1), 5-4C(2), 5-2A(2), 5-4B(2), 5-7A(1), 5-12A(1), 9-1D(1), 9-4A(1), 9-5A(1), 10-1C(1), 10-5A(1), 11-2D(1), 15-1A(1), 15-2B(1), 15-2B(3), 16-1A(1), 16-4C(1), 16-5A(1), 16-5B(1), 16-6A(1)							

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Funding Source	Project Cost (Budget)	Status (e.g., RFP issued, In Progress, Completed)	Date Work Initiated	Percentage Complete	Anticipated Date of Completion	Status Notes
	ZONING CODE UPDATE - PART 1 (cont'd) - Establish provisions for review and approval of projects within the Mariposa Airport Land Use Planning Area (review the provisions of the Airport Overlay Zone). - Establish that no project shall be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply. - Clearly define uses compatible with agriculture and accommodate agritourism uses through changes to Agriculture and other zone districts. - Reevaluate permitted use tables in commercial and industrial districts to identify additional uses to be allowed by-right (i.e., fewer CUPs) - Establish procedure that allows County staff to address uses not currently listed. - Establish procedure that allows County staff some minor deviations from development standards, as appropriate. - Implement requirements for minimum building and grading setback lines from waters of the state that are adequate to protect stream, riparian, and wetland resource values. - Consider need for a Noise Ordinance to define noise standards for the County. - Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1). - Require appropriate noise reduction measures for outdoor public events, as described in Implementation Measure 15-2B(3). - Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services. - Establish a dam inundation overlay district. - Require a hydrologic evaluation for development projects located within flood plains and drainage channels to ensure potential flood hazard is minimized. - Require 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. - Require flood and drainage channels to be designed into landscaping plans.										
1.6	SUBDIVISION ORDINANCE UPDATE - Complete a comprehensive update to the County's subdivision regulations including the following provisions: - Establish mechanism/procedure for minimum density subdivisions in lieu of minimum parcel size subdivisions.- Require new subdivisions to demonstrate adequate roadway capacity to serve the project prior to approval. - Require new subdivisions to provide mandatory contributions to maintain any roads that are not within the County-maintained road system. - Modify lot adjustment procedures/provisions as described in Implementation Measures 5-9A(2) re: minimum parcel size and 10-2A(2) re: Williamson Act parcels. - Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels. - Establish that no subdivision shall be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest County major collector or State highway unless mitigation is required. - Establish that no subdivision shall be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply. - Develop subdivision design standards for placement of structures on ridgelines and open hillsides. - Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes, views, and viewsheds. - Encourage maximized solar access where feasible and consistent with maintenance of scenic values in new subdivision designs. - Establish appropriate standards for new subdivisions proposing to provide alternative, on-site fire protection services. - Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the fire agencies. - Require a hydrologic evaluation for proposed subdivisions located within flood plains and drainage channels to ensure potential flood hazard is minimized. - Require subdivision parcel and final maps and building permit site plans to provide for on-site detention for normal storm water flows in excess of the capacity of natural drainage courses receiving runoff from the development. - Require subdivision parcels to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation.	Planning	Countywide	5-3A(3), 5-3B(1), 5-9A(2), 5-10A(1), 9-1D(1), 9-5A(1), 10-2A(2), 11-1A(2), 11-1A(3), 11-1C(3), 11-2D(2), 16-1A(1), 16-1C(1), 16-5A(1), 16-5A(2), 16-5B(1)							

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Funding Source	Project Cost (Budget)	Status (e.g., RFP issued, In Progress, Completed)	Date Work Initiated	Percentage Complete	Anticipated Date of Completion	Status Notes
Year 2 Tasks: Begin FY 2019-2020											
2.1	LOCAL HAZARD MITIGATION PLAN UPDATE - Complete required update to 2015 LHMP, including climate change vulnerability assessment. - Adopt updated 2020-2025 LHMP in 2020.	Planning, Sheriff	Countywide								
2.2	GENERAL PLAN TECHNICAL UPDATE (SAFETY, HOUSING, EJ ELEMENTS + CLIMATE CHANGE) - Amend Safety Element to incorporate vulnerability assessment outcomes and include climate adaptation goals, policies, actions. - Prepare the County's 2020-2025 Housing Element update. - If updates to Safety and Housing occur together, this triggers EJ element requirement.	Planning	Countywide								
2.3	AREA PLANS - GROUP 1 - Group 1 communities represent the most likely locations for expanded commercial, office, industrial, and mixed-use areas within the county, as well as locations that may be suitable for expanding housing options. - Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location. - This task includes the following area plans: Bear Valley Community Plan, Bootjack Community Plan, Buck Meadows Special Plan, Coulterville Town Plan Update, Greeley Hill Community Plan, Mount Bullion Town Plan, Yosemite West Special Plan. - Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to expand workforce housing options consistent with Housing Element objectives and policies and housing program administration.	Planning	Community Plan Areas Countywide	5-1A(1), 5-1A(3), 5-4A(3)							
2.4	ENVIRONMENTAL CONSERVATION PROGRAM - Establish a Mariposa County Environmental Conservation Program comprising development standards and ongoing programs to conserve, protect, and mitigate impacts to the following resources. AGRICULTURAL RESOURCES - Maintain a program for agricultural invasive species eradication. BIOLOGICAL RESOURCES - Identify and develop mitigation programs for significant and sensitive habitat areas, including wildlife migration corridors, breeding and nesting areas (as seasonally appropriate), and riparian habitat around bodies of water and along watercourses and seasonal drainages. - Identify and develop mitigation programs for known occurrences of special-status animal and plant species, including appropriate development buffers. - Minimize removal of native trees and groves of trees. - Establish guidelines for biological resource surveys as part of environmental review, as described in Implementation Measure 11-4A(6). - Record data collected from biological resources surveys to create a comprehensive map of vegetation communities with associated habitats for sensitive wildlife species. - Require site surveys in compliance with federal and state regulations as part of environmental review to determine the presence or absence of sensitive biological resources. MINERAL RESOURCES - Establish standards for the exploration, development, and reclamation activities associated with mineral resource projects. WATER RESOURCES - Coordinate with MPUD to promote appropriate reuse of treated wastewater. - Coordinate with domestic water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage. - 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. - Review development designs to ensure compliance with federal and state water quality regulations and to ensure that the project does not discharge contaminated water.	Planning	Countywide	10-3A(2), 11-2A(2), 11-2A(3), 11-2B(1), 11-2C(2), 11-3A(2), 11-4A(1), 11-4A(2), 11-4A(3), 11-4A(5), 11-4A(6), 11-4A(7)							
2.5	HISTORIC RESOURCES PROGRAM - Update the County's Historic Design Review Overlay Ordinance and establish a countywide historic resources program. - Reorganize the Historic Sites and Records Preservation Committee to meet the requirements for a local Historic Preservation Commission recognized by the US Department of the Interior. - Designate the Planning Director as the County's Cultural Resources Coordinator/Historic Preservation Officer. - Complete the ongoing County historic sites inventory. - 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.	Planning	Countywide	14-1A(1), 14-1A(2), 14-2A(1), 14-2A(2), 14-5A(1)							
2.6	CREATE/UPDATE COUNTYWIDE DESIGN GUIDELINES AND STANDARDS, AND A SCENIC VIEWS PLAN - Prepare countywide design guidelines and standards addressing the following provisions, in addition to provisions which may be recommended in community/area plans. - Establish guidelines to ensure development complementary to rural character. - Prepare a scenic views plan for preservation of visual quality along highways in the county. The plan should identify resources, views, and programs while protecting the rights of private property owners. - Prepare landscaping guidelines for the use of site-appropriate native plant species. - Prepare and adopt historic design review guidelines for use in historic districts, to complement the historic design review standards. - Prepare site design guidelines for new development projects in or near a seismic risk area (fault zone) or geologic hazard area to minimize or eliminate such risk.	Planning	Countywide	11-1A(1), 11-1A(4), 11-4A(4), 14-4A(1), 16-8A(1)							

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Funding Source	Project Cost (Budget)	Status (e.g., RFP issued, In Progress, Completed)	Date Work Initiated	Percentage Complete	Anticipated Date of Completion	Status Notes
Year 3 Tasks: Begin FY 2020–2021											
3.1	GREENHOUSE GAS REDUCTION PROGRAM <ul style="list-style-type: none"> - Prepare a GHG emissions reduction program consistent with State CEQA Guidelines Section 15183.5. - Option to combine ND/MND with General Plan technical update. - The GHG emissions reduction program should include all of the following components. - Quantify GHG emissions, both existing (2017 or 2018 update to existing Sierra Business Council inventory) and projected over a specific time period (2030, 2050), resulting from activities within the county. - Establish a level, based on substantive evidence, below which the contribution of emissions from activities covered by the plan would not be cumulatively considerable (in 2030, 2050). - Identify and analyze the emissions resulting from specific actions or categories of actions anticipated within the county. - Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level (in 2030, 2050). - Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels. - Consider both the impacts and benefits of forests and agriculture. - Be adopted through a public process following environmental review. 	Planning	Countywide								
3.2	ROADWAY DEVELOPMENT FEE PROGRAM <ul style="list-style-type: none"> - 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 that improvements are accomplished in the needed time frame and would substantially benefit economic development within the County. 	Public Works	Countywide	9-1A(2)							
3.3	AREA PLANS - GROUP 2 <ul style="list-style-type: none"> - Area plans provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location. - This task includes the following area plans: Don Pedro Town Plan, Foresta Special Plan, Hornitos Community Plan. - Additionally, this task includes focused updates to the Fish Camp Town Plan (Specific Plan) to address nonresidential uses that complement the focused updates to these plans completed in Task 2.3. - Catheys Valley Community Plan was adopted in 2012 and no update is proposed. - Wawona Town Plan (Specific Plan) was last updated in 2012 and no update is proposed. 	Planning	Community Plan Areas Countywide	5-1A(1), 5-1A(3), 5-4A(3)							
Year 4 Tasks: Begin FY 2021–2022											
4.1	ZONING ORDINANCE UPDATE - PART 2 <ul style="list-style-type: none"> - Part 2 of 3, consisting of items directed by Mariposa Town Plan, El Portal Town Plan, Midpines Community Plan, and Group 1 area plans. 	Planning	Community Plan Areas Countywide	5-4B(1), 14-4A(2)							
4.2	UPDATE PUBLIC WORKS STANDARDS AND TRAFFIC IMPACT ASSESSMENT GUIDELINES <ul style="list-style-type: none"> - Prepare a comprehensive update to the County's Public Works Standards and Traffic Impact Assessment Guidelines to include the following provisions, in addition to provisions that may be recommended in area plans: - Establish LOS D as minimum acceptable operation standard for a public roadway. - Establish that the density of land for development purposes be based on the capacity of a road divided by the average daily traffic of the permitted uses. - Establish that the capacity of a county road must be assessed when proposed development would increase utilization of the road by more than 25%. - Update County Roads Standards as described in Implementation Program 9-1E(1). - Identify unpaved roads that could be paved to improve air quality. 	Public Works	Countywide	9-1A(1), 9-1C(1), 9-1C(2), 9-1E(1)							
4.3	EMERGENCY SERVICES PLAN <ul style="list-style-type: none"> - Prepare and implement an emergency services plan. 	Sheriff, Fire Department	Countywide	9-9A(1), 9-9A(2)							
4.4	COLLABORATIVE PLANNING DIALOGUE <ul style="list-style-type: none"> - Initiate discussions with representatives from public agencies, school district administration, and private utilities to establish a formal collaborative cooperation and planning process. - Form partnerships to seek grant funding to advance goals shared between agencies. - Establish school facility mitigation and funding mechanisms with school district administration as described in Implementation Measure 9-7A(3). - Coordinate with school district to enhance technical and vocational training programs related to Mariposa County's largest industries (tourism, hospitality, etc.). - Coordinate with school district to learn of school capital facility proposals that may benefit from County participation or partnership. - Participate in conservation management planning with federal and state and other public and private agencies. - When other agencies propose to develop park or recreation facilities, the County should participate when a local recreation need can also be served. - Explore with federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources. - Coordinate with federal and state agencies to maintain and increase multiple use on public land to increase regional tourism opportunities and to develop trailhead facilities and other access points to public lands. - Continue to work with Cal Fire and the Mariposa County Fire Safe Council or other appropriate agency or group to educate residents and coordinate citizen efforts in fire prevention. 	Board of Supervisors, Planning	Countywide	5-8A(1), 9-7A(2), 9-7A(3), 9-8A(1), 10-1B(2), 11-1B(1), 12-4A(1), 12-4A(2), 12-4A(3), 13-1A(1), 13-1B(1), 13-3A(1), 16-2A(1), 16-2B(1)							
4.5	AGRICULTURAL BEST-PRACTICES PROGRAM <ul style="list-style-type: none"> - Prepare a manual or similar document identifying successful agricultural practices used in the County. - Develop and implement a program describing funding sources for agricultural technical and economic assistance. - Include support for identifying a market for heritage crop varieties. 	Ag Commissioner, Planning	Countywide	10-3A(1), 10-3B(1), 10-4A(1)							

Proposed Task #	Task Title/Description	Lead Department	Project Location	GP Impl. Programs	Funding Source	Project Cost (Budget)	Status (e.g., RFP issued, In Progress, Completed)	Date Work Initiated	Percentage Complete	Anticipated Date of Completion	Status Notes
Year 5 Tasks: Begin FY 2022–2023											
5.1	ZONING ORDINANCE UPDATE - PART 3 - Part 3 of 3, consisting of items directed by Group 2 area plans.	Planning	Community Plan Areas Countywide	N/A							
5.2	COMMUNITY ARTS PROGRAMS - Prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities. - Establish a formal community arts program and support the Mariposa County Arts Council in advising the Board of Supervisors on the arts. - Establish an annual county calendar of community art events and standards for marketing and branding art within Mariposa County.	Board of Supervisors, Planning	Countywide	7-1A(1), 7-2A(1), 7-2B(1), 7-2D(1)							
5.3	PREPARE PARKS AND RECREATION PLAN - Prepare a comprehensive Parks and Recreation Plan for County facilities to include the following, in addition to recommendations from community/area plans: - Establish performance standards for maintenance of parks and recreation facilities preventing premature deterioration. - Implement youth programs for both “after school” and times of the year when school is not in session. - Identify a broad range of recreation opportunities and facilities needed to serve the county’s diverse population. - Identify short-, intermediate-, and long-term revenue sources for parks and recreation.	Public Works	Countywide	12-1B(1), 12-1B(2), 12-3A(1), 12-3A(2), 12-5A(1)							
Beyond Year 5 Tasks: Begin after FY 2023											
B.1	GENERAL PLAN TECHNICAL UPDATE (REMAINING ELEMENTS) - Complete remaining technical updates to the following General Plan Elements: Administration, Land Use, Economic Development, Arts and Culture, Circulation-Infrastructure-Services, Agriculture, Conservation and Open Space, Local Recreation, Regional Tourism, Historic and Cultural Resources, Noise. - Option to combine program EIR with RTP update.	Planning	Countywide								
B.2	REGIONAL TRANSPORTATION PLAN UPDATE - Prepare a 5-year update to the County’s Regional Transportation Plan. - Update the County Transportation Plan concurrently with the RTP update. - Option to combine program EIR with General Plan Technical update.	Public Works, MCLTC	Countywide	9-2A(3)							
B.3	UPDATE BUILDING, GRADING, AND OTHER COUNTY CODES - Complete the following updates to other County codes to implement the General Plan, in addition to updates that may be recommended in community/area plans. Note that some updates may occur during earlier tasks based on completion of related work items. - Require that building materials have a low reflective index. - Establish water conservation standards consistent with state guidelines, as described in Implementation Program 11-2A(1). - Amend the County Grading Ordinance provisions for erosion control on all development projects, and review and update other portions of the Grading Ordinance to correspond to current state law and best practices. - Amend the County Grading Ordinance to require ponds and facilities for retaining water to be designed to prevent downstream flooding. - Amend Building Code to require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts and to implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines. - Enact amendments to the Mariposa County Code to implement fire safe standards as described in Implementation Measure 16-1B(1). - Adopt a comprehensive County Flood Protection Ordinance that includes requirements identified in Implementation Measures 16-4A(1) and 16-4B(1).	Building, Planning	Countywide	11-1D(1), 11-2A(1), 11-5A(1), 11-5A(2), 15-1(A), 15-1A(2), 15-2A(1), 16-1B(1), 16-4A(1), 16-4B(1), 16-5C(1)							

Attachment 4: Policy Topics Summary

Mariposa County General Plan Implementation Program

Policy Topics Summary



Purpose

Task 2.2 of this project is a review of the County's existing General Plan for consistency with state legislation enacted and application to emerging local planning issues since the last comprehensive update to the General Plan in 2006. This review will determine the relevancy of existing General Plan goals and policies to these issues and will identify policy topics that should be addressed in the Strategic Implementation Work Plan.

Michael Baker International has conducted a review of the existing General Plan relative to these issues to identify applicability for inclusion in the refined implementation checklist. This document summarizes our review and will be presented for discussion to the Planning Commission and the Board of Supervisors at upcoming study sessions.

Implementation Strategy

General Plan Implementation Measure 4-2A(1) calls for the Planning Department to review and recommend changes to the General Plan as part of the department's annual report on planning in Mariposa County.

To address recent changes in state legislation as well as emerging local planning issues, we recommend including an action in the Strategic Implementation Work Plan (to be developed) to incorporate the identified requirements and issues into the General Plan, as necessary. **Table 1** identifies applicable state legislative updates enacted since 2006, the date of the last comprehensive update to the General Plan. **Table 2** similarly identifies emerging local issues for consideration. Potentially affected General Plan chapters, potential actions to be included in the Work Plan, and a preliminary action time frame are also identified.

Summaries of each legislative update are included following **Table 1**. Additional legislative updates have been enacted; however, either due to location or circumstance, they do not apply to Mariposa County and have not been included. Summaries of each emerging local planning issue are included following **Table 2**.

Each summary includes:

- An **overview** of the state legislation and the related requirements for general plans.
- **Consistency** of the County's current General Plan with the state requirements.
- Mandated **dates for compliance**.

Following discussion with the Planning Commission and the Board of Supervisors, potential actions listed in the tables will be incorporated into the Strategic Implementation Work Plan along with existing General Plan implementation programs in the next phase of this project.

Mariposa County General Plan Implementation Program Policy Topics Summary



State Legislation

Table 1. Recent State Legislative Updates

Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
State Legislative Updates			
<i>Environmental Justice (SB 1000, Leyva)</i>	Chapter 5, Land Use Chapter 9, Circulation, Infrastructure, and Services Chapter 16, Safety	<ul style="list-style-type: none"> Define any disadvantaged communities located within county limits, using the definition in the SB 1000 legislation. (<i>An initial review indicates there are no such communities in the county.</i>) Identify environmental concerns that may be affecting these communities, including point sources of pollution (e.g., industrial land uses that emit air pollution or discharge waste into waterways), non-point sources of pollution (e.g., air pollution from vehicle emissions near major highways), toxic substances such as pesticides and fertilizers used in agricultural operations, mining operations, hazardous materials storage, or other environmental risks. Develop preliminary recommendations to ameliorate these environmental impacts, including conducting an analysis of infrastructure improvements and programs that address the needs of disadvantaged communities. 	Mid-term Compliance is triggered upon revisions of two or more elements concurrently, on or after January 1, 2018.
<i>Climate Adaptation (SB 379, Jackson)</i>	Chapter 11, Conservation and Open Space Chapter 16, Safety	<ul style="list-style-type: none"> Prepare a vulnerability assessment, identifying geographic areas at risk due to climate change impacts and likely types and degrees of impacts. Identify resiliency strategies to respond to shifts in risks identified through the vulnerability assessment. 	Mid-term Compliance is triggered upon the next revision of the Local Hazard Mitigation Plan, likely to occur in 2020.

Mariposa County General Plan Implementation Program

Policy Topics Summary



Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
<i>Vehicle Miles Traveled (SB 743, Steinberg)</i>	Chapter 9, Circulation, Infrastructure, and Services	<ul style="list-style-type: none"> Prepare a locally based California Environmental Quality Act (CEQA) threshold that incorporates vehicle miles traveled (VMT) as a standard metric for transportation planning and evaluation of transportation impacts of development projects. Consider amending the General Plan to provide a policy basis for establishing the VMT CEQA threshold while retaining the existing level of service (LOS) standards. 	<p>Short-term</p> <p>Pending approval of proposed new Office of Planning and Research (OPR) guidelines for transportation impact analysis under CEQA.</p>
<i>Fire Hazard Impacts (SB 1241, Kehoe)</i>	Chapter 16, Safety	<ul style="list-style-type: none"> Update mapping to reflect current fire zone hazard information, specifically identifying state responsibility areas and very high fire hazard severity zones. Identify strategies to address fire risk hazards and preparedness. 	<p>Short-term</p> <p>Compliance has been triggered.</p> <p>An initial review of proposed amendments to the Safety Element satisfies this requirement.</p>
<i>Planning for Disadvantaged Unincorporated Communities (DUC) (SB 244, Wolk)</i>	Chapter 5, Land Use	<ul style="list-style-type: none"> Identify and map disadvantaged unincorporated communities in the county (DUC). Prepare an analysis of water, wastewater, stormwater drainage, and structural fire protection needs for each identified DUC. Identify financial funding alternatives for the extension of services to identified communities. 	<p>Short-term</p> <p>Compliance has been triggered.</p> <p>Could be addressed in the context of area plans for identified DUCs.</p>
<i>Complete Streets (AB 1358, Leno)</i>	Chapter 9, Circulation, Infrastructure, and Services	<ul style="list-style-type: none"> Identify strategies to comply with the intention of complete streets while recognizing and retaining local community context. 	<p>Mid-term</p> <p>Compliance is triggered upon next substantial revision to the Circulation, Infrastructure, and Services Element.</p>

Mariposa County General Plan Implementation Program Policy Topics Summary



Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
<i>Military Facilities (SB 1468, Knight) and Military Readiness Activities (SB 1462, Kuehl)</i>	Chapter 5, Land Use Chapter 11, Conservation and Open Space	<ul style="list-style-type: none"> Identify and map military facilities and training routes in the county. Consult with the US Armed Forces on strategies for addressing impacts on identified military facilities and training routes as well as addressing military readiness, if applicable. 	Short-term Compliance has been triggered.

Environmental Justice (SB 1000, Leyva)

Overview

Senate Bill (SB) 1000 (approved in 2016) requires cities and counties to address environmental justice in their general plans, either in a separate environmental justice element or by integrating goals, policies, and objectives related to this topic throughout the other elements. The purpose of this requirement is to reduce health risks in defined disadvantaged communities, identify objectives and policies to promote civil engagement in the public decision-making process around issues related to environmental impacts and disadvantaged communities, and identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

State law (Government Code Section 65302[h]) defines a disadvantaged community as “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”

Current General Plan Consistency

Section 2.3 of the current General Plan Technical Volume III identifies areas with high concentrations of low-income households and concentrations of more than 10 percent and 20 percent of minority persons, representing data from the time of plan adoption in 2006. However, these defined areas do not represent recent data on income levels and do not consider the disproportionate effects of environmental pollution on these areas, as the information presented in Section 2.3 predates the requirements of SB 1000, which was approved in 2016. The General Plan has not been updated to incorporate goals or policies addressing the environmental justice requirements of SB 1000.

Additional analysis or updates are required for consistency. Although an initial review indicates there are no disadvantaged communities under the SB 1000 definition present in the county, the General Plan should still include policies and programs that support environmental equity.

Dates for Compliance

SB 1000 requires that the General Plan address environmental justice upon the next revision of two or more elements occurring concurrently, on or after January 1, 2018. The County updated its Housing Element in 2016; however, no additional elements were proposed for revision at that time. Compliance with SB 1000 will not be triggered until two or more elements are updated concurrently, assuming they are adopted on or after January 1, 2018.

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Climate Adaptation (SB 379, Jackson)

Overview

SB 379 (approved October 2015) requires all cities and counties to include strategies for climate adaptation and resiliency in their general plans. Specifically, the legislation requires each local jurisdiction to review and update its safety element to include relevant and applicable climate adaptation and resiliency strategies. Each jurisdiction must conduct a vulnerability assessment that identifies the geographic areas at risk due to climate change impacts and the types of risks or impacts that are likely, and then use the results to develop goals, policies, and objectives. The types of climate change impacts can vary greatly from one locality to the next, depending on geography, topography, typical weather patterns, development patterns, and the composition of the natural ecosystem. In Mariposa County, the climate change impacts of greatest concern are likely to be drought, wildfires, extreme temperatures, flooding, and landslides.

Current General Plan Consistency

While the County's current General Plan does identify natural risks and addresses emergency preparedness, the plan does not include the required vulnerability assessment, which will more accurately define the level of risk considering recent shifts in weather patterns and other factors influencing risk levels. The General Plan also does not identify resiliency strategies to respond to shifts in risk levels, as identified through the vulnerability assessment.

Additional analysis or updates are required for consistency.

Dates for Compliance

SB 379 requires that the General Plan address climate change and resiliency requirements upon the next revision of a local hazard mitigation plan on or after January 1, 2017.¹ The County last adopted its Local Hazard Mitigation Plan (LHMP) in June 2015, which would not have triggered SB 379 requirements. However, the General Plan must comply with the climate change and resiliency requirements of SB 379 upon the next revision to the LHMP, which is likely to occur in 2020.

Vehicle Miles Traveled (SB 743, Steinberg)

Overview

SB 743 (approved in September 2013) resulted in changes to the way in which transportation impact analysis is conducted as part of CEQA review. The legislation eliminated the use of vehicle delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts under CEQA. It also requires the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts.

In January 2016, OPR released a revised set of proposed updates to the CEQA Guidelines for transportation impact analysis. The proposed changes identified vehicle miles traveled (VMT) per capita and VMT per employee as the new metrics for transportation analysis. Once the proposed changes are finalized and adopted, cities and counties in California will have a specified time frame within which to amend their CEQA review procedures and thresholds of significance to eliminate the use of LOS and incorporate the use of VMT as the preferred metric for evaluating traffic impacts.

¹ If a local hazard mitigation plan has not been adopted by a jurisdiction, then the general plan requirements for addressing climate change and resiliency strategies are required prior to January 1, 2022.

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Current General Plan Consistency

The Circulation, Infrastructure, and Services Element refers to LOS as a measure of road capacity. Following adoption of the final OPR guidelines, the County may wish to establish a locally based CEQA threshold for transportation impacts based on VMT. The County should also consider amending the General Plan to include a discussion of VMT and its relevance to transportation planning and development project review, while retaining LOS as a measure of roadway congestion. This change would ensure consistency between the General Plan and the County's procedures and thresholds for reviewing projects for compliance with CEQA.

Additional analysis or updates are recommended for consistency.

Dates for Compliance

The proposed updates to the CEQA guidelines on evaluating transportation impacts are still in draft form. Upon the State's final approval of these guidelines, a time frame will be set for jurisdictions to comply with the required changes to CEQA analysis procedures. While SB 743 does not mandate changes to jurisdictions' general plans, we recommend that the County consider amending its General Plan to incorporate references to VMT, since this metric will be a new industry standard for transportation planning and traffic impact analysis.

Fire Hazard Impacts (SB 1241, Kehoe)

Overview

SB 1241 (approved in September 2012) requires cities and counties to address fire risk in very high fire hazard severity zones and state responsibility areas in their safety elements. This update must include historical data on wildfires, information regarding fire hazards in state responsibility areas and very high fire hazard severity zones, structures, roads, utilities, and essential public facilities in these areas, as well as goals, policies, and implementation measures to protect the community from unreasonable wildfire risk.

Current General Plan Consistency

General Plan Figure 13-2, Fire Hazards Map, identifies certain zones relative to fire hazards, including wildland areas that may contain substantial forest fire risks and hazards as well as publicly owned land, which makes up a significant portion of the county. Very high fire hazard severity zones are also identified, though none are located in the county, as shown on Figure 13-2. Additionally, Chapter 16 (Safety) contains discussion of fire hazards as well as goals and policies related to protection against fire hazards. The County adopted a Local Hazard Mitigation Plan (LHMP) in June 2015, which was subsequently approved by the Federal Emergency Management Agency. The LHMP contains the required information and mapping in accordance with SB 1241. General Plan Amendment No. 2015-002 proposed to incorporate the LHMP by reference, including the information required by SB 1241, into the Safety Element and was adopted by the Board of Supervisors at their October 3, 2017 hearing.

An initial review indicates that adoption of the proposed amendment to Chapter 16 (Safety) of the General Plan would satisfy this requirement.

Dates for Compliance

Compliance has been triggered. SB 1241 requires that the General Plan address fire hazard impacts upon the next revision of the Housing Element on or after January 1, 2014. The County last updated its Housing Element in October 2016, triggering compliance with SB 1241 requirements.

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Planning for Disadvantaged Unincorporated Communities (SB 244, Wolk)

Overview

SB 244 (approved October 2011) requires local governments to include data and an analysis of any unincorporated, fringe, island, or legacy communities inside or near its boundaries that are determined to be disadvantaged unincorporated communities (DUC). The general plan is required to identify all defined DUCs in the planning area; analyze water, wastewater, stormwater drainage, and structural fire protection needs for each identified DUC; and identify financial funding alternatives for the extension of services to identified communities.

State law (Government Code Section 65302.10) defines a disadvantaged unincorporated community as a place that meets all of the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city sphere of influence (“fringe community”), is an island within a city boundary (“island community”), or is geographically isolated and has existed for more than 50 years (“legacy community”); and
- Has a median household income that is 80 percent or less than the statewide median household income.

Current General Plan Consistency

The General Plan does not currently make reference to DUCs and includes no mapping to confirm the presence of DUCs in the county, if applicable. As there are no incorporated communities in Mariposa County, it will also not encompass fringe or island DUCs; however, there may be legacy communities located in the county.

Additional analysis or updates are required for consistency. This issue is likely best addressed in the context of area plans to be prepared for identified DUCs.

Dates for Compliance

Compliance has been triggered. SB 244 requires that the General Plan address the requirements for DUCs on or before adoption of the next Housing Element after January 1, 2012. The County last updated its Housing Element in October 2016, triggering compliance with SB 244 requirements.

Complete Streets (AB 1358, Leno)

Overview

AB 1358 (approved September 2008) requires cities and counties to adopt complete streets policies and plans for a multimodal transportation network that meets the needs of all users in a safe and convenient manner. This includes all forms of transportation such as public transit, vehicular traffic, and active modes of transportation (e.g., bicycling, walking). The bill acknowledges that the policies should accommodate local context and priorities and allows flexibility and local control over policymaking and design to ensure that the manner of implementation is suitable to the rural, suburban, or urban context.

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Current General Plan Consistency

The Circulation, Infrastructure, and Services Element of the County's General Plan includes policies and actions related to roadways, transit, and non-motorized transportation (bicycle, pedestrian, and equestrian travel). However, it does not currently address these issues in an integrated manner or directly focus on the design and operation of roads, streets, and highways to accommodate all users and modes of transportation.

Additional analysis or updates are required for consistency.

Dates for Compliance

AB 1358 requires that the General Plan address the requirements for complete streets upon a substantive revision of the Circulation Element, on or after January 1, 2011. The County has not adopted a substantive revision to the Circulation, Infrastructure, and Services Element since the last comprehensive update in 2006, which was prior to the passage of AB 1358. However, the General Plan must comply with the complete streets requirements of AB 1358 upon the next substantial revision to the Circulation, Infrastructure, and Services Element.

Military Facilities (SB 1468, Knight) and Military Readiness Activities (SB 1462, Kuehl)

Overview

SB 1468 (approved September 2002) and SB 1462 (approved September 2004) require cities and counties to consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas when lands under jurisdiction underlay or are adjacent to designated military aviation routes and airspace. The general plan is also required to identify existing and proposed military facilities. Bill language also requires that amendments to the general plan be referred to the US Armed Forces for review and comment when the proposed amendments are within or adjacent to military facilities or training routes. Additional requirements for consultation with the US Armed Forces on specific development projects are also included in the bill language.

Current General Plan Consistency

The General Plan does not currently identify the location of military facilities or training routes.

Additional analysis or updates are required for consistency.

Dates for Compliance

While the approval dates of these bills predate the last comprehensive General Plan update, supporting documentation (i.e., mapping of military facilities) was either limited and/or unavailable until 2014. Therefore, the requirement to address land use impacts on military facilities and readiness activities was not in effect until after the last comprehensive update of the General Plan in 2006. Now that information is available (e.g., mapping, policy guidance from the Office of Planning and Research), compliance with SB 1468 and SB 1462 is triggered.



Emerging Local Issues

Table 2. Emerging Local Planning Issues

Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
Emerging Planning Issues			
<i>Tree Mortality and Drought</i>	Chapter 11, Conservation and Open Space	<ul style="list-style-type: none"> Assess the health of existing forests in the county. Use best practice guidelines for Integrated Pest Management (IPM) to control bark beetle infestation in forests. Remove dead, dying, and hazardous trees. Carry out reforestation efforts to replace dead trees with healthy new ones. 	Short-term
<i>Climate Change</i>	Chapter 5, Land Use Chapter 9, Circulation, Infrastructure, and Services Chapter 11, Conservation and Open Space Chapter 16, Safety	<ul style="list-style-type: none"> Prepare a climate action plan that measures current levels of greenhouse gas emissions in the county, sets appropriate targets for reduction of emissions, and identifies specific measures to achieve these reductions. Prepare General Plan amendments to facilitate the siting of renewable energy facilities in appropriate locations. Identify ways to encourage the use of zero- and low-emission vehicles, such as creating incentives for the provision of electric vehicle charging and alternative fueling facilities. Undertake climate adaptation planning, including preparation of a vulnerability assessment and identification of resiliency strategies, as described in the Climate Adaptation (SB 379) section above. 	Mid-term To be coordinated with climate adaptation planning required under SB 379.

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Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
<i>Transportation</i>	Chapter 9, Circulation, Infrastructure, and Services	<ul style="list-style-type: none"> Review existing transportation planning documents, including the Bicycle & Pedestrian Transportation Plan and the 2012 Regional Transportation Plan, and update as needed to reflect emerging transportation issues and needs. Consider adoption of vehicle miles traveled (VMT) based performance standards/CEQA thresholds for roadway operations, pursuant to SB 743. Identify and prioritize needed improvements to roads, bike and pedestrian infrastructure, and transit service, and identify funding to implement high priority projects. Work with state and federal agencies to ensure adequate maintenance of roads under their jurisdiction. 	Mid-term
<i>Fire</i>	Chapter 16, Safety	<ul style="list-style-type: none"> Incorporate mapping and fire hazard information included in the Local Hazard Mitigation Plan, as described in the Fire Hazard Impacts (SB 1241) section above. 	Short-term
<i>Event Venues in Rural Areas</i>	Chapter 7, Arts and Culture Chapter 13, Regional Tourism Chapter 15, Noise	<ul style="list-style-type: none"> Create a task force to work with residents and other stakeholders (e.g., chambers of commerce, Yosemite Mariposa County Tourism Bureau) to identify issues of concern resulting from large events in rural areas. Update the Zoning Ordinance to address event venues in rural areas, including establishment of a special events permitting process and associated development standards. 	Mid-term

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Policy Topic	Potentially Affected General Plan Chapters	Potential Actions	Time Frame for Action
<i>Economic Development</i>	Chapter 6, Economic Development	<ul style="list-style-type: none"> Implement the policies of the Economic Vitality Strategy in order to diversify the county's economic base and attract new industries and businesses. Focus on economic development in each of the area plans to address unique issues and opportunities. Monitor progress in achieving the goals of the Economic Vitality Strategy. 	Short-term

Tree Mortality and Drought

The recent drought throughout California has caused devastation to the forests of Mariposa County. The dry, warm weather has reduced the trees' ability to defend against bark beetles, and infestations of these insects have destroyed tens of millions of trees across the state since the drought began. Little can be done to prevent infestation once it has begun, and the large number of dead trees poses significant fire and safety hazards. The continued health of remaining trees and the removal of dead and dying trees are significant concerns for the County and its residents. The County has created a task force to work with state, federal, and local governments to address the issue and has selected Blue Ridge Services to work with the County and residents to remove dead trees and reduce the risk of fire hazard and damage to personal and public property.

The issues of tree mortality and drought are closely related to state law requirements for climate adaptation planning (as mandated by SB 379) and fire hazard impacts (as mandated by SB 1241).

Current General Plan Policies

The General Plan does not address tree mortality because at the time of its adoption, the drought had not yet begun and therefore this was not a significant issue in Mariposa County.

Recent Legislation

There is no recent state legislation regarding tree mortality.

Climate Change

Climate change will increase the risks of natural disasters and hazards in the coming decades, and emergency service providers need to be prepared. For Mariposa County, the most likely risks are an increase in the number of high heat days, an increase in average high temperatures, and the increased likelihood and severity of wildfire due to drought, high temperatures, and continued tree mortality. Residents and staff of Mariposa County recognize the need both to minimize the greenhouse gas emissions that cause climate change and to mitigate and prepare for the effects it will cause. Transportation and energy use are the largest sources of greenhouse gas emissions in the county. The Sierra Business Council has led efforts to prepare a greenhouse gas emissions inventory for Mariposa County; however, that inventory may need to be updated for future use. Further assessment of vulnerable assets and populations needs to be conducted to determine the best adaptation strategies.



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The issue of climate change is closely related to other issues of concern to the County, including tree mortality, drought, and multimodal transportation planning. Efforts to combat the causes of climate change at the local level, as well as to respond to the effects of climate change, should be undertaken in a coordinated and interdisciplinary manner.

Current General Plan Policies

The existing General Plan does not specifically address climate change, but it does cover natural hazards and emergency response.

Recent Legislation

Senate Bill 379 (Jackson) requires all cities and counties to plan for climate adaptation in their general plans (see Climate Adaptation in the State Legislation section on page 5).

Assembly Bill 1358 (Leno) requires cities and counties to include complete streets policies and plans for multimodal transportation networks that meet the needs of all users in a safe and convenient manner (see Complete Streets in the State Legislation section on pages 7–8). This bill relates to climate change because encouraging multimodal and alternative transportation is an essential strategy for reducing greenhouse gas emissions from vehicle travel.

Transportation

Mariposa County's transportation system includes the roadway network, transit system, and active transportation facilities (e.g., bicycle lanes, trails, pedestrian ways, crosswalks). A large amount of land in the county is federally owned, with most of the transit serving visitors and employees of Yosemite National Park. As this demand has increased with renewed economic growth, both transit and roadway improvements are needed to keep up with the volume of visitors to the county. In addition, because much of the county is rural and mountainous, road conditions in many areas are deteriorating. Many roads are also privately owned or are for public access with a private maintenance agreement. Transportation priorities include offering employees and visitors in the county a variety of ways to travel and ensuring that traffic and road maintenance is at a manageable and safe level during peak seasons.

As noted above, multimodal transportation planning is an important strategy for addressing the County's concerns and goals related to climate change.

Current General Plan Policies

The General Plan includes a number of goals and supporting policies that address transportation, primarily focusing on the use of level of service (LOS) as the performance metric, assessing road capacity and planning development accordingly, and ensuring effective transit services and active transportation facilities. The Mariposa County Bicycle & Pedestrian Transportation Plan, published in 2011, is cited as the primary source for measures to implement the active transportation policies in the General Plan.

Recent Legislation

Senate Bill 743 (Steinberg), approved in 2013, requires the County to consider adoption of an alternative performance metric to LOS, and the Governor's Office of Planning and Research advocates for the use of vehicle miles traveled (VMT) as a preferred alternative metric for purposes of implementing the California Environmental Quality Act. The Complete Streets Act (Assembly Bill 1358, Leno) requires cities and counties to plan and design streets, roads, and highways to meet the needs of all users and all forms of transportation, including drivers of private vehicles, public transit passengers, pedestrians, bicyclists, and commercial goods distribution.

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Fire

Wildfires are a natural part of the forest ecosystem in Mariposa County, but they can pose significant risk to people and property. The recent drought, combined with the effects of climate change, will continue to increase this risk. Lightning and human activity are the most common causes of wildfire. Areas in the central, northeast, and southeast portions of the county have the highest risk for wildfires because of high winds and vegetation that becomes extremely flammable in dry weather. These regions are also the more developed areas of the county, including the towns of Mariposa and Coulterville.

Response to fires is another major concern for the County, as the mountainous terrain can reduce firefighter response times and effectiveness. Existing and future development must be planned in coordination with fire response planning to ensure the safety of homes and people. Some existing fire safe standards are in place to reduce and control potential sources of fuel for wildfires, manage overgrowth, and implement fire prevention and management strategies but should be augmented.

Current General Plan Policies

The County's General Plan Safety Element includes goals and policies focused on protecting existing development from fire hazards and ensuring effective fire protection services to serve future development.

Recent Legislation

Senate Bill 1241 (Kehoe) requires cities and counties to address fire risk in very high fire hazard severity zones and state responsibility areas in their safety elements (see Fire Hazard Impacts in the State Legislation section on pages 6-7).

Event Venues in Rural Areas

Tourism is a significant industry in Mariposa County, and many events that draw a large number of attendees take place in rural areas. Music festivals, weddings, funerals, and other cultural and recreational events are popular in the county. Planning and permitting for these events in order to manage the associated traffic, noise, and waste generation are important for ensuring well-organized events that minimize impacts to the surrounding area. The County wishes to establish a permitting process, including appropriate development standards, for special events to better address these issues and to ensure that large events are conducted in a manner that is compatible with rural areas.

Current General Plan Policies

The General Plan Noise Element contains policies for regulation of noise at special events, but it does not provide specific guidance for when and how it is regulated.

Recent Legislation

There is no recent state legislation regarding events in rural areas.

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Economic Development

The County released an updated Economic Vitality Strategy in May 2017 that identifies the challenges and opportunities for Mariposa County's economy and includes initiatives and implementation actions to support economic development. Seasonal tourism is a significant economic driver in the county and is expected to continue to grow over the next decade. Diversifying the economic base is important to the resiliency of the local economy. Although tourism will continue to be the largest economic sector in the county, economic development efforts such as diversifying the tourism and agriculture industries, creating new industries, and establishing additional secondary businesses can enhance year-round economic health. Recognizing that each planning area has unique issues will provide an opportunity to focus economic development efforts where they may have the most impact as area plans are developed or updated.

Current General Plan Policies

The Economic Development Element of the General Plan focuses on marketing, diversification, and enhancement of the local economy. Goals and policies cover expanding existing markets, diversifying the economy, and using a strong brand and marketing strategy to attract new industries and job centers.

Recent Legislation

There is no recent state legislation regarding economic development.