Mariposa County

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222
5100 Bullion Street
http://www.mariposacounty.org/

MILES MENETREY, CHAIR	**DISTRICT V**
WAYNE FORSYTHE, VICE-CHAIR	**DISTRICT IV**
ROSEMARIE SMALLCOMBE	**DISTRICT I**
SHANNON POE	**DISTRICT II**
DANETTE TOSO	**DISTRICT III**

BOARD OF SUPERVISORS
ACTION SUMMARY MINUTES
MARCH 19, 2024

A. 9:00 AM Called to Order and Roll Call

Chair Menetrey called the meeting to order.

Attendee Name	Title	Status	Arrived
Rosemarie Smallcombe	District I Supervisor	Present	9:00 AM
Shannon Poe	District II Supervisor	Present	9:00 AM
Danette Toso	District III Supervisor	Present	9:00 AM
Wayne Forsythe	District IV Supervisor	Present	9:00 AM
Miles Menetrey	District V Supervisor	Present	9:00 AM

B. Pledge of Allegiance

Chair Menetrey led the pledge.

C. Introductions

None.

D. Approval of Consent Agenda (Items designated by "CA")

Chair Menetrey noted that CA. 13 is to be pulled for an Amended vote and noted that CA. 2 and CA. 20 require a 4/5ths vote.

Public comment was received by Tom Archibald/Industrial Park President requested the Board pull CA.18 to be pulled for further legal review.

Dan Rule/Business Development Manager for Sierra Tele, commented on the hut projects, noting that the last mile jobs are almost complete. He noted that there are 900 miles on the middle mile in the ground. He noted that they had been serving this area since 1895 and believed overbuilding would be a mistake.

Supervisor Smallcombe commented on CA. 2, in which Dallin Kimble, County Administrative Officer, noted that with budgets, there is always good and bad news. He noted this was good news, as we were able to add funds to new areas.

Supervisor Forsythe noted on CA. 2 that he was happy to see the extra funds going to departments that need it.

Chair Menetrey commented on CA. 8 and thanked the committees for submitting their minutes. He also commented on CA. 15, noting he likes to see MOUs like this, which is for oral health for Kindergarten.

Supervisor Smallcombe and Toso also asked that CA. 18 be pulled for further discussion.

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

CA1. **Health and Human Services Agency**

Resolution Continuing a Shelter Crisis Local Emergency in Mariposa County

CA2. **Administration**

Approve Budget Adjustments in Heavy Equipment Replacement Fund and in Allocating Anticipated Additional Sales Tax Revenue in the General Fund Treasurer Tax Collector, County Clerk, Sheriff, Boating Safety, Surveyor, and Contingency Budgets (4/5ths Vote Required)

CA3. **Board of Supervisors**

Ratify Letters of Support for Assembly Bill (AB) 1804, a Crucial Legislative Initiative Addressing the Fentanyl Crisis, and Assembly Bill (AB) 1803, a Critical Legislative Measure Dedicated to Improving the Restitution Process for Victims of Human Trafficking (Board Chair)

CA4. **Board of Supervisors**

Ratify a Letter of Support for SB 1032 (Padila) Housing Finance: Portfolio Restructuring: Loan Forgiveness (Board Chair)

CA5. **Board of Supervisors**

Approve a Letter of Support for Assembly Bill (AB) 2471; and Authorize the Board of Supervisors Chair to Sign the Letter

CA6. **Board of Supervisors**

Approve a Letter of Support for the Inclusion of Passage H.R. 5030, the Secure Rural Schools Reauthorization Act of 2023; and Authorize the Board of Supervisors Chair to Sign the Letter

CA7. **Clerk of the Board**

Receive the 2022 Annual Report for the Wawona Town Planning Advisory Committee (WTPAC)

CA8. **Clerk of the Board**

Receive Minutes of the Committees Established by the Mariposa County Board of Supervisors Pursuant to Resolution 22-115, Section 10.2

CA9. **Clerk of the Board**

Receive the List of Software as a Service License Agreements Entered into by the County Administrative Officer (Purchasing Agent) Pursuant to Resolution 22-116 Entered Into, Received, and Processed in January and February of 2024

CA10. **Clerk of the Board**

Receive the List of Agreements Entered into by the County Administrative Officer (CAO) (Purchasing Agent) Pursuant to County Code Chapter 3.08, Entered Into, Received and Processed in February of 2024

CA11. **Clerk of the Board**

Receive the List of Agreements Entered into by the Mariposa County Department Heads (Assistant Purchasing Agents) Pursuant to County Code Chapter 3.08 Entered Into, Received and Processed in February of 2024

CA12. **Health and Human Services Agency**

Approve First Amendment with JDT Consultants, Inc. Increasing the Amount by $80,000, for a New Amount not to Exceed $155,000, for Therapeutic Behavioral Services; and Authorize the Board of Supervisors Chair to Sign the Amendment

CA14. **Health and Human Services Agency**

Approve a Memorandum of Understanding (MOU), with Central Sierra Continuum of Care, (CSCoC), for a Partnership of the Application of the Homeless Housing, Assistance and Prevention Grant, (HHAP); and Authorize the Board of Supervisors Chair to Sign the MOU

CA15. **Health and Human Services Agency**

Approve a Memorandum of Understanding (MOU), with Mariposa County Unified School District, for Kindergarten Oral Health Assessment; and Authorize the Board of Supervisors Chair to Sign the MOU

CA16. **Planning**

Re-Appoint Erica Wolfsen to the Creative Placemaking Strategy Advisory Committee with a Term Expiring February 28, 2027

CA17. **Planning**

Recognize the Service of Mark Abney, Catherine Collamer, Ryan Kelly, Catherine Fong, Paul Amstutz, Greg Magruder, Kevin Shelton on the El Portal Planning Advisory Committee

CA19. **Planning**

Adopt a Resolution to Approve the Submittal of a Grant Application to the USDA Disaster Repair Grant for Community Facilities Program for $385,000 for Roads Equipment; Authorize the Board of Supervisors Chair to Sign Grant Proposal Documents; and Authorize the Board of Supervisors Chair to Sign the Grant Agreement, If Awarded (Subject to Approval as to Legal Form by County Counsel)

CA20. **Planning**

Approve Budget Action Increasing Revenue and Appropriations in the Planning Department Budget for the Post Award Consultation Grant from the Strategic Growth Council's Transformation Climate Communities Program ($49,990) (4/5ths Vote Required)

CA21. **Public Works**

Declare the Paseo De Mariposa Run, a County-Sponsored Event; Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206; and Approve the Road Closure of 9th Street Between Bullion and Jones Street on April 28, 2024, from 7:30 am to 12:00 pm

CA22. **Public Works**

Authorize the Director of Public Works to Waive the Encroachment Fee of $206 for the Annual 4-H Bike-a-Thon Fundraiser for Multiple Sclerosis to be held on April 28, 2024, from 11:30 am to 3:00 pm

CA23. **Public Works**

Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206 for the Las Mariposa Civil War Days to be help on April 13th-14th, 2024, Located at Yaqui Gulch Road & Highway 140 (Long Ranch)

CA24. **Public Works**

Adopt a Resolution Authorizing the Director of Public Works to Submit Various Grant Applications to the Department of Resources Recycling and Recovery (CalRecycle); and Authorize the Director of Public Works to Execute all Documents Necessary to Secure and Implement the Grant (Subject to Approval as to Legal Form by County Counsel)

E. Items removed from Consent Agenda

CA13. **Health and Human Services Agency**

Approve an Operational Agreement (OA) with Mountain Crisis Services, a Program of Alliance for Community Transformations, and Mother Lode Job Training; and Authorize the Board of Supervisors Chair to Sign the Agreement

Danielle Bondshu/Clerk of the Board, read what the change is for the amendment.

AMENDMENT: Change from Health and Human Services to County of Mariposa for the benefit of Mariposa County Health and Human Services.

RESULT:	**Adopted as Amended (UNANIMOUS)**
MOVER:	District I Supervisor Rosemarie Smallcombe

SECONDER: District II Supervisor Shannon Poe

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

CA18. **Planning**

Approve a Restoration Surety Agreement for the Mariposa Biomass Project; and Authorize the Board of Supervisors Chair to Sign the Agreement

Supervisor Smallcombe noted she is recusing herself from this discussion due to her and her husband's involvement with the project. She then left the room.

Supervisor Poe noted he wasn't familiar with the project and asked Mr. Engfer to clarify the project.

Public comment was received by Tom Archibald, who noted that Ordinance 696 needs to be addressed. He noted this Ordinance uses a furnace, which goes against the above-mentioned ordinance. He noted he felt this project would lower property value.

Board discussion ensued, and Chair Menetrey noted that this item does not approve the project but approves the agreement that the individual is responsible for returning the land to its original state if the project goes wrong.

RESULT: **Adopted**

MOVER: District II Supervisor Shannon Poe

SECONDER: District III Supervisor Danette Toso

AYES: District V Supervisor Menetrey, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

RECUSED: District I Supervisor Smallcombe

F. Departmental Presentation

Shelia Baker/Behavioral Health Director updated the Board on the Friendly Visitor program. She introduced Katie Landers/Program Manager. Ms. Baker noted they are working on registration and the goal of the program is to have individuals spend 30 – 60 minutes a week with elderly individuals. She noted they would match the participant and visitor, so there were common likes and interests. She noted that if anyone is interested in participating, they should call 209-966-2000.

Allison Tudor/Alliance Executive Director, announced her departure and introduced the gentleman who would take over her position. She then introduced Jermey Martinez/New Executive Director.

Jermey Briese/Sheriff noted that the day prior, he and the deputies attended the funeral of fallen dispatcher Bryan Schafer. He thanked the Board for the memorial as he was able to present it to Mr. Schafer's wife and two children. He noted he has been working with CAO Kimble to find funds and will be monitoring payroll closely. He noted if they get back to being on target budget, they will return to normal service. Sheriff Briese noted there was a missing individual out of the Merced are. He noted he was last seen on March 2nd, 2024, in a 2012 Blue Ford F-150 in the Cotton Creek/Hornitos area; the missing man is Ronald Williams.

G. Public Comment on Non-Agenda Items

Public comment was received by Lorraine Freeman/Resident who noted her comment was regarding

transportation issues in North County. She explained that she has issues getting a ride and has nothing but a bad experience with the transportation service provided by Health and Human Services. She later emailed with a correction to the dates given.

Jonathan Noel commented in response to Ms. Freeman's comment. He noted he felt ashamed that she had to call a month in advance. He noted there needed to be someone stationed in North County 24/7 to help these individuals. He noted that the County needed to resolve this issue.

Recess Board of Supervisors

9:59 PM Chair Menetrey recessed the Board of Supervisors meeting and the Clerk of the Board read the government code 54952.3 announcement.

H. LOCAL TRANSPORTATION COMMISSION

10:00 AM Chair Forsythe called the Local Transportation Commission meeting to order.

Public Comment Period

None.

LTC Regular Agenda

1. **Clerk of the Board**

Selection of a Commissioner to act as the 2024 Local Transportation Commission Chair

Danielle Bondshu/Clerk of the Board read the item. No public comment.

SELECTION: Wayne Forsythe was selected as the 2024 Chair.

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District V Supervisor Miles Menetrey
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

2. **Clerk of the Board**

Selection of a Commissioner to act as the 2024 Local Transportation Commission Vice-Chair

Danielle Bondshu read the item. No public comment.

Commissioner Poe made a motion to select Commissioner Menetrey, but after discussion, he withdrew his motion.

SELECTION: Danette Toso was selected as the 2024 LTC Vice-Chair.

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District I Supervisor Rosemarie Smallcombe

SECONDER: District II Supervisor Shannon Poe

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District IV Supervisor Forsythe, District II Supervisor Poe

3. **Public Works**

Approve the Execution of FTA Certifications and Assurances for FY 2024

Jeannie Morvay-Clayton/Transportation Planning gave the staff report. No public comment.

RESULT: **Adopted (UNANIMOUS)**

MOVER: District I Supervisor Rosemarie Smallcombe

SECONDER: District III Supervisor Danette Toso

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Adjourn LTC

10:05 AM Chair Forsythe adjourned the LTC meeting.

Reconvene as Board of Supervisors

10:05 AM Chair Menetrey reconvened the Board of Supervisors meeting.

I. Regular Agenda Items

1. **Planning**

Discussion and Direction Regarding the Mariposa County Hotel and Conference Feasibility Study

Ben Goger/Senior Planner, gave a PowerPoint presentation. He introduced Channing/PFK Consultant who finished the presentation. No public comment was received.

Board discussion ensued.

DIRECTION: Staff is to bring it back for adoption on the consent agenda.

RESULT: DIRECTION GIVEN

2. **Administration**

Approve Hut Locations for Low-Level Network Design for LATA Broadband Network Project; and Authorize the Board of Supervisors Chair to Sign the Confirmation Letter

Dallin Kimble gave the staff report.

Public comment was received by Dan Rule/Sierra Tel, who noted this is an overbuild.

Board discussion ensued.

RESULT: **TABLED until April 9th, 2024 at 9:00 AM or soon thereafter**

MOVER: District III Supervisor Danette Toso

SECONDER: District I Supervisor Rosemarie Smallcombe

AYES: District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

J. Closed Session

11:01 AM Chair Menetrey read closed session item one. No public comment.

11:02 AM Chair Menetrey recessed the Board into closed session.

12:58 PM Chair Menetrey reconvened and noted they would go back into recess for lunch until 2:00 PM.

6:04 PM Chair Menetrey read Closed Session items 2 and 3. Public comment was received on item 2 from Steve Ward who noted there is no other location for County Fire. No comment on closed session item 3.

6:06 PM Chair Menetrey recessed the Board back into closed session.

1. **Administration**

CONTINUED from March 12th, 2024, to March 19th, 2024, at 9:00 AM or soon thereafter.

CLOSED SESSION: Conference with Labor Negotiator of the Mariposa County Managerial/Confidential Organization (MCMCO); and Service Employees International Union (SEIU)

RESULT: CLOSED SESSION HELD

2. **Administration**

CLOSED SESSION: Conference with Real Property Negotiator Regarding 4802 Highway 140 in Mariposa (Spring Hill School)

RESULT: CLOSED SESSION HELD

3. **Board of Supervisors**

CLOSED SESSION: Public Employee Performance Evaluation: Position of Employee Under Review: Building Director (Government Code Section 54954.5)

RESULT: CLOSED SESSION HELD

K. 2:00 PM Reconvene

Staff recommends approving all admin and process updates (rec 1-7)

1. **Planning**

Discussion and Direction on the Mariposa County Short Term Rental Study

Chair Menetrey called the item to order. Ben Goger/Senior Planner, and Erin Usain/Consultant, gave the PowerPoint presentation and brought back the recommendations.

Public comment was sent by Theresa Cook/Resident who noted they sent a letter and wanted to read it. They

noted their disdain for the study and further noted a housing fund should be a community issue, not a STR issue.

John Trujillo/Resident commented on several of the recommendations, noting his concern. He noted they provide income for this community and urged not to regulate.

Art Bagget/Planning Commissioner District 1 reiterated what was discussed with the Planning Commission. He noted they approached it from a vantage point of dealing with long-term housing and minimizing the intrusion on private property rights.

Courtney Twiss/Twiss Realty noted she agreed housing has been an issue for a long time. She discussed what could happen for loss of jobs and revenue if STRs are limited. She also asked what happened to the request that Aramark was to provide housing to its employees. She noted the Board needed to look at changes in zoning, density, and having incentives for Accessory Dwelling Units (ADUs).

Glenn Cook/Resident noted he wished Mr. Baggett was still on the phone. He noted the notion of a housing fund and agreed it should be a community issue. He noted his disdain for several of the recommendations including reducing vacation rentals on a whim. He noted that could destroy his business. He then held up the magazine put out by the Tourism Bureau and noted this is expensive and noted we do not need more tourism.

Kelly Harrison/Resident noted they found the study easy to read and understand. She brought up the community survey noting it seems to be split on how the community feels. She also noted there is a way to manage without making it an experiment.

David Holland Morris/Resident noted he liked the idea of taking time to review the study more carefully. He noted he hears a lot of proposals for regulation but without concrete data. He noted more data was needed.

Barry/Resident noted they purchased in 202, and they hoped to one day become year-round residents but noted the recommendation that only residents can have a vacation rental is unfair. They also noted the issues when the park is closed, or the cap on capacity. They noted the recommendations do not take into account regulations in place within Wawona.

Jeanne- Ann Pine/Resident noted she is coming from a neutral point. She noted when the conversation started, she owned three vacation rentals. She has since sold them. She went into her thoughts on some of the recommendations and noted regardless of what happens, not everyone will be happy. She also noted maybe there could be a “naughty list” for those STRs that the Sheriff or County gets calls on for being a nuisance.

Victoria Trujillo/Resident noted 40 years ago she dreamed of owning vacation rentals. She noted 10 years ago they bought run down homes and converted them. She brought up her large family and how they prefer vacation rentals when they travel. She then went into the ups and downs of owning vacation rentals. She also noted she wanted to see a list of nuisance vacation rentals. She noted she feels this is discrimination against STRs as they are always the ones to suffer when more money is needed.

Kim Tucker/Resident/Housing Committee Member, noted her concern is on housing in general, not STRs. She noted her concern with the housing situation for concessionaire employees, with roughly 300-400 people living in canvas tents in the park. She noted those would not be allowed outside the park for housing and noted the Park Service should be drawn into this conversation.

Unknown Caller/Vacation Rental Owner noted they bought a house in Midpines in 2018 because they visited the park so much. He noted hotels are not family-friendly. He noted building more hotels is not the answer.

He noted he will not go back to a long-term rental.

Charles Lammers/Resident agreed the Park Service needed to be included. He noted they evicted people from the trailer park to fill with their V.I.P.s. He noted there needed to be better dialogue with the National Park Service.

Jenni Kiser/Resident noted maybe the strategy is to bite off pieces at a time. She noted it doesn't sound like there is enforcement for the nuisances. She noted it sounds like the county is holding the wrong people accountable. She noted STR owners are business owners, and they need to be able to make responsible business choices.

Andrew Trujillo/Resident noted he does not like the subject of eviction and new home purchases. He noted the hoops he had to jump through to open his door. He noted the county has taken an adversarial stance. He noted the redundancy of county inspections and noted that every time new regulations are put in place, new jobs seem to be created.

Lorraine Freeman/Resident noted she was thinking of Idle Wheels; There needed to be more park model homes. She also noted a correction to the date on her comment from earlier in the day noting the year was 2017-2018.

Bruce/Resident thanked the Board for clarifying that this wasn't to raise fees. He noted that he thought this was to go back to the basics to address housing shortages, but there seems to be a gap between the information. He noted that restricting the numbers does not benefit the community.

Jeanne-Ann Pine commented again, noting that tenant rights are the real issue for long-term renting, regaling issues she has dealt with in the past.

Tammy Guenthart/Resident noted she lives on a 2-mile road with ten vacant homes. She asked about landlord rights. She noted it's not short-term rental issues; it's a lack of good renters. Mr. Goger answered some of the questions asked.

Board discussion ensued.

DIRECTION: Leave vacation rentals as is and bring them back in the fall after the summer reservation service in the park service can be analyzed. Work to consolidate the process of inspecting the vacation rental application as well as making a Permit Ready or Master Plans a priority.

RESULT: DIRECTION GIVEN

3. **Administration**

Discussion and Direction Regarding the Countywide Operational and Organizational Review

4:40 PM Chair Menetrey recessed for a brief break and reconvened at 4:45 PM.

Dallin Kimble gave the staff report. Rob Hager and Callie Seymour from Guidehouse gave a PowerPoint presentation. No public comment.

Board discussion ensued.

RESULT: PRESENTATION HELD

4. **Board of Supervisors**

Discussion and Direction on the Process of Assigning Addresses to Parcel (Board Chair)

Chair Menetrey introduced this item. Corrina Miranda and Sarah Hughes gave a PowerPoint presentation on history. Ethan Smith/GIS Specialist gave a brief overview of the ESRI addressing solutions.

Public comment was received by Steve Ward/Cal Fire/County Fire noted it is important for emergency services to get the correct address location. He noted during emergencies, if the County has outside aid, it is often hard for them to find the location.

Board discussion ensued.

DIRECTION: Staff is to begin implementing the addressing application on ESRI and bring back an item with recommendations based on research including recommendations for defining "development" and policies.

It was further noted the definition of “development” would need to be codified and any policies or procedures could be approved via resolution.

RESULT: DIRECTION GIVEN

5. **Clerk of the Board**

Discussion and Possible Direction Regarding the Use of Video Software in Board Meetings

Danielle Bondshu gave the staff report. No public comment. Board discussion ensued

DIRECTION: Wait for a year and bring it back at a later date.

RESULT: DIRECTION GIVEN

Report Out

6:39 PM Chair Menetrey reconvened and noted that during the closed session, information was received, and direction was given for all items.

L. Board Information

Information received.

M. Adjournment

6:41 PM adjourned in memory of Mary Ellen Wass Williams, Kenneth Williams, Jann Baker, and Izabella Eden Hance.

Respectfully submitted,

Danielle Bondshu
Clerk of the Board

Miles Menetrey
Chair, Board of Supervisors

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-102

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Joe Lynch, County Administrative Officer

RE: Resolution Continuing a Shelter Crisis Local Emergency in Mariposa County

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RECOMMENDATION AND JUSTIFICATION

Resolution Continuing a Shelter Crisis Local Emergency in Mariposa County.

California Government Code 8698, 8698.1 and 8698.2 allows for the governing body of a city or county to declare a shelter crisis. A shelter crisis declaration relaxes standards for building occupancy, limits liability and provides a legal basis for the use of certain facilities designated by the County as a shelter for the duration of the crisis.

In order to declare the shelter crisis, the County made findings at a public meeting and adopted Resolution 18-518 that (1) a significant number of persons within the county's jurisdiction are without the ability to obtain shelter; and (2) the situation has resulted in a threat to the health and safety of those persons.

BACKGROUND AND HISTORY OF BOARD ACTIONS

On November 5, 2018, the Board of Supervisors adopted Resolution 18-518 declaring the existence of a Shelter Crisis Local Emergency in Mariposa County to allow Mariposa County to proceed with temporary homeless shelter solutions to meet the needs of our homeless community members.

Recognizing the prevalence of homelessness in California and the health and safety risks facing homeless persons, California law authorizes counties to declare a "shelter crisis" and avail themselves to attendant protections and powers. Specifically, upon declaring a "shelter crisis":

- A county may allow persons unable to obtain housing to occupy designated public facilities during the duration of the emergency (public facilities include parks, schools, and vacant or underutilized facilities which are owned, operated, leased, or maintained by the county);
- A county is immune from liability for ordinary negligence in the provision of emergency housing for all conditions, acts, or omissions directly related to, and which would not occur but for, the provision of emergency housing; and
- The provisions of any state or local law or regulation prescribing standards of housing, health, and safety are suspended to the extent that strict compliance would prevent, hinder, or delay the mitigation of the effects of the crisis.

If the County desires to construct and operate an emergency homeless shelter, it is recommended that the County Board of Supervisors first declare a "shelter crisis" in order to avail itself of the associated powers and liability protections.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not continue the local emergency and the County may not be eligible for possible State or Federal assistance, or proceed with temporary homeless shelter solutions.

FINANCIAL IMPACT

None

ATTACHMENTS

None

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-103

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: Approve Budget Adjustments in Heavy Equipment Replacement Fund and in Allocating Anticipated Additional Sales Tax Revenue in the General Fund Treasurer Tax Collector, County Clerk, Sheriff, Boating Safety, Surveyor, and Contingency Budgets (4/5ths Vote Required)

RECOMMENDATION AND JUSTIFICATION

Approve Budget Adjustments in Heavy Equipment Replacement Fund and in Allocating Anticipated Additional Sales Tax Revenue in the General Fund Treasurer Tax Collector, County Clerk, Sheriff, Boating Safety, Surveyor, and Contingency Budgets (4/5ths Vote Required)

In the FY24 balancing adjustments, the Heavy Equipment Replacement Fund 7704 should be associated with the Roads department 300 instead of the Fleet department 170.

In addition, the County anticipates an additional $380,000 in Sales Tax revenue in FY24 and staff recommends allocating the additional funds in the following ways.

1. Add salaries to Treasurer Tax Collector after it was discovered that staff salaries were being incorrectly coded to the Elections budget which was over-budget ($60,000).
2. Add $15,000 to general professional services in Treasurer Tax Collector budget to cover additional expenses not considered when the Treasurer submitted balancing adjustments ($15,000).
3. Add $2,000 to software in the County Clerk budget to cover an additional invoice not anticipated during balancing adjustments ($2,000).
4. Add $100,000 to overtime in the Sheriff's budget to cover the ongoing significant increase in overtime expenditures ($100,000).
5. Add $30,000 to salaries and wages in the Boating Safety budget to budget for two veteran deputies as opposed to one new deputy as was budgeted ($30,000).
6. Eliminate one duplicate reduction in the salaries and benefits category of the Surveyor department ($12,000).
7. Add remaining funding back into the contingency ($161,000).

BACKGROUND AND HISTORY OF BOARD ACTIONS

2024-76 Adopt Balancing Adjustments for Fiscal Year 2023-2024 Adopted Budget (4/5ths Vote Required)

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

The Heavy Equipment Replacement Fund correction is just a clerical one. The General Fund could be offset by a different expense or revenue, but ultimately the General Fund needs to balance.

FINANCIAL IMPACT

Sales tax budget will increase by $380,000, and contingency will increase by $161,000.

ATTACHMENTS

1. **March 19 Budget Adjustment**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

BUDGET ACTION FORM

FUND	DEP/DIV	ACCOUNT	DESCRIPTION	PROJECT	INCREASE	DECREASE
7704	0170	49999	Beginning fund balance			(922,268)
7704	0170	70421	Heavy Equipment Vehicles			922,268
7704	0300	49999	Beginning fund balance		(922,268)	
7704	0300	70421	Heavy Equipment Vehicles		922,268	
1001	0100	41101	Sales tax		(380,000)	
1001	0100	92001	Contingency designation		161,000	
1001	0108	51111	Salaries and wages		60,000	
1001	0108	60301	General professional services		15,000	
1001	0120	60431	Software		2,000	
1001	0216	51115	Overtime		100,000	
1001	0219	51111	Salaries and wages		30,000	
1001	0317	51111	Salaries and wages		12,000	
				TOTALS	0	0

TRANSFER BETWEEN FUNDS					DEBIT	CREDIT
				TOTALS	0	0

ACTION REQUESTED: (Check all that apply)

(X) Budget appropriation is less than $50,000 and involves shifting funds between categories in the same account and fund. Board of Supervisors reviews all budget actions of this nature on a monthly basis.

( ) Budget appropriation by Board of Supervisors (4/5ths Vote Required): Amending revenues and expenses or transferring funds between funds or accounts within the General Fund or transferring appropriation from contingency.

FISCAL YEAR

DEPARTMENT HEAD SIGNATURE DATE

AUDITOR SIGNATURE DATE

COUNTY ADMINISTRATIVE OFFICER SIGNATURE DATE

APPROVED BY RES NO. CLERK DATE

DEPARTMENT

AUDITOR'S USE ONLY
BA #

Budget Revision Form Revised 07/2023

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-104

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Miles Menetrey, District V Supervisor

RE: Ratify Letters of Support for Assembly Bill (AB) 1804, a Crucial Legislative Initiative Addressing the Fentanyl Crisis, and Assembly Bill (AB) 1803, a Critical Legislative Measure Dedicated to Improving the Restitution Process for Victims of Human Trafficking (Board Chair)

RECOMMENDATION AND JUSTIFICATION

Ratify Letters of Support for Assembly Bill (AB) 1804, a Crucial Legislative Initiative Addressing the Fentanyl Crisis, and Assembly Bill (AB) 1803, a Critical Legislative Measure Dedicated to Improving the Restitution Process for Victims of Human Trafficking (Board Chair)

The Board approved support in February. The bills have cleared the Assembly Public Safety Committee and are now headed to the Assembly Appropriations Committee.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has routinely approved letters of support for issues that they believe will benefit the citizens of Mariposa County.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve the letter. Individual Board members may write their own letters of support for AB 1803 and AB 1804, which may not carry the weight of a letter from the entire Board.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. AB 1803 and 1804 - Signed

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Mariposa County
Board of Supervisors

District 1 ... ROSEMARIE SMALLCOMBE
District 2 ..... SHANNON POE
District 3 ..... DANETTE TOSO
District 4 ..... WAYNE FORSYTHE
District 5 ..... MILES MENETREY

DALLIN KIMBLE
County Administrative Officer

DANIELLE BONDSHU
Clerk of the Board

P. O. Box 784
Mariposa, CA 95338
(209) 966-3222
(800) 736-1252
www.mariposacounty.org/board

March 13, 2024

Assemblymember Buffy Wicks, Chair
Assembly Committee on Appropriations
1021 O Street, Suite 8140
Sacramento, CA 95814

Dear Chair Wicks:

Mariposa County Board of Supervisors is writing to express strong support for AB 1804, a crucial legislative initiative addressing the fentanyl crisis by empowering law enforcement with enhanced tools to target suppliers.

In 2021, fentanyl overdoses emerged as the leading cause of death among adults aged 18 to 45, comprising 36% of all drug-related fatalities in California. AB 1804 confronts this crisis by reinforcing law enforcement capabilities to gather intelligence on drug suppliers. The proposed changes the criteria for authorizing the interception of wire or electronic communications, specifically related to offenses involving fentanyl or its precursors.

The existing law allows interception when there's probable cause that an individual is involved in offenses related to a substance containing fentanyl or its precursors, exceeding 10 gallons by liquid volume or 3 pounds of solid substance by weight.

Yet, the existing interception threshold inadequately addresses situations involving substantial quantities linked to suppliers, necessitating a recalibration to align with the potent lethality of fentanyl in comparison to other drugs. AB 1804 strategically empowers law enforcement by reducing the interception threshold, setting authorization amounts at 1.67 gallons by liquid volume and 8 ounces by weight for solid substances containing fentanyl or its precursors. This recalibration ensures proactive action against large-scale fentanyl operations, safeguarding our communities.

Mariposa County Board of Supervisors respectfully requests your **SUPPORT** of **AB 1804**.

Sincerely,

Miles Menetrey, Chair

Mariposa County Board of Supervisors

Mariposa County Board of Supervisors

District 1 ... ROSEMARIE SMALLCOMBE
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March 13, 2024

Assemblymember Buffy Wicks, Chair
Assembly Committee on Appropriations
1021 O Street, Suite 8140
Sacramento, CA 95814

Dear Chair Wicks:

Mariposa County Board of Supervisors is writing to express my strong endorsement of AB 1803, a critical legislative measure dedicated to improving the restitution process for victims of human trafficking.

This legislation seeks to expand the definition of noneconomic losses and refine the criteria for fines and restitution orders, establishing a more comprehensive and equitable framework for determining restitution amounts.

Presently, California law guarantees victims the right to restitution, with the court mandated to order convicted individuals to pay for the complete economic loss suffered by the victim. While noneconomic losses, such as psychological harm, are considered for felony violations, there exists a pressing need to enhance and clarify procedures for determining restitution amounts, especially for noneconomic losses.

AB 1803 broadens restitution procedures for human trafficking victims, ensuring a more inclusive approach. The legislation recognizes both economic and noneconomic losses, empowering the judiciary to assess suitable restitution by considering the offense's gravity and specific losses endured by the victim. This refined approach strengthens the pursuit of justice and underscores a commitment to providing personalized support for victims, fostering a more compassionate restitution process.

Mariposa County Board of Supervisors respectfully requests your **SUPPORT** of **AB 1803** because of the reasons stated above.

Sincerely,

Miles Menetrey, Chair

Mariposa County Board of Supervisors

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-105

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Miles Menetrey, District V Supervisor
RE:	Ratify a Letter of Support for SB 1032 (Padila) Housing Finance: Portfolio Restructuring: Loan Forgiveness (Board Chair)

RECOMMENDATION AND JUSTIFICATION

Ratify a Letter of Support for SB 1032 (Padila) Housing Finance: Portfolio Restructuring: Loan Forgiveness (Board Chair)

This action would ratify the signature of the Board of Supervisors Chair on a Letter of Support for SB 1032 (Padila) Housing Finance: Portfolio Restructuring: Loan Forgiveness.

The Mariposa County Board of Supervisors supports SB 1032 as it aligns with our goals to promote jobs, and housing, by advocating for an increased housing supply through infrastructural expansion in rural areas and a stance against excessive regulation. Additionally, the bill's provisions for adapting regulations to local needs, coupled with support for infrastructure development and ensuring rural access to state programs, offer the flexibility and assistance necessary for counties like ours to meet housing and climate objectives efficiently.

This letter was submitted to the Senate Housing Committee on March 11th, 2024.

SB 1032 (Padila) Housing Finance: Portfolio Restructuring: Loan Forgiveness falls under the Responsible Governance section of the Mariposa County Board of Supervisors Legislative Platform in Resolution 24-054

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has routinely approved letters of support for issues that they believe will benefit the citizens of Mariposa County.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve the letter. Individual Board members may write their own letters of support for the grant application which may not carry the weight of a letter from the entire Board.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **Letter of Support SB 1032 Loan Forgiveness 3-19-24**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Mariposa County Board of Supervisors

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March 11 , 2024

The Honorable Nancy Skinner
Chair, Senate Housing Committee
1021 O Street, Suite 3330
Sacramento, CA 95814

RE: SB 1032 (Padilla) Housing finance: portfolio restructuring: loan forgiveness.
As introduced on February 6, 2023 – SUPPORT

Dear Senator Skinner:

Mariposa County Board of Supervisors is proud to support SB 1032, which will give the Housing and Community Development Department (HCD) the authority to forgive specific legacy loans, per HCD's discretion.

The Mariposa County Board of Supervisors supports SB 1032 as it aligns with our goals to promote jobs, and housing, by advocating for an increased housing supply through infrastructural expansion in rural areas and a stance against excessive regulation. Additionally, the bill's provisions for adapting regulations to local needs, coupled with support for infrastructure development and ensuring rural access to state programs, offer the flexibility and assistance necessary for counties like ours to meet housing and climate objectives efficiently.

HCD administers a number of loan programs authorized by the Legislature in the 1980's and 1990's that were created to preserve existing affordable housing across the state. These programs offered loans to public housing providers (housing agencies) with terms that attempted to strike a balance between providing impactful funding and ensuring the rents charged by the housing agencies on these properties would remain affordable. All of these programs are closed and no longer offer loans.

While it was easy to obtain the loan, terms that allowed housing agencies to forgo making any payments on the loan effectively trapped these housing agencies in an endless debt cycle with no exit path. The loans were set up with the premise that the housing agencies would only pay against the loan interest. The notion being that housing entities could use excess future cash flows to pay down the principal. In reality, these affordable housing units seldom experience excess cash flows due to the rent affordability restrictions required by the loan program and the cost of maintaining the units. Given the reality of how these loans currently function, it is time to provide HCD the authority to forgive these as means to provide relief to the impacted housing agencies.

In a high number of cases, housing agencies that would benefit from loan forgiveness serve as the main affordable housing providers in their regions. Without loan forgiveness, these housing agencies will default on these loans, effectively increasing the possibility that a housing agency will need to close affordable housing sites which serve the most vulnerable residents of their communities, which will ultimately lead to more homelessness across the state.

Housing is an important element of economic development and essential for the health and wellbeing of our communities. SB 1032 would not require HCD to forgive any specific loans, but instead will give them the authority to choose to forgive certain legacy loans that are most at risk, per their discretion. Specifically, SB 1032 will allow housing providers to preserve current affordable housing units without the need to evict low-income residents out of their homes.

For these reasons, Mariposa County Board of Supervisors is proud to support SB 1032.

Sincerely,

Miles Menetrey
Board Chair
Mariposa County, CA

CC: The Honorable Members, Senate Housing Committee
Mehgie Tabar, Consultant, Senate Housing Committee
Kerry Yoshida, Consultant, Senate Republican Caucus
Alexis Castro, Legislative Director, Office of Senator Stephen Padilla
Cece Sidley, Fellow, Office of Senator Stephen Padilla
Mark Neuburger, Legislative Advocate, California State Association of Counties

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-106

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Miles Menetrey, District V Supervisor
RE:	Approve a Letter of Support for Assembly Bill (AB) 2471; and Authorize the Board of Supervisors Chair to Sign the Letter

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RECOMMENDATION AND JUSTIFICATION

Approve a Letter of Support for Assembly Bill (AB) 2471; and Authorize the Board of Supervisors Chair to Sign the Letter

AB2471 addresses the challenges faced by the public health nursing system. This bill aims to amend current laws in regard to certification fees and foster a more supportive environment for our dedicated healthcare professionals.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board routinely approves letters of support.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, and miss the opportunity to support public health nurses.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **AB2471 - 031924**
2. **Fact Sheet AB 2471**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Mariposa County Board of Supervisors

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March 19th, 2024

Assemblymember Marc Berman, Chair
Assembly Committee on Business and Professions
1020 N Street, Room 379
Sacramento, CA 95814

RE: AB 2471(Patterson): Public Health Nurses

Dear Chair Berman,

Mariposa County Board of Supervisors is writing to express our wholehearted support for Assembly Bill 2471, a vital legislative proposal that addresses the challenges faced by our public health nursing system. This commendable initiative aims to amend current laws pertaining to public health nurse certification fees, fostering a more supportive environment for our dedicated healthcare professionals.

Existing regulations impose nonrefundable fees and penalties on registered nurses for the renewal of their public health nurse certification. AB 2471 takes a significant step forward by proposing the removal of these provisions, recognizing the potential financial burden they pose to our esteemed nursing workforce.

The identified problem lies in the financial constraints imposed by existing laws, potentially discouraging registered nurses from pursuing or maintaining roles as public health nurses. Given the persistent nursing shortage in our healthcare system, it is imperative that we create an environment conducive to attracting and retaining nursing professionals.

AB 2471 offers a pragmatic solution by simplifying the certification process and eliminating renewal fees and associated penalties. This change not only addresses the financial barriers for our nurses but also contributes to our collective effort to alleviate the ongoing nursing shortage.

I urge you to consider and support AB 2471, recognizing its significance in strengthening our public health nursing system and enhancing the overall resilience of our healthcare infrastructure. Your support for this critical initiative will undoubtedly have a positive impact on our healthcare professionals and, by extension, the communities they serve.

Mariposa County respectfully request your **SUPPORT** of **AB 2471** because of the reasons stated above.

Sincerely,

Miles Menetrey, Chair
Mariposa County Board of Supervisors

ASSEMBLYMAN JIM PATTERSON, 8TH DISTRICT

AB 2471 (PATTERSON)

PROFESSIONS AND VOCATIONS: PUBLIC HEALTH NURSES.

SUMMARY

This proposed legislation, AB 2471, targets the modification of existing laws surrounding public health nurse certification fees. The bill aims to eliminate provisions related to the renewal of certificates to practice as a public health nurse, including associated fees and penalties.

EXISTING LAW

Currently, registered nurses are required to pay a nonrefundable fee for the evaluation of their qualifications to use the title of "public health nurse." The law also mandates fees for the renewal of public health nurse certification, with penalty fees for failing to renew within the prescribed time.

PROBLEM

The existing law, with its associated fees and penalties, may contribute to financial constraints for registered nurses. This process could potentially discourage some nurses from continuing their practice as public health nurses, exacerbating the ongoing nursing shortage.

SOLUTION

AB 2471 addresses the identified problem by removing provisions related to the renewal of certificates to practice as public health nurses. This change simplifies the certification process, reducing financial barriers for registered nurses and encouraging more individuals to pursue or continue their careers in public health nursing.

SPONSOR

This bill is author-sponsored

SUPPORT

- None

CONTACT

Ian Coolbear
Legislative Director
Ian.Coolbear@asm.ca.gov

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-107

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Miles Menetrey, District V Supervisor
RE:	Approve a Letter of Support for the Inclusion of Passage H.R. 5030, the Secure Rural Schools Reauthorization Act of 2023; and Authorize the Board of Supervisors Chair to Sign the Letter

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RECOMMENDATION AND JUSTIFICATION

Approve a Letter of Support for the Inclusion of Passage H.R. 5030, the Secure Rural Schools Reauthorization Act of 2023; and Authorize the Board of Supervisors Chair to Sign the Letter

The SRS program provides critical support for National Forest Counties to assist in financing critical services. In Mariposa County, SRS funding is used to improve roads, enhance access and safety for emergency services, and improve wildfire impression efforts.

Without the SRS funding, County Fire will be impacted significantly.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board routinely approves letters of support.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, and miss the opportunity to support the inclusion of funding vital to our County.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. SRS - 3 - PDF

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Mariposa County Board of Supervisors

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Mariposa, CA 95338
(209) 966-3222
(800) 736-1252
www.mariposacounty.org/board

March 19th, 2024

Senator Laphonza Butler
112 Hart Senate Office Building
Washington, DC 20510

Dear Senator Butler,

On behalf of the 17,131 residents in Mariposa County and the National Association of Counties (NACo), we urge the inclusion and passage of H.R. 5030, the *Secure Rural Schools Reauthorization Act of 2023*, in an upcoming appropriations vehicle. H.R. 5030 would reauthorize the Secure Rural Schools (SRS) program, extending it through 2026 and ensuring that local governments in forested counties continue to have a crucial reliable funding stream.

The SRS program provides critical funding to national forest counties to finance numerous critical services, including infrastructure, conservation projects, search and rescue missions, fire prevention programs, and education services. In Mariposa County, we rely on SRS funds to provide vital financial support for maintaining and improving rural roads and enhancing access and safety for residents and emergency services. Additionally, these funds play a pivotal role in wildfire suppression efforts, enabling the county to invest in necessary resources and infrastructure to mitigate the devastating impacts of wildfires, safeguarding communities and natural habitats. If Congress fails to renew its long-standing federal obligation to forest counties and the lands managed by the federal government by not reauthorizing the SRS program, over 700 counties across the United States would face dramatic budgetary shortfalls. Authorization for SRS last lapsed in FY 2016, and as a result, federal forest payments to counties decreased by over 80 percent.

Historically, rural counties have relied on a share of receipts from local timber harvests to supplement local funding for education services and roads. During the 1980s, national policies substantially diminished the revenue-generating activity permitted on these forests. The resulting steep decline in timber sales decreased the revenues that rural counties and school districts received from forest management activities. In response to this decline, SRS was first enacted in 2000 to stabilize payments to counties and compensate for lost revenues.

SRS was last reauthorized on February 15, 2021, for FYs 2021 through 2023. In April 2023, the U.S. Forest Service and Bureau of Land Management distributed $270 million to over 700 counties, parishes, and boroughs. Ensuring these funds continue to be distributed to federal forest counties will allow counties to fund essential government services fully – those mandated by federal and state laws – such as education, emergency services, transportation infrastructure, and law enforcement.

Thank you for your continued service to Mariposa County and our residents. We thank you for your partnership and respectfully ask that you swiftly pass H.R. 5030 in an upcoming appropriations vehicle.

Sincerely,

Miles Menetrey, Chair
Mariposa County Board of Supervisors

Mariposa County Board of Supervisors

District 1 ... ROSEMARIE SMALLCOMBE
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District 3 ..... DANETTE TOSO
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www.mariposacounty.org/board

March 19th, 2024

Senator Alex Padilla
331 Hart Senate Office Building
Washington, DC 20510

Dear Senator Padilla,

On behalf of the 17,131 residents in Mariposa County and the National Association of Counties (NACo), we urge the inclusion and passage of H.R. 5030, the *Secure Rural Schools Reauthorization Act of 2023*, in an upcoming appropriations vehicle. H.R. 5030 would reauthorize the Secure Rural Schools (SRS) program, extending it through 2026 and ensuring that local governments in forested counties continue to have a crucial reliable funding stream.

The SRS program provides critical funding to national forest counties to finance numerous critical services, including infrastructure, conservation projects, search and rescue missions, fire prevention programs, and education services. In Mariposa County, we rely on SRS funds to provide vital financial support for maintaining and improving rural roads and enhancing access and safety for residents and emergency services. Additionally, these funds play a pivotal role in wildfire suppression efforts, enabling the county to invest in necessary resources and infrastructure to mitigate the devastating impacts of wildfires, safeguarding communities and natural habitats. If Congress fails to renew its long-standing federal obligation to forest counties and the lands managed by the federal government by not reauthorizing the SRS program, over 700 counties across the United States would face dramatic budgetary shortfalls. Authorization for SRS last lapsed in FY 2016, and as a result, federal forest payments to counties decreased by over 80 percent.

Historically, rural counties have relied on a share of receipts from local timber harvests to supplement local funding for education services and roads. During the 1980s, national policies substantially diminished the revenue-generating activity permitted on these forests. The resulting steep decline in timber sales decreased the revenues that rural counties and school districts received from forest management activities. In response to this decline, SRS was first enacted in 2000 to stabilize payments to counties and compensate for lost revenues.

SRS was last reauthorized on February 15, 2021, for FYs 2021 through 2023. In April 2023, the U.S. Forest Service and Bureau of Land Management distributed $270 million to over 700 counties, parishes, and boroughs. Ensuring these funds continue to be distributed to federal forest counties will allow counties to fund essential government services fully – those mandated by federal and state laws – such as education, emergency services, transportation infrastructure, and law enforcement.

Thank you for your continued service to Mariposa County and our residents. We thank you for your partnership and respectfully ask that you swiftly pass H.R. 5030 in an upcoming appropriations vehicle.

Sincerely,

Miles Menetrey, Chair
Mariposa County Board of Supervisors

Mariposa County
Board of Supervisors

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March 19th, 2024

Congressman Tom McClintock
2256 Rayburn House Office Building
Washington, DC 20515

Dear Congressman McClintock,

On behalf of the 17,131 residents in Mariposa County and the National Association of Counties (NACo), we urge the inclusion and passage of H.R. 5030, the *Secure Rural Schools Reauthorization Act of 2023*, in an upcoming appropriations vehicle. H.R. 5030 would reauthorize the Secure Rural Schools (SRS) program, extending it through 2026 and ensuring that local governments in forested counties continue to have a crucial reliable funding stream.

The SRS program provides critical funding to national forest counties to finance numerous critical services, including infrastructure, conservation projects, search and rescue missions, fire prevention programs, and education services. In Mariposa County, we rely on SRS funds to provide vital financial support for maintaining and improving rural roads and enhancing access and safety for residents and emergency services. Additionally, these funds play a pivotal role in wildfire suppression efforts, enabling the county to invest in necessary resources and infrastructure to mitigate the devastating impacts of wildfires, safeguarding communities and natural habitats. If Congress fails to renew its long-standing federal obligation to forest counties and the lands managed by the federal government by not reauthorizing the SRS program, over 700 counties across the United States would face dramatic budgetary shortfalls. Authorization for SRS last lapsed in FY 2016, and as a result, federal forest payments to counties decreased by over 80 percent.

Historically, rural counties have relied on a share of receipts from local timber harvests to supplement local funding for education services and roads. During the 1980s, national policies substantially diminished the revenue-generating activity permitted on these forests. The resulting steep decline in timber sales decreased the revenues that rural counties and school districts received from forest management activities. In response to this decline, SRS was first enacted in 2000 to stabilize payments to counties and compensate for lost revenues.

SRS was last reauthorized on February 15, 2021, for FYs 2021 through 2023. In April 2023, the U.S. Forest Service and Bureau of Land Management distributed $270 million to over 700 counties, parishes, and boroughs. Ensuring these funds continue to be distributed to federal forest counties will allow counties to fund essential government services fully – those mandated by federal and state laws – such as education, emergency services, transportation infrastructure, and law enforcement.

Thank you for your continued service to Mariposa County and our residents. We thank you for your partnership and respectfully ask that you swiftly pass H.R. 5030 in an upcoming appropriations vehicle.

Sincerely,

Miles Menetrey, Chair
Mariposa County Board of Supervisors

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Receive the 2022 Annual Report for the Wawona Town Planning Advisory Committee (WTPAC)

RECOMMENDATION AND JUSTIFICATION

Receive the 2022 Annual Report for the Wawona Town Planning Advisory Committee (WTPAC).

The Wawona TPA approved the attached report at their August 2023 meeting with revisions. It was brought back for approval at their meeting in October.

Per Resolution 22-637, Section 10.2 of the Committee Policy, each committee shall prepare and submit an annual written report to the Board of Supervisors, through the Clerk of the Board by April 1st of each year, beginning in 2023, that includes a summary of their activities and accomplishments during the last year, as well as committee goals and initiatives for the next year.

10.2 A. Each annual report shall minimally include the following information:

A. An overview of the projects/issues/topics considered by the committee in the preceding year;

B. How the projects/issues/topics fall within the committee's purpose;

C. Any issues impeding committee effectiveness; and

D. Goals and objectives for the next year.

B. Committees are at liberty to add additional information to the annual report as they see fit.

10.3 It is the intent of this policy that written reports are communications between the committees and the Board of Supervisors and will, consequently, be written and prepared by the committee members rather than staff.

10.4 Written reports should be submitted to the Clerk of the Board of Supervisors who will schedule and prepare a Board item in coordination with the committee chairperson.

10.5 Committees that do not submit a report by May 1st of each year shall be reviewed by the Board of Supervisors and appropriate action, including dissolution of the committee prior to the sunset date, may be considered.

BACKGROUND AND HISTORY OF BOARD ACTIONS

This is the first WTPAC Annual Report submitted.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not accept the report; the WTPAC will be out of compliance.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **WTPAC Annual Report 2023 As Approved 8-11-23**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Wawona Town Planning Advisory Committee (WTPAC)
Annual Report -- 2023

Purpose

Act as an advisory body to the Mariposa County Planning Commission and the Board of Supervisors for the purpose of implementing The Wawona Town Planning Area Specific Plan and developing updates to the Specific Plan and the MOU between the County and the NPS relative to Wawona as may be required from time to time. WTPAC's purpose in this regard includes participating in discussions between the County and the National Park Service (NPS) on all issues affecting private property in Wawona.~~g~~

Background and Information

Originally formed in 1982 under Resolution Number 82-82 as amended by 83-366, the founding resolutions were rescinded by Resolution 98-197 and the Committee operates under Resolution 973.

The need for creation of WTPAC as discussed between the National Park Service (NPS) and Mariposa County on March 12, 1983 was to address land use controls within areas that would be subject to concurrent jurisdiction, especially as pertains to private property. Its role was to be especially relevant following retrocession of concurrent jurisdiction by the NPS to the State of California in 1985.

Following retrocession to the State of California in 1985 it was anticipated that the NPS would continue to participate in a collaborate planning process for the community of Wawona among the WTPAC the Mariposa County Planning Commission and the Mariposa County Board of Supervisors with ultimate responsibility for regulating land uses in federal and private lands in Wawona remaining with the NPS and Mariposa County respectively. The NPS committed to strive to the maximum extent possible to coordinate land use planning in Wawona with Mariposa County and WTPAC.

The Committee is comprised of fifteen members, all of whom are either employed, reside, or own property within the geographical boundaries of the Wawona Town Planning Area. The Supervisor and Planning Commissioner of District I are designated ex officio members and one National Park Service Representative, designated by the Yosemite National Park Superintendent.

Currently serving members are Tony Christianson, Chuck Jones, Eugene Spindler, Richard Jacobson, Edward Mee, Gale Banks, Alton J. Brown, Roger Soulanille, Paul Koubek, Gary Wuchner, Marty Cerles and Ken Kehrer. The Committee has three vacancies.

Overview of Topics Covered in 2022

The Committee met once in 2022 on October 7th. The following topics were discussed --

1. Wawona Wastewater Treatment System Rehabilitation –NPS updated
2. Wawona Golf Course–Received Update from NPS and Aramark
3. Wawona Community Recreation Area (formerly identified as Flat Rock) Flush Toilet Restrooms; NPS Project #266773; Received Update from NPS
4. Community Needs for Water Storage; Discussion Item
5. SDA Camp Wawona project – No Camp Representative attended
6. Recology/Trash Disposal– Discussed Rate Increase for Trash Pick Up including Possible Separate Accounting/Structure for Residential vs. Commercial Uses (including Vacation Rentals)
7. Pine Needle PickUp – Discussed Issues regarding Continuation of Service
8. Solid Waste/Hazardous Waste PickUp – Discussed Prior Service
9. Solid Waste / Large Item Pick Up – Discussed Prior Service
10. Redistricting Project – Results – Rosemarie Smallcombe Mariposa County Supervisor and Planning Director Sarah Williams provided an update
11. Update on Wawona Ambulance Bay – Received Update from District Supervisor and NPS
12. Review Draft Updated NPS/County MOU for Wawona – Discussion of Proposed Changes
13. ADUs (Accessory or Secondary Dwelling Units) in Wawona
14. WTPAC Election of Officers – Elected the Chair, Vice Chair and Secretary for the next year

Accomplishments

Added three new members to the Committee

Goals and objectives for 2023

- Add at least one new member to reduce the number of vacancies
- Finalize language for the MOU between the Park and the County
- Define service levels for trash, recycling, pine needle and bulky item pick up in Wawona and associated costs.
- Develop and communicate Wawona's response to options identified in the County's STR Study
- Define and assess Specific Plan violations on individual private properties in Wawona

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Receive Minutes of the Committees Established by the Mariposa County Board of Supervisors Pursuant to Resolution 22-115, Section 10.2

RECOMMENDATION AND JUSTIFICATION

Receive Minutes of the Committees Established by the Mariposa County Board of Supervisors Pursuant to Resolution 22-115, Section 10.2.

BACKGROUND AND HISTORY OF BOARD ACTIONS

A Committee Policy was adopted by Resolution 22-115.
Per Section 10.2 of this policy it is required that all committees provide adopted minutes to the Clerk of the Board within thirty days of each meeting. For committees that meet quarterly or less frequently, draft minutes shall be submitted to the Clerk of the Board within thirty days of each meeting. In turn, the Clerk of the Board shall prepare an informational agenda item to submit the minutes to the Board of Supervisors.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

The Board will not receive the minutes and the committees and Clerk of the Board will be out of compliance of Mariposa County Resolution 22-115.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **2-12-24 IHSS Advisory Committee Meeting - Minutes**
2. **2024-01-17 MCFAC Minutes**
3. **231117 Minutes FINAL**
4. **231201 Planning Commission Minutes - FINAL**
5. **231215 PC Minutes - FINAL**
6. **AAC minutes 4.10.23**
7. **AAC minutes 12.11.23_SC**
8. **WAAB MInutes 1.16.24**
9. **YWDAC minutes 12.14.23 - Draft SC**
10. **240119 PC Minutes PUBLIC FINAL TO PUBLISH se**
11. **240202 PC Minures - Final**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

In-Home Supportive Services

Public Authority Advisory Committee

of Mariposa County

Post Office Box 99

Mariposa, CA 95338

(209) 966-2000

MINUTES (DRAFT)

Monday, February 12th, 2024

Members Present: Darlene Miles, DH, Eva Adams & Mary Wilson

Members Absent: Mark Pina – Unexcused & Mary Dempsey-Excused

Union Representative(s): N/A

Staff Present: Jason Allen

Board Of Supervisors (BOS) Liaison(s): N/A

Guest(s): N/A

Recording Secretary: Jason Allen

Call to Order and Introductions: Seeing a quorum, the regular meeting of the In-Home Supportive Services Advisory Committee was called to order at 1:38PM by

Chair DH. The Committee proceeded to consider the agenda and the following actions were taken or direction given:

1. Public Comments:
    a. Discussed the highway 140 Intersection Improvement project that was recently announced.
2. Approvals:
    a. February 12th, 2024 Agenda:
        i. By unanimous vote, the committee approved the motion of Eva, with a second by Mary W. to approve the January 8th, 2024 agenda.
    b. January 8th., 2024 Minutes:
        i. By unanimous vote, the committee approved the motion of Eva, with a second by Mary W., to approve the December 11th, 2023 Minutes.
3. UDWA - Union Status Update:
    a. N/A
4. New Business:
    a. N/A
5. Board of Supervisors / Agency and Branch Updates:
    a. Rosemarie Smallcombe - Board of Supervisors (BOS):
        i. Rosemarie was absent from this meeting.
    b. Christy – IHSS:

i. Christy was absent but shared the following prior to the meeting:

1. The total for current IHSS cases is at 319.

2. 12 new applications were received in December 2023, 7 new applications were received for January 2024 and 2 new applications were received for February 2024 so far.
3. There were 4 denied/withdrawn applications in December 2023, 1 was due to an incomplete Medical Certification, 2 were due to having no Medi-Cal and 1 due to being withdrawn by the client for a high share of cost.
4. IHSS unit is fully staffed with 3-social workers: Jesse Bullis, Rachel Lowe and Humberto Frausto.

c. Janet – Public Authority:

i. Janet was not present at this meeting.

6. Financial Update: Coming in April 2024.

7. Next Scheduled Meeting Date: March 11th, 2024

8. Adjournment: @ 1:58 PM

Mariposa County Fire Advisory Committee
Minutes, January 17, 2024

1. **Roll Call – Secretary**
   Alison Deak, John Patton, Hannah Harrison, Steve Ward, Tara Fouch-Moore, Barbara Cone, Glenn Cahill, Melinda Barrett, Brian Mattos, Mike Keyser, Lacey Sharp, Wes Smith, Racquel Sandoval, Michael Pickard, Danette Toso

2. **Approval of Minutes: January 4, 2024 special meeting**
   Motioned by Melinda Barrett, Glenn Cahill seconded, Approved with requested changes

3. **Public comments - for non agenda items, speakers may be limited to 3 minutes.**
   No public comments

4. **Regular Agenda: Discussion and Possible Action/Recommendations:**
   a. **Annual nomination for Committee Officer Positions: Chair, Vice Chair, Secretary for 2024 year. – Ward**
      Nomination by Steve Ward for John Patton as Chair, seconded by Barbara, Approved Unanimously

      Nomination by Barbara Cone for Melinda Barrett as Vice Chair, Seconded by Wes Smith, Approved Unanimously

      Nomination by Steve Ward for Alison Deak as Secretary, Seconded by Wes Smith, Approved Unanimously

   b. **Discussion and approval of the meeting schedule for 2024 – Steve Ward**
      Requesting to change schedule to accommodate CAL FIRE representation during meeting.

      John Patton to send out Doodle poll to get best day of month and time for future meetings. ***Further discussion tabled until February meeting.***

   c. **Continue discussion with possible direction - Regional Forest and Fire Capacity Program (RFFCP) – Patton**
      John and other MCFAC members are working with SNC to receive capacity building funding for MCFAC and MCFAC members for two projects: (1) a project pipeline for CEQA, permitting, and right-of-entry for fuels reduction with Cal Trans along the Hwy-49 corridor with Mariposa RCD and (2) capacity building for MCFAC with funding for a split administrative position for RCD and FSC, planning, executive coaching, and strategic visioning for all MCFAC members, and GIS specialist support for MCFAC. Original suggestion was for RCD to receive funding for the pipeline project and county to receive funding for capacity project; SNC is supportive but does not want to split funding of recipients and suggested that the RCD be the recipient of funding for both projects.

Next steps: John and Melinda will meet to discuss grant agreement and fiscal agent. John will meet with SNC to discuss further and build out an agreement in lieu of an official grant application.

---- Discussion ensued about the County being the fiscal agent for the SNC funding and subcontracting Melinda. Benefits to this would be that Melinda could request payment in full and not be burdened by the 10% retention burden. However, Melinda was concerned about delays in invoicing if she was subcontracted. Barbara suggested that if the county were the fiscal agent, it could be written into the terms of the contract that immediate payment will be received up to a certain dollar amount regardless of the amount of funding that the county has received. Tara also commented that the point of the RFFCP is to build capacity, not to create more burden and if the grant will create more burden, this should be resolved through the grant. Michael also explained that as of January 1st advanced schedules for SNC grants are going to change to avoid gaps in funding until the end of projects.

d. Letter of support recommendation for Southern Sierra Miwuk Nation – Tara

SSMN is seeking support from MCFAC and the County in the proposal for funding from the California Natural Resources Agency tribal nature based solutions program to purchase and steward a ~900 acres parcel of land adjacent to Yosemite West sandwiched between Yosemite NP and Sierra NF, currently owned by Pacific Forest Trust. This grant program that has a priority for funding acquisition landback opportunities for landless tribes such as SSMN. SSMN has completed the pre-application and have been invited to submit full application. It will be crucial for them to show community support in their application to be successful. Because the grant is funding nature-based solutions in addition to acquisition, it will be in the planning phase for developing a culturally sensitive forest management plan and for post-fire recovery, stewardship, fire resilience, forest health, and workforce training for SSMN crew. This parcel of land was also a key strategic location for protecting the community of Yosemite West during the Ferguson Fire.

Motion by Alison Deak, Seconded by Barbara Cone, Approved Unanimously

5. Updates, Activity Reports and Future Agenda Items

John Patton, County Fire – Working on MCFAC contact list and have updated the list with members. Once finalized, will send out to MCFAC – **please ensure that the information in the updated contact list is correct.** MCFAC agendas must be published 72 hours in advance – **please make sure any items that you wish to see on the agenda are known to John the week before MCFAC meetings**. New project prioritization submissions need scored requiring three MCFAC members (Lacey Sharp, Barbara Cone, and Melinda Barrett volunteered to score). Please submit any projects that you are considering for prioritization. Currently working with County Fire for additional grant funding through OTS for extrication equipment.

Hannah Harrison, Planning – Americorps crew is in town working with different organizations and will begin working with FSC and UCCE to expand defensible space work on local properties on steep slopes that have been a part of the Fire Safe Council's brush and chip program. Crew is being coordinated through the county by Will Fassett. **Please reach out to Will if you would like to talk to the crew and provide education to them.**

Melinda Barrett, Mariposa RCD – Submitted two grants for home hardening program, received one through CAL FIRE for $49k. Still waiting to hear back on USFS CWDG grant. Contractor received $2 million for Mariposa Biomass Plant from CAL FIRE Wood Products Grant. Recently submitted Forest Health Grant. Attending biomass conference at end of month.

Mike Keyser, CAL FIRE – Majority of work on Guadalupe Fuel Break has been completed

Mike Pickard, Sierra Nevada Conservancy – As of January 1, SNC shifted their subregional boundaries. Mariposa County is now a part of the southwest subregion with Madera, Fresno, and Tulare Counties.

Wes Smith, Mariposa OES – Nothing new to report since special meeting. Still waiting for Mariposa Creekhillslope grant approval from FEMA and for hazard mitigation plan funding.

Brian Mattos, CAL FIRE – A business and workforce development grant that CAL FIRE has given to Ascent Forestry to purchase two new tractors for work in Mariposa County and they should be responsive to bids from MCFAC members.

Glenn Cahill, Sierra Tel – Status quo at Sierra Tel. Fiber to the home project is slated to be completed by the end of February.

Lacey Sharp, Happy Goat – Currently working a brushing contract on 30-acre parcel on Creekview. Resources (chainsaw crews) were pulled by Happy Goat and they are now working with SSMN to complete the parcel. Next project is in Madera County.

Barbara Cone, Mariposa Fire Safe Council – Received three contracts from CAL FIRE – for Lushmeadows Ladder Fuels Phase 1, Bumguardner Fuel Break, and storm damage clean up. Window is tight for Lushmeadows ladder fuels right-of-entry to complete CEQA in the spring (required). Final inspection completed on Wagoner Ridge Fuel Break with SNC and FSC is now working on final reporting. FSC received check for Bullion Fuel Break and operations are resuming. Looking forward to working with Americorps crew to expand defensible space downhill for qualified homeowners. Recently submitted two CAL FIRE grants for Lushmeadows Ladder Fuels Phase Two and for Fremont Fuels Reduction project near hospital.

Tara Fouch-Moore, Southern Sierra Miwuk Nation – Still no response from BIA about Sierra Priest Project so it is still on hold. Keeping crew busy doing work in Tuolumne County and will be partnering with Happy Goat. Crew will also be focusing on acquiring training and qualifications (Basic 32, S212). Crew currently working with Tuolumne County and Sierra Foothills Conservancy to do restoration work in Rim Fire and on SFC properties. Approved for grant augmentation on Mariposa Creek Property for forest management planning and administration. Also applying for tribal capacity grant around climate change.

Steve Ward, County Fire – County Fire will begin moving forward with OTS grant for extrication equipment. Justin Wight has been promoted to assistant chief; new battalion chief will be starting February 5th. New fire engine (a tactical water tender or “pumper tanker”) should be in service in May/June. Reserve program going strong and candidate pool is improving. Still have an objective of getting a recommendation to board to use general fund monies for full-time staffing

and permanent employees for immediate capability to respond with specialized equipment. CCI grant for tractors has been closed out and money has been reimbursed to county. Chris is working on closing out second grant used to purchase masticator heads that will be continually utilized to maintain fuel breaks. Auto aid agreement with Tuolumne County for fire response in North County is back in place. No auto aid agreement with Yosemite NP is in place but working on getting agreement back in place and have submitted draft agreement to them to do so. **John will be giving an annual report for MCFAC for board in February. Please share anything with John you want to share with the board next month.** It would be good to have MCFAC members at the board meeting to give support.

Alison Deak, UC Cooperative Extension – No updates since special meeting. UCCE will be hiring a 0.5 FTE coordinator for the Southern Sierra Prescribed Fire Council. Other 0.5 FTE will be shared with Fire Advisor on Central Coast to work with their PBA. Position vacancy announcement has not been posted yet but will update MCFAC when it is – please share with any potential candidates!

Danette Toso, Mariposa Board of Supervisors – no updates

Future Agenda Items

1. Continued discussion and approval of MCFAC meeting schedule for 2024
2. Discussion about revising bylaws to allow MCFAC to vote on time-sensitive and unanimous agenda items via email

6. Adjourn

Motion by Tara Fouch-Moore, Seconded by Alison Deak, Approved Unanimously

Mariposa County

Mariposa County MINUTES of the Planning Commission
http://www.mariposacounty.org/

ART BAGGETT	**DISTRICT I**
WARREN GRAY	**DISTRICT II**
MICK HERMAN	**DISTRICT III**
DENI SMITH, VICE CHAIR	**DISTRICT IV**
JOHN MCCAMMAN, CHAIR	**DISTRICT V**

PLANNING COMMISSION
ACTION SUMMARY MINUTES - FINAL
NOVEMBER 17, 2023

A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:00 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I Commissioner	Present	9:00 AM
Warren Gray	District II Commissioner	Present	9:00 AM
Mick Herman	District III Commissioner	Present	9:00 AM
Deni Smith	District IV Commissioner	Present	9:00 AM
John McCamman	District V Commissioner	Present	9:00 AM

B. Pledge of Allegiance

Commissioner Herman led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

Public comment was received by None.

D. Approval of Minutes

1. Planning Commission - Regular Meeting - November 3, 2023

The following corrections were offered by Commissioner McCamman:

Item D, Approve of Minutes, voting should reflect 3 and not 5 as Commissioner Gray and Herman

were excused.

Item G, Future Agenda Items, to include consideration of the potential increase in Transient Occupancy Tax revenue to the General Fund as an offset to allow increase in County funding allocations to support housing opportunities, such as the Housing Trust Fund.

By motion of Commissioner Smith, seconded by Commissioner Baggett, the Planning Commission approved the minutes of November 3, 2023, as amended.

RESULT: (3- 0)
AYES: 3 Bagget, Smith, McCamman
NOES: 0
ABSTAIN: 2 Gray, Herman
EXCUSED: 0

E. Presentations

1. **Receive a Presentation by Planning Staff, Providing an Update on the Agriculture & Working Landscape Conservation Plan**

Senior Planner, Ben Goger, introduced Community Development and Design Planner, Hannah Harrison, who presented the Summary of Community Engagement on Draft #2 along with a PowerPoint presentation.

There was a discussion amongst the Commissioners and Planning Staff regarding the outreach summary and forestry.

F. Information Items

1. **Receive an Informational Presentation by Planning Staff, Providing an overview on the Geographic Information System (GIS)**

Senior GIS Specialist, Ben Ogren introduced himself and GIS Specialist, Ethan Smith, who presented the GIS along with a PowerPoint presentation and a live demonstration of different GIS applications that are available to the Mariposa County Staff and the public.

There was a discussion amongst the Commissioners and Planning Staff regarding the GIS system, with a recommendation from Commissioner Baggett to add more data layers to the public applications. The justification is that the general fund funds the (GIS) and there could be a direct public benefit.

2. **Informational update on County "Pre Approved" Construction Plans for Housing Units and/or Accessory Dwelling Units**

Chair McCamman introduced Senior Planner, Ben Goger, and due to technical error called for a break at 9:35 A.M.

The meeting reconvened at 9:59 A.M.

Goger provided an update on the Pre-Approved Construction Plans along with a PowerPoint Presentation.

Discussion was had between the Commissioners and Goger regarding the pre-approved housing design plans and agreed on the terminology “Permit-Ready” plans.

G. Commissioner Reports

McCamman recommended a subcommittee to work on the Short-Term Rental Study (STR) with Planning Staff. After discussion it was concurred that Commissioners Baggett and Smith to serve on this subcommittee for an in-depth review and report back to the Commission prior to going to the Board of Supervisors.

H. Future Agenda Items

None.

I. Adjournment

There being no further business the meeting was adjourned at 10: 27 A.M.

Respectfully submitted,

_____
JOHN MCCAMMAN, Chair
Mariposa County Planning Commission

_____
SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online: Agendas & Minutes | Mariposa County, CA - Official Website

Mariposa County

Mariposa County MINUTES of the Planning Commission

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ART BAGGETT	**DISTRICT I**
WARREN GRAY	**DISTRICT II**
MICK HERMAN	**DISTRICT III**
DENI SMITH, VICE CHAIR	**DISTRICT IV**
JOHN MCCAMMAN, CHAIR	**DISTRICT V**

PLANNING COMMISSION
ACTION SUMMARY MINUTES - FINAL
DECEMBER 1, 2023

A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:00 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I Commissioner	Present	9:00 AM
Warren Gray	District II Commissioner	Present	9:00 AM
Mick Herman	District III Commissioner	Present	9:00 AM
Deni Smith	District IV Commissioner	Present	9:00 AM
John McCamman	District V Commissioner	Present	9:00 AM

B. Pledge of Allegiance

Commissioner Gray led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

Public comment was received by Jim Evans, Housing Advocate, who provided the Housing Trust Fund proposal.

D. Approval of Minutes

1. Planning Commission - Regular Meeting - November 17, 2023

By motion of Commissioner Herman, seconded by Commissioner Smith, the Planning Commission approved the minutes of November 17, 2023 as presented.

RESULT: APPROVED
AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

E. Action Items

1. Adopt a Resolution Approving Year 2024 Planning Commission Meeting Dates Planner: Steve Engfer

Planning Director, Steve Engfer, presented the dates for the proposed schedule for the Planning Commission for 2024.

Commissioner Herman suggested making the correction on the signature line from Mick Herman as Chair to John McCamman.

By motion of Commissioner Smith , seconded by Commissioner Gray, the Planning Commission adopted a resolution accepting the 2024 meeting dates as presented. Motion Passed. 2023-PCRES-12 Planner: Steve Engfer

RESULT: APPROVED
AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

2. Adopt a Resolution Recommending the Board of Supervisors initiate Mariposa County Zoning Ordinance amendments to §17.108.180 “Bed and Breakfast And Residential Transient Rentals”, “A. No more than three (3) bedrooms are available for occupancy by transients for vacation rentals." To up to five (5) bedrooms.

Engfer presented the item.

Public Comment was received from the following:
Bruce Kale - Vacation Rental Owner
Billy Mason - Vacation Rental Owner
Jim Evans - Housing Advocate

Commissioners suggested adding the 3 Bed Room Action of the Commission and the Housing Trust Fund to the AdHoc Committee for Review of the County Vacation/Short Term Rental Study after taking motion on this item.

By motion of Commissioner McCamman, seconded by Commissioner Herman, the Planning

Commission adopt a Resolution Recommending the Board of Supervisors initiate Mariposa County Zoning Ordinance amendments to §17.108.180 “Bed and Breakfast And Residential Transient Rentals”, “A. No more than three (3) bedrooms are available for occupancy by transients for vacation rentals." To up to five (5) bedrooms. 2023-PCRES-13 Planner, Director: Steve Engfer

Motion was carried unanimously by the following vote:

RESULT: APPROVED
AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

3. Discussion and Action to Form an AdHoc Committee for Review of the County Vacation/Short Term Rental Study

McCamman opened Discussion and Action to Form an AdHoc Committee for Review of the County Vacation/Short Term Rental Study and suggested adding the 3 Bedroom Action of the Commission and the Housing Trust Fund to this committee.

Engfer presented the item and a discussion was had regarding the AdHoc committee.

McCamman did not open public comment as there were none to be received.

By motion of Commissioner Herman, seconded by Commissioner Gray, the Planning Commission formally created the AdHoc Committee and appointed members, Commissioner Smith and Commissioner Baggett to review the County Short Term Vacation Rental Study and work related to the resolution that was adopted on December 1, 2023, with the purpose of evaluating, preparing key issues, findings, and recommendations to the Planning Commission for consideration and action at a future date. 2023-PCRES-14 Planner, Director: Steve Engfer

RESULT: APPROVED
AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

F. Commissioner Reports

No information was received by the Commissioners.

G. Future Agenda Items

Information was received by Engfer.

The following items will be on the December 15, 2023, agenda items:

- Discussion about prioritization of the Planning Commission task for 2024
- General updates on the Planning Department Committees

H. Adjournment

There being no further business the meeting was adjourned at 9:50 A.M.

Respectfully submitted,

_____
JOHN MCCAMMAN,Chair
Mariposa County Planning Commission

_____
SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission

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ART BAGGETT	**DISTRICT I**
WARREN GRAY	**DISTRICT II**
MICK HERMAN	**DISTRICT III**
DENI SMITH, VICE CHAIR	**DISTRICT IV**
JOHN MCCAMMAN, CHAIR	**DISTRICT V**

PLANNING COMMISSION
ACTION SUMMARY MINUTES - FINAL
DECEMBER 15, 2023

A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:00 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I Commissioner	Present	9:00 AM
Warren Gray	District II Commissioner	Present	9:00 AM
Mick Herman	District III Commissioner	Present	9:00 AM
Deni Smith	District IV Commissioner	Present	9:00 AM
John McCamman	District V Commissioner	Present	9:00 AM

B. Pledge of Allegiance

Commissioner Smith led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

There was no public comment received.

D. Approval of Minutes

1. Planning Commission - Regular Meeting - December 1, 2023

By motion of Commissioner Herman, seconded by Commissioner Smith, the Planning Commission approved the minutes of December 1, 2023 as presented. Motion Passed.

RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

E. Information Items

1. Informational Update on Planning Department Advisory Committee Activities

Chair McCamman introduced Planning Director, Steve Engfer, who provided the informational update on the activities of the following Planning Advisory Committee (PACs):

- PACs: Coulterville, Catheys Valley, Greeley Hill, Wawona, Fish Camp, Midpines, El Portal.
- Advisory Committees: Agricultural Advisory Committee, Housing Programs Advisory Committee, Historic Sites and Records Preservation Commission, Creative Placemaking Strategy Committee, Merced River Trail Working Group, Code Compliance Advisory Committee.

2. Informational Discussion of 2024 Planning Commission activities, prioritization, and meeting schedule.

Engfer, presented the following informational overview of the 2024 Planning Department Work Plan and prioritization of the Planning Commission (PC) related activities for the calendar year 2024 with a PowerPoint Presentation:

- Short Term Rental Study - Ad Hoc and PC recommendations
- Development Code
- Housing Programs Advisory Committee & Housing Element 2024 Progress Update
- Community Design Development Projects
- Agricultural and Working Landscape Conservation Plan (AWLCP)
- Tyler Project (Permitting Software)
- Code Compliance
- Pre-Approved Plans

Engfer recommended that the PC Chair meets with the Planning Director in January/February to set priorities, select specific focus areas for future agenda items schedule.

3. Planning Department Informational Updates

Information was received by Engfer regarding current Planning projects and current employment recruitments.

Information was received by Senior Planner, Ben Goger, regarding Community Benefit Grants.

Discussion was held regarding Development Standards for the first quarter of 2024.

F. Commissioner Reports

1. STR Study Ad Hoc Committee update to the Planning Commission

Commissioner Baggett reported that the committee has held two Ad Hoc meetings and narrowed down to five or six recommendations being the highest priority, suggested a pre-approved permit ready plan that included the Scenic Highway, solar, and fire sprinklers as a package to provide to the Board.

A discussion was held with Engfer and Goger regarding the future Ad Hoc meeting with staff and pre-approved permit ready plans.

G. Future Agenda Items

None.

H. Adjournment

There being no further business the meeting was adjourned at 10:20 A.M.

Respectfully submitted,

_____
JOHN MCCAMMAN,Chair
Mariposa County Planning
Commission

_____
SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning
Commission

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MARIPOSA COUNTY
DEPARTMENT OF PUBLIC WORKS

Roads – Parks & Recreation – Facilities – Airport
Engineering – Surveying – Transportation – Utility Operations
Fleet Maintenance – Solid Waste - Cemeteries

TEAM, SERVICE, STEWARDSHIP

4639 Ben Hur Road
Mariposa, CA 95338
(209) 966-5356 office
(209) 966-2828 fax
mariposacounty.org

AMENDED

AIRPORT ADVISORY COMMITTEE

ACTION SUMMARY MINUTES
April 10, 2023

A. Called to Order 3:00 pm

Attendee Name	Title	Status	Arrived
Ruth Sellers	Chair	Present	2:55 pm
Roy Anderson	Vice Chair	Present	2:55 pm
Joe Coho	Member	Present	2:55 pm
Aitor Lomendy	Member	Absent	
Pat Skoggin	Member	Present	2:55 pm
Rick Lienhauser	Member	Excused	
Miles Menetrey	Supervisor District V	Present	2:55 pm
Sam Cerveny	Public Works	Present	2:55 pm
Jean Dordan	Public Works	Present	2:55 pm
Tony Borreson	FBO	Present	2:55 pm
Stan Wheeler	Guest	Present	2:55 pm
Paul Wignall	Guest - Yosemite Skydive	Present	2:55 pm

B. Introductions

C. Public Comment
Gary Friesen noted that the website is out of date and should be updated.

D. Elect Committee Chair
Roy Anderson volunteered (M) Roy Anderson (S) Joe Coho

E. Elect Committee Vice Chair
Joe Nominates Pat Skoggin (M) Ruth Sellers (S) Joe Coho

F. Approval of Minutes
February 13, 2023 (M) Joe Coho (S) Ruth Sellers

G. Updates and Reports

1. Airport FBO Report
Tony Borreson states that business is improving in Mariposa, but they will be closing the Merced office for lack of business. The hangar list is down from 45 to 5 people waiting for a hangar. Young Eagles Day is scheduled for May 13, 2023, and the Wings and Wheels Fest will take place on October 7, 2023.

2. Safety Report
It has been determined that there is a safety issue with the north gate culvert which is not draining properly and needs to be addressed. A quality control inspection was conducted last week, and fuel farm and new regulations are being implemented for fuel farm nozzles, which will be one inch longer. The tanks at the fuel farm will be painted this spring. Tony has requested that contact information be updated and passed around a list.

3. Public Works Report
Sam Cerveny reports that the fuel tanks will be painted by May 20, 2023. Sam spoke of committee member packets that need to be distributed to all members of each committee.

H. Action Items

1. Review Draft Lease Agreement Templates
Sam Cerveny explains the new lease agreement will not have a 2% cap; and instead, will be based on the CPI. The newly built hangars will have a 45-year lease with a rate increase every 3 years. The ground leases will remain at 10 years CPI with no cap.

2. Review By-law revisions
Sam Cerveny is currently drafting new by-laws for the committee, which will address consequences for members who miss meetings without being excused as well as the maximum number of meetings a member can miss in a year. Joe Coho wants to change the word “will” to “may” for the decision on removing a member. Sam explains that making the recommendation to remove a member for absenteeism eliminates the possibility of favoritism. Joe asks Miles if the board agrees to these terms. Miles reiterates that the recommendation for removal is predicated on unexcused absences. The language will remain unchanged. (M) Gary Friesen(S) Ruth Sellers.

I. Discussion Items

Presentation from Paul Wignall regarding the 5-year anniversary of their skydiving business at the airport.
Paul Wignall gave a PowerPoint presentation to celebrate the five-year anniversary of their skydiving business at Mariposa Yosemite Airport. He

discussed the positive impact and outcomes of the business, including the success of a few small events. Paul expressed his positivity regarding the progress of skydiving at the airport, citing a total of 11,000 skydives so far with a perfect safety record. He also talked about a survey they have guests fill out of which 4,000 have been completed. However, Paul noted that most guests stay, shop, or eat while they are in Mariposa.

J. Next Meeting

The next meeting is scheduled for June 12, 2023 at 3:00 pm

K. Adjournment

The meeting adjourned at 3:49 pm by Roy Anderson

Respectfully submitted,

Jean Dordan
Executive Assistant

MARIPOSA COUNTY
DEPARTMENT OF PUBLIC WORKS

Roads – Parks & Recreation – Facilities – Airport
Engineering – Surveying – Transportation – Utility Operations
Fleet Maintenance – Solid Waste - Cemeteries

TEAM, SERVICE, STEWARDSHIP

4639 Ben Hur Road
Mariposa, CA 95338
(209) 966-5356 office
(209) 966-2828 fax
mariposacounty.org

AIRPORT ADVISORY COMMITTEE MEETING

ACTION SUMMARY MINUTES
December 11, 2023

A. 3:01 pm Called to Order

Attendee Name	Title	Status	Arrived
Roy Anderson	Chair	Present	3:00 pm
Pat Skogen	Vice Chair	Present	3:00 pm
Gary Friesen	Member	Present	3:00 pm
Aitor Loymendy	Member	Present	3:00 pm
Joe Coho	Member	Present	3:00 pm
Ruth Sellers	Member	Present	3:00 pm
Rick Leinheuser	Member	Present	3:00 pm
Andy Ferris	Member	Present	3:00 pm
Ron Rohde	Member	Present	3:00 pm
Miles Menetrey	BOS Ex-Officio	Present	3:00 pm
Shannon Poe	BOS Liaison	Absent	3:00 pm
Sam Cerveny	PW Representative	Present	3:00 pm
Jean Dordan	PW Representative	Present	3:00 pm
Maddison Kirkpatrick	Guest -Gazette	Present	3:00 pm
Stan Wheeler	Guest	Present	3:00 pm
Jaye Ferris	Guest	Present	3:00 pm

B. Introductions

C. Public Comment

1. Roy Anderson apologized for missing the October meeting.

2. Joe Coho, Aitor Loymendy, and Roy Anderson asked to be excused from the October 16, 2023, meeting due to a late change of date due to a holiday.

D. Approval of Minutes

1. October 16, 2023 (M) Aitor Loymendy (S) Rick Leinhauser

E. Updates and Reports

1. Airport FBO Report

Tony Borreson reports that the concrete units around the windsock need to be painted. Signage around the airport is faded and in need of replacement.

Gary Friesen mentioned that the county website still lists airport as a place to dispose of used oil which is no longer valid.

2. Safety Report

Mentioned above.

3. Public Works Report

Sam Cerveny reports that Public Works now has a contract to paint the fuel tank, which is scheduled to be painted in January. FY24 Bipartisan Infrastructure Legislation funds of $144,000 has been appropriated to the airport. The addition of these funds brings available funding for the paving project to one million dollars. The paving project has been submitted to the FAA for approval. The county receives $150,000 per from the FAA for improvement projects. We are still waiting for an answer on the terminal grant for HVAC, insulation, and new window.

F. Action Items

1. Presentation by Sawyer Richie regarding a project planting plants & flowers

Sawyer Richie gave a PowerPoint presentation on a school project for his leadership class at the Glacier Charter School in Oakhurst. He would like to do his project at the airport. His presentation focused on the planting of poppies and drought resistant plants along the runway and the front of the terminal. The goal is to plant 5 pounds of poppy seeds in an area of 1½ acres. They will need tools, fertilizer, and labor assistance. They have secured a source for manure to utilize as fertilizer. They will also accept donations for the project. They would like to start planting in February 2024. The presentation was well received by the committee. A motion of support was made by Joe Coho (S) Aitor Loymendy.

G. Discussion Items

1. Annual Report to the Board of Supervisors

Sam Cerveny talks of a subcommittee formation for the annual report due April 1, 2024. Gary Friesen and Ron Rohde have drafted a preliminary report and ask for any additional items to be discussed. Gary will start to funnel emails through Jean Dordan to update report. Gary Friesen mentions the rule of no aircraft

heavier than 12,000 pounds can be at the airport, he would like to see that revised for heavier craft.
Ron Rhode would like to add the squadron, EAA, Angel flights, and helicopters, for fire protection to the report.

2. Discussion items from the Chair of the Committee

Roy Anderson's question regarding the report and what should add were sent out to the committee members through Jean Dordan.

Roy mentions going to monthly meetings. Joe Coho brings up the county staff time that it would involve.

Gary talks about giving all new members an intro packet for new members. Rob Binder gave Gary a large binder with past actions, information on the committee including local, state, federal rules. Public Works is now more diligent about applying for available funding.

I. Next Meeting

Next meeting scheduled for February 12, 2024 at 3:00 PM.

J. Adjournment

Meeting adjourned at 3:56 PM

Respectfully submitted,

Jean Dordan
Executive Assistant

MARIPOSA COUNTY
DEPARTMENT OF PUBLIC WORKS

Roads – Parks & Recreation – Facilities – Airport
Engineering – Surveying – Transportation – Utility Operations
Fleet Maintenance – Solid Waste - Cemeteries

TEAM, SERVICE, STEWARDSHIP

4639 Ben Hur Road
Mariposa, CA 95338
(209) 966-5356 office
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mariposacounty.org

WATER AGENCY ADVISORY BOARD

ACTION SUMMARY MINUTES
January 16, 2024

A. 3:00 pm Called to Order

Attendee Name	Title	Status	Arrived
John McCamman	Chair	Present	3:00 pm
Art Baggett	Vice Chair	Excused	
Sonny Palmer	Member	Present	3:00 pm
Michael Martin	Member	Excused	
Mike Guenther	Member	Present	3:00 pm
Mark Rowney	Member	Present	3:00 pm
Dave Conway	Member	Present	3:00 pm
Susan Wages	MPUD	Absent	
Matt Hespenheide	PWD County Engineer	Present	3:00 pm
Sam Cerveny	PWD Deputy Director	Present	3:00 pm
Jean Dordan	PWD Executive Assist	Present	3:00 pm
Danielle Bondsu	COB	Present	3:00 pm
Wes Smith	Mariposa OES	Present	3:00 pm
Danette Toso	Supervisor District III	Excused	3:00 pm
Shannon Poe	Supervisor District II	Absent	
Kerri Gibbons	Environmental Heal	Present	3:00 pm
Steve Dahlem	County Counsel	Present	3:00 pm
Melinda Barrett	Guest	Present	3:00 pm

B. Introductions

.

C. Public Comment

None

D. Approval of Minutes

November 16, 2023 (M) Mike Guenther (S) Mark Rowney

E. Action Items

1. Elect Chair: Mike Guenther (M) Mark Rowney (S) Sonny Palmer

2. Elect Vice Chair: Sonny Palmer (M) Mike Guenther (S) Mark Rowney

F. Discussion Items

1. Status of Blackwater review of beneficial uses

County Engineer Matt Hespenheide has directed Blackwater to further investigate groundwater recharge at the County line which will not violate the terms of the MID settlement. Matt reached out to the Ag Department and Natural Resources Conservation District (NRCS), neither show interest in a project. Supervisor Danette Toso will address possible ag uses to the Farm Bureau at tonight's meeting. Matt Hespenheide will get an Updated memo from Blackwater. There was no discussion of a fish hatchery which will involve tribal interest.

2. Continued discussion of the review of MID settlement payments and audit report

Mark Rowney stated that he received a report from MID to FERC of monies which is significantly lower than his assessment of kilowatts produced. County Counsel Steve Dahlem reported that the audit of reports from our attorneys is not yet complete. Last year there was payment to escrow and the un-restricted account. Another payment due March 30, 2024. The settlement money is in a low interest-bearing account.

3. Discussion of proposal from Blackwater Engineering for development of drought plan, an any alternatives

Matt Hespenheide does not want to use grant funds on Blackwater for this purpose.

G. Water Agency Advisory Board to sit as the Mariposa County Drought Resiliency Task Force (MCDRTF)

Steve Dahlem corrects the name of the task force to the Drought and Water Shortage Task Force.

1. Select Ex-Officio Agencies to participate in the MCDRTF

Steve Dahlem states that selection of Ex Officio is premature, the WAAB can bring in resources and stake holders as needed.

There was a conversation to use a few members of WAAB to meet with other sources and possible stake holders for the task force. This cannot be an Ad Hoc committee because it is long term project. The board assigned the WAAB to be the task force. The meetings will be held separately and with separate minutes. Start and end time must be recorded for each meeting. Steve Dahlem suggests that the task force meet first so the stakeholders may leave and let WAAB meeting begin, similar to how the Board of Supervisors does business. Public Works will come up with an invite list of possible resources and stakeholders to invite to future meetings.

2. Define Purpose and Objectives for WAAB By-Laws, add and Additional “At-Large” voting member to the WAAB roster.

There will be no At-Large members or Ex-Officio’s added to the task force. Adding an additional At-Large member added to the WAAB is tabled.

a. By-laws to be adopted by the WAAB

Clerk of the Board Danielle Bondshu explains that the bylaws for the task force must have a purpose. Danielle will write the By-laws and take purpose from the SB 552 language. John McCamman states that the task force needs to have a list of entities to invite to future meetings. He suggests Environmental Health, Resource Conservation District (RCD), Sierra Foothill Conservancy, Office of Emergency Services (OES), County Fire, possibly a tribal representative and well drillers.

3. Status of Grant Application
Matt Hespenheide stated that the grant application for $125,000 from Department of Water Resources was submitted, it will take a few months to hear if we will in fact get the grant. Matt contacted the Sierra Foothill Conservancy for scope and outreach by creating a mailing list of residents in the county. Matt went to Environmental Health for mapping of existing wells in case of water shortage emergencies. Melinda Barrett suggests getting a list of wells from planning and send out questionnaire about what properties have a well.

4. Update from Blackwater/Public Works

Discussed earlier

5. Resiliency: roles for Blackwater and Sierra Foothill Conservancy

Reconvene as the WAAB

Reconvene at 4:14 pm
John asks about Blackwater report from Matt. Matt will have a report by the next meeting.

H. Next Meeting

Next meeting scheduled for February 29, 2024 at 3:00 pm

I. Adjournment

Meeting adjourned at 4:21 pm

Respectfully submitted,

Jean Dordan
Executive Assistant

MARIPOSA COUNTY
DEPARTMENT OF PUBLIC WORKS

Roads – Parks & Recreation – Facilities – Airport
Engineering – Surveying – Transportation – Utility Operations
Fleet Maintenance – Solid Waste - Cemeteries

TEAM, SERVICE, STEWARDSHIP

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mariposacounty.org

YOSEMITE WEST DISTRICT ADVISORY COMMITTEE

ACTION SUMMARY MINUTES

December 14, 2023

A. 2:00 pm Called to Order

Attendee Name	Title	Status	Arrived
Tom Lambert	Chair	Present	1:55 pm
Jeff Webb	Member	Present	1:55 pm
Debra Kroon	Member	Present	1:55 pm
Malcolm Neal	Member	Present	1:55 pm
Art Comier	Member	Present	1:55 pm
John Mock	Member	Present	1:55 pm
Ted Williams	Member	Present	1:55 pm
John Luthey	Plant Ops Manager	Present	1:55 pm
Sam Cerveny	Deputy Director PWD	Present	1:55 pm
Katy Weber	Guest	Phone	
Rosemarie Smallcombe	Supervisor District I	Excused	

B. Introductions

C. Public Comment

John Mock remarked that the Water Board regarding a Clearing House Annual Inventory Report that will start on the first of the year. How can the committee get the information? John Mock also commented that the new zone in Yosemite West and different neighborhoods do not fall into the Maintenance District but does fall into the Town Planning Area. LAFCO might have interest, and could the sphere of influence of the YWDAC be expanded.

D. Approval of Minutes

Approve minutes of December 14, 2023, change ground zero to intended operation of design (M) John Mock (S) Art Comier

E. Updates and Reports

1. Fiscal Update

Deputy Sam Cerveny attached the budget as updated, noting that 357 and 387 fund balances were not updated. Ted Williams states that totals are close to the last report. The fiscal year 2021 balance is higher, and he asks what the actual

balance is. Ted states that the balance is $20,784 more than in 2021. 2023 expenses are higher because of adjustment by $400K.There will be a standing request for a statement of fund balance quarterly. There are multiple accounts with some combined. The 700 accounts are handled by the treasurer's office. 3535 was merged and will be separated again and the committee is requesting the report of 3322 and 3535 from Public Works for the current fund balance. Ted Williams is also asking for fund balances from the Treasurer's office for accounts 4753, 4754, 4755, & 5530.

The USDA did not respond to requests to use funds from the renewal and extension fund regarding how and when those funds could be used. According to County Counsel, the USDA will need to sign off on the use of the funds, the USDA has not been responding to requests from Public Works. Public Works will go forward with using the funds.

Sam Cerveny handed out maps of the subdivision, there are two parcels and two developed parcels that do not pay a maintenance fee, which are voluntary payments.

Bartle & Wells has not been given a financial report update yet.

2. Grant Update – IRWM and USDA grants
IRWM grant for the Blackwater proposal focusing on leach fields and other beneficial equipment. There are additional USDA grants for storm damage for which we have begun applying. Grant funds would be used for leach field repairs and equipment that will reach the plant even during heavy snow.

3. Operations Update
John Luthey reports that water tank cleaning is complete and provided the inspection reports on the tanks. The tanks were in better condition than expected, only minor issues were reported.

The camera viewing of the sewer line is complete. The report highlights were provided to the committee members. A portion of the leach lines were lost at the pipe break last spring. The clarifier had minimal sludge; and the gear box is being repaired. John states that his crew will remove solids from the system and get effluent out getting us back in compliance. The money saved from ARPA funding with Public Works doing the work can now be diverted for other projects which includes recoating tanks. John wants isolation valves installed so if one tank has an issue it can be taken off-line while the other tank is still in use.

The sewer system is in bad shape with a lot of root damage which needs to be addressed. Roots will have to be removed before a liner is installed in the pipes.

The land purchase will expand the leach field and will increase capacity by 30 percent.

The County would like to drill a new well. The water capacity at full build out will fall short of needs.

F. Discussion and Action Items

1. Emergency interconnect with KL Land and Water LLC (Scenic Wonders)
This was a recommendation from the Water Board, connect to Nature Bridge which they have now done. Public Works is applying for a grant for drought resilience in the amount of $125K to do a study for drought management. Public Works will monitor the connection process.

2. Sourcing of second well
Sam Cerveny advises that there will be focus on a second well next year starting in January. John Luthey states that the project will be complicated for various reasons such as the placement of water tanks, and disposition of the old booster station. The costs will be very high. A secondary source is required by the State Water Board, and we will need to come into compliance in the future. There may be an existing well that could be a candidate, more research will need to be done.

3. Policy for Discontinuation of Residential Water Service for Nonpayment
The water shut off policy is now in force. Thirteen parcels were disconnected. Since disconnection, $6,500 has been collected for restoration of service. One customer has not paid and remains disconnected. A reconnect fee will be enforced especially with the distance the Utilities Division has to drive.

4. Annual Committee Report to the Board of Supervisors
Deputy Director Sam Cerveny requests that the committee has a draft of the report by the next meeting. The report is due April 1, 2024.

G. Next Meeting

Next meeting scheduled for March 14, 2024 at 10:00 am

H. Adjournment

Meeting adjourned at 11:36 am by Tom Lambert

Respectfully submitted,

Jean Dordan
Executive Assistant

Mariposa County

Mariposa County MINUTES of the Planning Commission
http://www.mariposacounty.org/

ART BAGGETT	DISTRICT I
WARREN GRAY	DISTRICT II
MICK HERMAN	DISTRICT III
DENI SMITH, VICE CHAIR	DISTRICT IV
JOHN MCCAMMAN, CHAIR	DISTRICT V

PLANNING COMMISSION
ACTION SUMMARY
MINUTES-FINAL
JANUARY 19, 2024

A. Call to Order and Roll Call

Chair McCamman called the meeting to order at 9:00 am.

B. Pledge of Allegiance

The pledge was led by Commissioner Gray.

C. Public Comment on Non-Agenda Items

No Public Comment was received.

D. Approval of Minutes

1. **Planning**

Planning Commission - Regular Meeting - December 15, 2023

By Motion of Commissioner Smith, Seconded by Commissioner Baggett, the Planning Commission approved the Minutes of December 15, 2023, as presented. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

Before moving on to the next item, Chair McCamman announced a change in the order of agenda items F1 and F2. F2 will be heard first, followed by F1.

E. Action Items

1. **Planning**

Selection of Chair and Vice Chair for 2024 Planning Commission.

By Motion of Commissioner Herman, Seconded by Commissioner Gray, the Planning Commission appointed Commissioner Baggett as the Chair of the Planning Commission for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

By Motion of Commissioner Baggett, Seconded by Commissioner Herman, the Planning Commission appointed Commissioner Smith as the Vice Chair for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

Commissioner McCamman then passed the gavel to Commissioner Baggett.

2. **Planning**

Nominate and Appoint a Planning Commissioner to the Agricultural Advisory Committee for 2024

By Motion of Commissioner McCamman, Seconded by Commissioner Smith, the Planning Commission appointed Commissioner Herman to be the Planning Commission representative for the Agricultural Advisory Committee for 2024. Motion Passed.

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith and Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

F. Discussion and Possible Action

Chair Baggett reminded the Commission of the change in the agenda items that was announced by Commissioner McCamman at the beginning of the meeting, F2 will be heard first, then F1.

2. **Planning**

PC Short Term Rental Study Ad-Hoc Committee Discussion, Report and Possible Action to request Staff to include information in the Amended Resolution to the Board of Supervisors. (See Following Agenda Item for Additional Information).

Chair Baggett stated that the information from the Ad-Hoc committee isn't ready yet to be presented to the Commission and a report will be provided at the next meeting. Both he and Commissioner Smith stated that of the 26 initial recommendations in the study that the Ad-Hoc has reduced that down to about 6, which will result in a more condensed report and are reflective of the most pertinent issues.

Also to be mentioned in the report will be:

Pre- Approved Accessory Dwelling Unit (ADU) plans (using the Housing Trust fund to fund)
Changing from 3 bedrooms to 5 bedrooms for Vacation Rentals
Housing Trust Fund, exploring option of a $7.50 a night for TOT to fund the Trust fund to provide free permits for AUD for anyone who wants to build one.

Chair Baggett also stated that the report will not repeat all the background information as that information is reflected in the reports coming from the Planning Department and Housing Advisory Committee.

Planning Director Engfer went over the timeline:

- Final Report from Ad-Hoc, to be heard by the Planning Commission 2/2/24.
- Which will result in a Final Recommendation from the Planning Commission to the Board.
- Recommendation will advance to the Board together with the context for the Short-Term Rental (STR) study, community engagement and any other Advisory Committee recommendations such as the Housing Programs Advisory Committee.

1. **Planning**

Discussion and Recommendation for amendments to Planning Commission Resolution No. 2023-13 to the Board of Supervisors, Recommending the Board of Supervisors initiate Mariposa County Zoning Ordinance amendments to §17.108.180 "Bed and Breakfast And Residential Transient Rentals", "A. No more than three (3) bedrooms are available for occupancy by transients for vacation rentals." To up to five (5) bedrooms.

Commissioner McCamman stated that because there are other items that will be recommended to the Board that he would like Resolution 2023-13 rescinded.

Discussion was held by the Commission.

Motion was made by Commissioner McCamman, Seconded by Commissioner Smith, the Planning Commission rescinded Planning Commission Resolution 2023-13. Motion Passed.

NOES: None
ABSTAIN: None

EXCUSED: None

G. Commissioner Reports

No Reports were received.

H. Information Items

Planning Director Engfer reported on the Development Code progress, explaining the need for 4-5 meeting for the PC to look at a few articles at each meeting, joint workshops for the PC and the Board, and then follow up meetings with the PC which will result in the PC recommendations to the Board.

Discussion was held about having workshops in other areas of Mariposa County and changing the times to encourage public engagement.

I. Future Agenda Items

Discussion about Ad-Hoc committee report and recommendations at the next meeting, time frame and process to advance to the Board.

Discussion about draft house plans and the time frame for approval and implementation.

J. Adjournment

There being no further business the meeting was adjourned at 9:44 am

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

CAROL SUGGS, Secretary
Mariposa County Planning Commission

Mariposa County

Mariposa County MINUTES of the Planning Commission
http://www.mariposacounty.org/

ART BAGGETT, CHAIR	**DISTRICT I**
WARREN GRAY	**DISTRICT II**
MICK HERMAN	**DISTRICT III**
DENI SMITH, VICE CHAIR	**DISTRICT IV**
JOHN MCCAMMAN	**DISTRICT V**

PLANNING COMMISSION
ACTION SUMMARY MINUTES - FINAL
FEBRUARY 2, 2024

A. Call to Order and Roll Call

Chair Baggett called the meeting to order at 9:05 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I	Present	9:00 AM
Warren Gray	District II	Present	9:00 AM
Mick Herman	District III	Present	9:00 AM
Deni Smith	District IV	Present	9:00 AM
John McCamman	District V	Present	9:00 AM

B. Pledge of Allegiance

Commissioner McCamman led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

There was no public comment received.

D. Approval of Minutes

1. Approve the January 19, 2024 Planning Commission Minutes

Staff advised that Item D, Approval of Minutes for December 15, 2023, needs to be amended to change the motion date from December 1, 2024 to December 15, 2023.

By motion of Commissioner Herman, seconded by Commissioner McCamman the Planning Commission approved the minutes of January 19, 2024 as amended.

RESULT: AMENDED
AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman
NOES: None
ABSTAIN: None
EXCUSED: None

E. Action Items

1. Planning Commission Ad-Hoc Committee Recommendations on the Mariposa County Short Term Rental study

Planning Director, Steve Engfer provided a brief summary of the PC Ad Hoc Committee and its purpose, then introduced Senior Planner, Ben Goger who presented the item along with a PowerPoint presentation.

Discussion was held with regards to the findings, Planning Commission agreed on the edits to the recommendations to the Board of Supervisors and will bring back to the Planning Commissions meeting February 16, 2024.

Public Comment was received by:
Jessica Martin - Vacation Rental Owner
David Holland - Vacation Rental Owner
Jim Evans - Housing Advocate
Glen Cook - Builder
Carol Suggs - Vacation Rental Owner

2. Discussion of Planning Commission Housing related Recommendations to the Board of Supervisors.

Goger presented the project along with a PowerPoint presentation.

Discussion was held with regards to Accessory Dwelling Untis (ADU), ready permit plans, Housing Trust Fund, ADU options, permit fee waivers, incentives and alternative housing types.

Based on the discussion and concurrence of the Planning Commissions, Engfer will draft a resolution for the Planning Commissions meeting February 16, 2024.

Public Comment was received by:
Jim Evans – Housing Advocate
Jessica Martin - Vacation Rental Owner
Glen Cook - Builder
Julie Gerken – Real Estate

F. Commissioner Reports

There was no information received from the Commissioners.

G. Information Items

1. Pre-Approved Plans Update

Goger provided an update on the ADU Pre-approved Plans.

H. Future Agenda Items

None.

I. Adjournment

There being no further business the meeting was adjourned at 10: 57 A.M.

Respectfully submitted,

_____
ART BAGGETT,Chair
Mariposa County Planning Commission

_____
SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online: Agendas & Minutes | Mariposa County, CA - Official Website

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Receive the List of Software as a Service License Agreements Entered into by the County Administrative Officer (Purchasing Agent) Pursuant to Resolution 22-116 Entered Into, Received, and Processed in January and February of 2024

RECOMMENDATION AND JUSTIFICATION

Receive the List of Software as a Service License Agreements Entered into by the County Administrative Officer (Purchasing Agent) Pursuant to Resolution 22-116 Entered Into, Received, and Processed in January and February of 2024.

Per Resolution 22-116 Section 5.2.1.4, the Board is to receive a monthly informational item with a synopsis of agreements entered into for that particular month.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board receives a synopsis of Software as a Service License Agreements Executed each month.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

The Board will be unaware of the Software Agreements that the CAO has authorized as the Purchasing Agent.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **Software as a Licence Report 3-19-24**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Software Report

Board Agenda Item for March 19th 2024

Contractor	Amount	Term	Service	Department
DLB Associates	$7,800	3/14/24 to 3/13/25	IBM Support	ADMIN/IT
Yosemite Fire and Security	$3,600	1/15/24 to 1/14/25	Galaxy Annual License	ADMIN/IT
Deckard Technologies, Inc	$24,750	3/1/24 to 2/25/25 (year to year)	Short Term Rental Identification, Monitoring, and Reporting	County Clerk
Guard Alliance Technologies, Inc	$500	SAS/Yearly	Background Investigation Solutions	DA
APA= Assistant Purchasing Agent (Department Head)				

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Receive the List of Agreements Entered into by the County Administrative Officer (CAO) (Purchasing Agent) Pursuant to County Code Chapter 3.08, Entered Into, Received and Processed in February of 2024

RECOMMENDATION AND JUSTIFICATION

Receive the List of Agreements Entered into by the County Administrative Officer (CAO) (Purchasing Agent) Pursuant to County Code Chapter 3.08, Entered into, Received and Processed in February of 2024.

Per Resolution 05-400, the Board is to receive a monthly informational item with a synopsis of agreements entered into for that particular month.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board receives a synopsis of CAO Executed Agreements each month.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

The Board will be unaware of the contracts that the CAO has authorized.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **CAO approved agreements 3-19-24**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

BOARD REPORT ON CAO EXECUTED CONTRACTS CA.5

Board Agenda Item for March 19th, 2024

Contractor	Amount	Term	Service	Department
Nicholson Strategic Services LLC	$8,250	7/1/23 to 12/31/23	Strategic Planning Retreat	ADMIN
Douglas Arms	$1,500	N/A	Settlement Agreement and Release of Claims	CoCo
The KPA Group	$58,595	3/6/23 to 6/30/27	Task Order No. 5 Mariposa County Historical Superior Court Counter Accessibility	PW
Correct Care - Integrated Health Inc.	$24,700	7/1/23 to 6/30/24	Medical Related Administrative Services	SO

APA= Assistant Purchasing Agent (Department Head)

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Receive the List of Agreements Entered into by the Mariposa County Department Heads (Assistant Purchasing Agents) Pursuant to County Code Chapter 3.08 Entered Into, Received and Processed in February of 2024

RECOMMENDATION AND JUSTIFICATION

Receive the List of Agreements Entered into by the Mariposa County Department Heads (Assistant Purchasing Agents) Pursuant to County Code Chapter 3.08 Entered Into, Received and Processed in February of 2024.

Per Resolution 05-400, the Board is to receive a monthly informational item with a synopsis of agreements entered into for that particular month.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board receives a synopsis of Department Head Executed Agreements each month.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

The Board will be unaware of the contracts that the Department Heads have authorized as Assistant Purchasing Agents.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **Department Head Approved Agreements 3-19-24**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Department Head Approved Agrement

Board Agenda Item for March 19th, 2024

Contractor	Amount	Term	Service	Department
Yosemite Renaissance	$12,000	7/1/23 to 6/30/24	Art Programming and Services	ADMIN
Mariposa County Fairgrounds	$1,800	2/12/24 to 2/16/24 2/20/24 to 2/23/24	Use of facility for Victim/Witness waiting area	DA
35-A District Agriculture Association	$950	5/17/24 to 5/17/24	Booth Rental	HHSA
Central Coast Energy	$13,069	2/1/24 to 1/31/25	SaaS- ServTraq	HHSA
Edify	$5,000	1/3/24 to 12/31/24	Consultation	HHSA
Arturo Barajas	$600	2/8/24 to 6/30/24	Music for the Library	Library
Linda Henneberg	$600	2/2/24 to 6/30/24	Sphero Technology Classes at Library	Library
L and J Mexican	$1,100	2/8/24 to 6/30/24	Food Plates for Library Summer Reading Kickoff	Library
Fresno Roofing Company	$31,750	3/4/24 to 5/30/24	Probation Roof	PW
Jorgensen Company	$1,008	2/12/24 to 3/31/24	Government Center Remodel	PW
Ranch Fence	$6,967	1/1/24 to 2/30/24	Morman Bar Crossing Gate	PW
The KPA Group	$12,870	3/6/23 to 6/30/27	Task Order No. 4 HHSA Northside Client Services Building	PW
El Dorado Crane and Rigging	$10,000	2/1/24 to 6/30/24	Crane Services	SO
Critical Reach	$680	1/1/24 to 12/31/24	APBnet Annual Support Fee for Software Program	SO
Mariposa Mini Storage	$946	3/1/24 to 2/28/25	Storage Unit A14 Master Food Preservers	UCCE

APA= Assistant Purchasing Agent (Department Head)

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-108

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Joe Lynch, County Administrative Officer

RE: Approve First Amendment with JDT Consultants, Inc. Increasing the Amount by $80,000, for a New Amount not to Exceed $155,000, for Therapeutic Behavioral Services; and Authorize the Board of Supervisors Chair to Sign the Amendment

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RECOMMENDATION AND JUSTIFICATION

Approve First Amendment with JDT Consultants, Inc. Increasing the Amount by $80,000, for a New Amount not to Exceed $155,000, for Therapeutic Behavioral Services; and Authorize the Board of Supervisors Chair to Sign the Amendment.

JDT provides Therapeutic Behavioral Services to Mariposa County Children/Youth who are eligible for Medi-Cal, meet the criteria for services and are referred by Mariposa County Health and Human Services Agency.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board of Supervisors approved the Agreement for fiscal year 2024 through Resolution No. 2023-477 on September 12, 2023.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If this Amendment is not approved, the Agency will be negatively impacted in providing vital services to this specific target population within Mariposa County.

FINANCIAL IMPACT

The contract expenses are budgeted from the HHSA Health Services division budget. These services are claimed by Medi-Cal and costs are offset by revenue received. There is no impact on the County General Fund.

ATTACHMENTS

1. **JDT Consultants, Inc. 2024 (A01)-V1 W-Ins.**
2. **JDT Consultants, Inc. 20204 - Res. 2023-477-EXECUTED**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III

Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

FIRST AMENDMENT TO AGREEMENT FOR THERAPEUTIC BEHAVIORAL SERVICES

THIS 1st AMENDMENT TO AGREEMENT FOR THERAPEUTIC BEHAVIORAL SERVICES, is made and entered into this _____ day of _____2024, by and between the County of Mariposa, a political subdivision of the State of California, hereinafter referred to as "County," and JDT Consultants, Inc, hereinafter referred to as "Contractor."

WHEREAS, County and Contractor have heretofore entered into an Agreement dated September 12, 2023, wherein Contractor agreed to provide Therapeutic Behavioral services; and

WHEREAS, County and Contractor desire to amend said Agreement to change the compensation to be provided to Contractor;

NOW THEREFORE, the parties hereto in consideration of the mutual covenants herein recited, hereby agree as follows:

1. Paragraph 3, "COMPENSATION," and Exhibit "B" are hereby amended to provide that an additional $80,000 will be added to the original amount of $75,000, making the total compensation paid to Contractor the not to exceed amount of $155,000.

Except as herein amended, the Agreement dated September 12, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the date first above written.

COUNTY OF MARIPOSA	CONTRACTOR
_____	_____
Miles Menetrey, Chair Board of Supervisors	Jana Todd, CEO & President JDT Consultants, Inc.
COUNTERSIGNED: *(Government Code §25103)*	APPROVED AS TO FORM:
_____	_____
Danielle Bondshu Clerk of the Board	Steven W. Dahlem County Counsel

Form Revision Date: 02-26-24

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mariel Matousek	
Cal-Valley Insurance Services, Inc. 5070 N. Sixth St. #155 License #0733383 Fresno CA 93710	PHONE (A/C, No, Ext): (559) 225-1300	FAX (A/C, No): (559) 225-8966
	E-MAIL ADDRESS: Marielm@calvalleyinsurance.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Philadelphia Insurance Company	18058
INSURER B : California Automobile Insurance	38342
INSURER C : Employers Comp. Ins. Group	0055
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
JDT Consultants, Inc.
4205 West Figarden Drive
Fresno CA 93722

COVERAGES **CERTIFICATE NUMBER:** 24/25 GL BA UMB WC PL **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	PHPK2642121	01/03/2024	01/03/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			BA040000050343	01/09/2024	01/09/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			PHUB896167	01/03/2024	01/03/2025	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		EIG5180838-01	03/01/2024	03/01/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			PHPK2642121	01/03/2024	01/03/2025	Retro Date Each Prof Incident Aggregate Limit	01/03/2007 $1,000,000 $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

County of Mariposa, its officers, officials, employees, and volunteers are named as additional insured with respects to General Liability, Waiver of Subrogation, Primary Non-Contributory applies per attached endorsement form PI-GLD-HS (10/11).

CERTIFICATE HOLDER

County of Mariposa
5362 Lemee Lane
Mariposa CA 95338

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas A. Powell

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MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2023-477

MEETING:	September 12, 2023
TO:	The Board of Supervisors
FROM:	Joe Lynch, Director of Health and Human Services
RE:	Approve an Agreement with JDT Consultants, Inc. in the Amount of $75,000 for Therapeutic Behavioral Services; and Authorize the Board of Supervisors Chair to Sign the Agreement

---

RECOMMENDATION AND JUSTIFICATION

Approve an Agreement with JDT Consultants, Inc. (JDT) in the Amount of $75,000 for Therapeutic Behavioral Services; and Authorize the Board of Supervisors Chair to Sign the Agreement.

JDT shall provide Therapeutic Behavioral Services (TBS) to Mariposa County children/youth who are eligible for Medi-Cal, meet the criteria for TBS services and are referred by Mariposa County Health and Human Services Agency (HHSA). TBS is an intensive, one-to-one, face to face, short-term outpatient treatment intervention for individuals under the age of 21 with serious emotional disturbance (SED) who are experiencing a stressful life transition or life crisis and need additional, short term, specific support services. These services shall be available to children with difficult behaviors who require one to one assistance and who may be at risk of psychiatric hospitalization or in need of preservation of placement.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board of Supervisors approved the First Amendment to the Agreement for Fiscal Year 2023 through Resolution No. 2023-89 on February 21, 2023.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If this Agreement is not approved, the Agency will be negatively impacted in providing vital services to this specific target population within Mariposa County.

FINANCIAL IMPACT

The contract expenses are budgeted from the HHSA Health Services division budget. These services are claimed by Medi-Cal and costs are offset by revenue received. There is no impact on the County General Fund.

ATTACHMENTS

1. **FY23-24 JDT Consultants**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**

MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District I Supervisor Rosemarie Smallcombe
AYES:	District II Supervisor Poe, District I Supervisor Smallcombe, District IV Supervisor Forsythe, District V Supervisor Menetrey, District III Supervisor Toso

RES. NO. 23-477

AGREEMENT FOR THERAPEUTIC BEHAVIORAL SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 12th day of Sept, 2023, by and between the County of Mariposa, a political subdivision of the State of California, ("County"), and JDT Consultants, Inc. ("Contractor"), pursuant to the following terms and conditions.

W I T N E S S E T H:

1. TERM

The term of this Agreement shall commence on July 1, 2023 and terminate on June 30, 2024 unless extended as provided by this Agreement.

2. SERVICES

Contractor shall perform therapeutic behavioral services as described in Exhibit A, "Scope of Work," which is attached hereto and incorporated herein by reference. Contractor shall provide all staffing and materials necessary to perform the Scope of Work.

3. COMPENSATION

Contractor shall be compensated for services performed in an amount not to exceed $75,000 as set forth in Exhibit B, "Cost Proposal," which is attached hereto and incorporated herein by reference. County shall pay Contractor within thirty (30) days of receipt of an approved invoice.

4. INSURANCE

Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, or employees.

A. MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

(1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than $1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be three times the required occurrence limit.

(2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired (Code 8) and non-owned autos (Code 9), with limits no less than $1,000,000 per accident for bodily injury and property damage.

(3) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

(4) Professional Liability (Errors and Omissions): Insurance appropriate to Contractor's profession, with a limit of no less than $1,000,000 per occurrence or claim, $3,000,000 aggregate.

If Contractor maintains broader coverage and/or higher limits than the minimums shown above, County requires and shall be entitled to the broader coverage and/or higher limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to County.

B. OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

(1) Additional Insured Status: County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 forms if a later edition is used).

(2) Primary Coverage: For any claims related to this Agreement, Contractor's insurance coverage shall be primary insurance with respect to Contractor's negligent performance of the services as respects County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, or volunteers shall be excess of Contractor's insurance and shall not contribute with it.

(3) Notice of Cancellation: Each insurance policy required above shall state that coverage shall not be canceled, except with at least thirty (30) calendar days' notice to County.

(4) Waiver of Subrogation: Contractor hereby grants to County a waiver of any right to subrogation which any insurer of said Contractor may acquire against County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not County has received a waiver of subrogation endorsement from the insurer.

(5) Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by County. County may require Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

(6) Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to County.

(7) Verification of Coverage: Contractor shall furnish County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

(8) Subcontractors: Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that County is an additional insured on insurance required from subcontractors.

(9) Special Risks or Circumstances: County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

5. HOLD HARMLESS/INDEMNIFICATION

To the fullest extent permitted by law, Contractor shall hold harmless, defend at its own expense, and indemnify County, its officers, employees, agents, and volunteers, against any and all liability, claims, losses, damages, or expenses, including reasonable attorney's fees, arising from all negligent or willful acts or omissions of Contractor or its officers, agents, or employees in rendering services under this Agreement; excluding however such liability, claims, losses, damages, or expenses arising from County's sole negligence or willful acts.

6. INDEPENDENT CONTRACTOR

It is the expressed intention of the parties that Contractor is an independent contractor and not an employee, agent, joint venturer or partner of County. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between County and Contractor or any employee or agent of Contractor. Both parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall retain the right to perform services for others during the term of this Agreement.

7. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS)

In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement is determined by a court of competent jurisdiction or the Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of County, Contractor shall indemnify, defend, and hold harmless County for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Contractor or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County.

8. STATE AND FEDERAL TAXES

As Contractor is not County's employee, Contractor is responsible for paying all required state and federal taxes. In particular:

a. County will not withhold FICA (Social Security) from Contractor's payments;
b. County will not make state or federal unemployment insurance contributions on behalf of Contractor;
c. County will not withhold state or federal income tax from payment to Contractor;
d. County will not make disability insurance contributions on behalf of Contractor;
e. County will not obtain workers' compensation insurance on behalf of Contractor.

9. AUDITS AND INSPECTIONS

Contractor shall at any time during business hours, and as often as County may deem necessary, make available to County for examination all of its records and data with respect to the matters covered by this Agreement. Contractor shall, upon the request of County, permit County to audit and inspect all of such records and data necessary to ensure Contractor's compliance with the terms of this Agreement. If compensation to be paid by County under this Agreement exceeds Ten Thousand Dollars ($10,000), Contractor shall be subject to the examination and audit of the California State Auditor, as provided in Government Code section 8546.7, for a period of three (3) years after final payment under this Agreement. This section survives the termination of this Agreement.

10. ASSIGNMENT

It is understood and agreed that this Agreement contemplates personal performance by Contractor and is based upon a determination of its unique personal competence and experience and upon its specialized personal knowledge. Assignments of any or all rights, duties or obligations of Contractor under this Agreement will be permitted only with the express written consent of County.

11. NOTICE

Any and all notices, reports or other communications to be given to County or Contractor shall be given to the persons representing the respective parties at the following addresses:

CONTRACTOR:
JDT Consultants, Inc.
4205 West Figarden Drive
Fresno, CA 93711
Phone: (559) 221-1680
Fax: (559) 221-4336

COUNTY:
County of Mariposa
5362 Lemee Lane
P.O. Box 99
Mariposa, CA 95338

12. COMPLIANCE

Contractor shall comply with all federal, state and local laws, codes, ordinances and regulations applicable to Contractor's performance under this Agreement, including, but not limited to, laws related to prevailing wages. Specifically, Contractor shall not engage in unlawful employment discrimination, including, but not limited to, discrimination based upon a person's race, religion,

color, national origin, ancestry, physical handicap, medical condition, marital status, gender, citizenship or sexual orientation, as prohibited by state or federal law.

13. PUBLIC RECORDS ACT

Contractor is aware that this Agreement and any documents provided to County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of Contractor to clearly identify information in those documents that it considers to be confidential under the California Public Records Act. To the extent that County agrees with that designation, such information will be held in confidence whenever possible. All other information will be considered public.

14. ENTIRE AGREEMENT AND MODIFICATION

This Agreement contains the entire agreement of the parties relating to the subject matter of this Agreement and supersedes all prior agreements and representations with respect to the subject matter hereof. This Agreement may only be modified by a written amendment hereto, executed by both parties. If there are exhibits attached hereto, and a conflict exists between the terms of this Agreement and any exhibit, the terms of this Agreement shall control.

15. ENFORCEABILITY AND SEVERABILITY

The invalidity or enforceability of any term or provisions of this Agreement shall not, unless otherwise specified, affect the validity or enforceability of any other term or provision, which shall remain in full force and effect.

16. TERMINATION AND RIGHTS UPON TERMINATION

A. This Agreement may be terminated upon mutual written consent of the parties, or as a remedy available at law or in equity. In the event of the termination of this Agreement, Contractor shall be entitled to compensation for services performed acceptably up to the effective date of termination as set forth in Exhibit B.

B. Either party may terminate this Agreement for convenience upon 30 calendar days' written notice to the other party. Upon termination for convenience, Contractor shall be entitled to compensation for services performed acceptably up to the effective date of termination, as set forth in Exhibit B.

C. Should Contractor default in the performance of this Agreement or materially breach any of its provisions, County, at its option, may terminate this Agreement by giving written notification to Contractor. The termination date shall be the effective date of the notice. For the purposes of this subsection, default or material breach of this Agreement shall include, but not be limited to, any of the following: failure to perform required services in a timely manner, willful destruction of County property, dishonesty, or theft.

17. NO WAIVER

The failure to exercise any right to enforce any remedy contained in this Agreement shall not operate as to be construed to be a waiver or relinquishment of the exercise of such right or remedy, or of any other right or remedy herein contained.

18. DISPUTES

Should it become necessary for a party to this Agreement to bring an action in connection with this Agreement, the prevailing party in any such action shall be entitled to reimbursement for all expenses so incurred, including reasonable attorney's fees.

It is agreed by the parties hereto that unless otherwise expressly waived by them, any action brought to enforce any of the provisions hereof or for declaratory relief hereunder shall be filed and remain in a court of competent jurisdiction in the County of Mariposa, State of California.

19. CAPTIONS

The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

20. NUMBER AND GENDER

In this Agreement, the neutral gender includes the feminine and masculine, the singular includes the plural, and the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

21. MANDATORY AND PERMISSIVE

"Shall" is mandatory. "May" is permissive.

22. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

23. COUNTERPARTS/ELECTRONIC, FACSIMILE, AND PDF SIGNATURES

This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA"), Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA, as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital

signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

24. OTHER DOCUMENTS

The parties agree that they shall cooperate in good faith to accomplish the object of this Agreement and, to that end, agree to execute and deliver such other and further instruments and documents as may be necessary and convenient to the fulfillment of these purposes.

25. CONTROLLING LAW

The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the State of California.

26. AUTHORITY

Each party and each party's signatory warrant and represent that each has full authority and capacity to enter into this Agreement in accordance with all requirements of law. The parties also warrant that any signed amendment or modification to this Agreement shall comply with all requirements of law, including capacity and authority to amend or modify this Agreement.

27. NEGOTIATED AGREEMENT

This Agreement has been arrived at through negotiation between the parties. Neither party is to be deemed the party which prepared this Agreement within the meaning of California Civil Code section 1654. Each party represents and warrants that in executing this Agreement it does so with full knowledge of the rights and duties it may have with respect to the other party. Each party also warrants and represents that it has received independent legal advice from its attorney with respect to the matters set forth in this Agreement and the rights and duties arising out of this Agreement, or that such party willingly foregoes any such consultation.

28. NO RELIANCE ON REPRESENTATIONS

Each party warrants and represents that it is not relying and has not relied upon any representation or statement made by the other party with respect to the facts involved or its rights or duties. Each party understands and agrees that the facts relevant, or believed to be relevant to this Agreement, have been independently verified. Each party further understands that it is responsible for verifying the representations of law or fact provided by the other

29. WARRANTY

County has relied upon the professional ability and training of Contractor as a material inducement to enter into this Agreement. Contractor hereby warrants that all work shall be performed in accordance with generally accepted professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release.

30. FUNDING AVAILABILITY

It is mutually agreed that if the County budget of the current fiscal year and/or any subsequent fiscal year covered under this Agreement does not appropriate sufficient funds for this Agreement, this Agreement shall terminate and be of no further force and effect upon the day notice is provided by County to Contractor of such event. Upon termination of this Agreement, County shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement except for services rendered prior to such termination and Contractor shall not be obligated to perform any provisions of this Agreement. Contractor's assumption of risk of possible non-appropriation is part of the consideration for this Agreement. County budget decisions are subject to the discretion of the Board of Supervisors.

If funding for any fiscal year is reduced or deleted by the County budget for purposes of this Agreement, the County shall have the option to either cancel this Agreement with no liability occurring to the County, except County must reimburse Contractor for services rendered prior to such reduction or modification of the County budget, or offer an amendment to this Agreement to Contractor to reflect the reduced amount.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

COUNTY OF MARIPOSA

Miles Menetrey, Chair
of Supervisors

CONTRACTOR

Jana Todd, CEO and President Board
JDT Consultants, Inc.

COUNTERSIGNED:
(Government Code §25103)

Danielle Bondshu
Clerk of the Board

APPROVED AS TO FORM:

Steven W. Dahlem
County Counsel

Exhibit A
SCOPE OF WORK

Contractor shall provide Therapeutic Behavioral Services (TBS) to Mariposa County children/youth who are eligible for Medi-Cal, meet criteria for TBS services and are referred by Mariposa County Health and Human Services Agency (HHSA).

Description of TBS

TBS is an intensive, one to one, face to face, short term outpatient treatment intervention for individuals under the age of 21 with serious emotional disturbance (SED) who are experiencing a stressful life transition or life crisis and need additional, short term, specific support services. These services shall be available to children with difficult behaviors who require one to one assistance and who may be at risk of psychiatric hospitalization or in need of preservation of placement. TBS is not a "stand alone" service and is intended to supplement other specialty mental health services by addressing on to three behaviors that jeopardize the child's ability to remain in his or her current home. Contractor shall provide the client with skills to effectively manage the behaviors or symptoms that are the barriers to achieving residence at the lowest appropriate level. TBS shall be provided in the client's home and other environments where the client's behaviors occur.

Staffing

Contractor will provide qualified and trained staff who are proficient in providing TBS services. Services may be provided by a Licensed Practitioner of the Healing Arts (LPHA) or an "other qualified" provider.

An LPHA is a professional staff that must be licensed, registered, certified, or recognized under California State scope of practice statutes. Professional staff shall provide services within their individual scope of practice and receive supervision required under their scope of practice laws. Non-Physician LPHAs include Nurse Practitioners, Physician Assistants, Registered Nurses, Registered Pharmacists, Licensed Clinical Psychologist (LCP), Licensed Clinical Social Worker (LCSW), Licensed Professional Clinical Counselor (LPCC), and Licensed Marriage and Family Therapist (LMFT) and licensed-eligible practitioners working under the supervision of licensed clinicians.

An "other qualified" provider is an individual at least 18 years of age with a high school diploma or equivalent degree determined to be qualified to provide the service by the County. Mariposa County Behavioral Health and Recovery Services has the authority to determine whether a provider is qualified to provide mental health services.

Contractor will provide the names of staff providing services and either proof of clearance for the following exclusion lists by the 5th of the month: OIG Exclusion Database, OIG Exclusion Database (waiver), California Medi-Cal Suspended and Ineligible provider list, Board of Behavioral Sciences (if applicable), National Provider Identifier Registry and the Social Security Death Master File or provide Name, Date of Birth, Social Security number and license number (if applicable) for all providers to allow the county to check the exclusion lists.

Contractor will provide proof of cleared background checks for the DOJ, CACI and FBI.

Contractor will have supervisors available to staff providing TBS during the time services are provided. County will provide supervisory contact in case the contract supervisor has a need to discuss the case.

Referrals

Contractor will accept or deny referrals within 3 business days of receipt.

Referrals from County will include: Client demographic information, Release of Information, current assessment, treatment plan with TBS interventions indicated, TBS referral form, authorization for TBS services and Medi-Cal verification print out.

Contractor will make contact with the family within 3 days of acceptance of referral.

If Contractor is unable to meet the needs of the child/family in scope or duration Contractor will notify the county within 24 hours.

Services

Services will be provided as outlined in the client treatment plan. Contractor will communicate with the county if changes need to be made to the client treatment plan.

Services will be provided as needed 24/7 based on assessment or urgent request from the client/family.

Services may occur at any time however typically are provided 6am-8am, 3pm-9pm and on the weekends.

If the client no shows the appointment or cancels within 24 hours, the provider will document attempts in a communication note. If the client no shows/cancels two appointments in a row or has a pattern of inconsistently attending appointments, the provider will notify County to assist in scheduling and attendance.

Invoicing

Contractor will submit monthly invoices by the 15th of the following month with all progress notes for services rendered. Information to be included: date of service, time of service, duration of service, who was present at service, where service was provided and details of the service provided. All progress notes shall include progress on the identified behaviors and specific interventions utilized.

Progress notes shall be cosigned by a licensed supervisor, if the provider is not licensed.

Service Authorizations

Services without a HHSA authorized referral shall not be reimbursed. Services will be reauthorized every 30 days typically at the client's regularly scheduled Intensive Care Coordination (ICC) meeting.

Monthly reauthorization meetings shall include the following:

· Client progress toward behaviors targeted in the Plan of Care in measurable terms. The current frequency and duration of behaviors will be compared to the prior authorization period.

· Behavior by the client as well as precipitating events that are rendering their current placement at risk will be identified and a specific intervention plan will be determined. · Successful interventions in decreasing the client's target behaviors during the prior review period will be discussed. Types of interventions to be employed in the next authorization period will be overviewed.

· The strategies and effectiveness of involving the client's care provider during the previous authorization period will be discussed. Additional strategies for involving the client's care provider during the upcoming authorization period will be identified.

· Then plan for titration and discontinuance of TBS in the upcoming authorization period will be determined.

· The days and hours of services will be identified.

· The next reauthorization date will be established.

Provider appeals

Contractor may appeal a denied, terminated or modified request for services from HHSA. The appeal shall be submitted to HHSA within 30 calendar days of the postmark of the notification of the denial, termination or modification. Send the appeal to:

Mariposa County Health and Human Services Agency
Attn: Quality Assurance
P.O. Box 99
Mariposa, CA 95338

Training

Contractor will provide training and consultation to identified HHSA employees to be designated by the director of HHSA in his sole discretion to provide TBS services. Training may include instruction or shadowing. Consultation may be in person or virtually to provide guidance on TBS interventions.

Exhibit B
COST PROPOSAL

Total cost of this agreement is not to exceed $75,000. Client services will be invoiced at the rates shown below. If the client does not show for services or cancels within 24 hours and will not reschedule, the county will reimburse for 1/2 of the time that was scheduled for the appointment.

Provider Type	Rate
LPHA (MFT LCSW LPCC)/ Intern or Waivered LPHA (MFT LCSW LPCC)	$350.00 per hour
Other Qualified Providers - Other Designated MH staff that bill medical (Interns)	$275.00 per hour

The Contractor will provide training and consultation to identified HHSA employees to be designated by the mental health director at their sole discretion to provide TBS services. Training may include instruction or shadowing. Consultation may be in person or virtually to provide guidance on TBS interventions. Training and consultation services will be provided at a cost of $150.00 per hour with a maximum billing of 40 hours /$6,000.

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-117

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Joe Lynch, County Administrative Officer

RE: Approve an Operational Agreement (OA) with Mountain Crisis Services, a Program of Alliance for Community Transformations, and Mother Lode Job Training; and Authorize the Board of Supervisors Chair to Sign the Agreement

---

RECOMMENDATION AND JUSTIFICATION

Approve an Agreement with Mountain Crisis Services, a Program of Alliance for Community Transformations, and Mother Lode Job Training; and Authorize the Board of Supervisors Chair to Sign the Agreement.

The OA with Mountain Crisis Services, a program of Alliance for Community Transformations, and Mother Lode Job Training to work together toward the mutual goal of providing maximum available assistance for domestic violence, sexual assault, dating violence, and stalking survivors residing in Mariposa County in obtaining stability through Transitional Housing, employment, and permanent housing.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has approved agreements in the past between the Alliance for Community Transformations and multiple county departments and community agencies and typically approves contracts, agreements, and MOUs of this nature based on the fact that there are no local resources to facilitate services within the county.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If this Operational Agreement is not approved, survivors and their families may not receive the services they need to improve their lives while residing in Mariposa County.

FINANCIAL IMPACT

There are no additional costs associated with this OA at the present time. There is no impact to the County General Fund.

ATTACHMENTS

1. **Final MOU OVW Transitional Housing Program**
2. **CAQ 13 - AMENDED - Final MOU OVW Transitional Housing Program 3.18.2024**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**

MOVER:	District I Supervisor Rosemarie Smallcombe
SECONDER:	District II Supervisor Shannon Poe
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

ALLIANCE FOR COMMUNITY TRANSFORMATIONS
PO Box 2075, Mariposa, CA 95338, (209) 742-6456, www.alliance4community.org

OPERATIONAL AGREEMENT BETWEEN
Mountain Crisis Services, a program of Alliance for Community Transformations
AND
Mother Lode Job Training
AND
Mariposa County Health and Human Services Agency Housing Team

This operational agreement stands as evidence that Mountain Crisis Services (MCS) a program of Alliance for Community Transformations, (Alliance), Mother Lode Job Training (MLJT) and Mariposa Health and Human Services Agency (HHSA) Housing Team intend to work together toward the mutual goal of providing maximum available assistance for domestic violence, sexual assault, dating violence, and stalking survivors residing in Mariposa County in obtaining stability through Transitional Housing, employment, and permanent housing. All agencies believe that the cooperative provision of services for survivors and their families, as described herein, will further this goal. Each project partner has reviewed the budget, is aware of the total amount being requested, and is being equitably compensated for their work under the grant or is agreeing to receive no compensation from the OVW Transitional Housing grant.

To this end, each agency agrees to participate in the program, by coordinating/providing the following services. Mountain Crisis Services has historically collaborated with the two community partners for many years in assisting survivors. Mountain Crisis Services and Mariposa County Health and Human Services Agency- Housing Team meet weekly to review housing cases related to survivors that are seeking housing. MCS works closely with MLJT in assisting survivors with employment search and skills needed for future employment.

MCS will closely coordinate the following services with MLJT and HHSA Housing Team:

A. Have project staff readily available to MLJT and MCHHSA for service provision through in- person and telephone contact;

B. Host quarterly meetings: representatives of MCS and a representative from MLJT will meet during regularly scheduled times to discuss Transitional-housing residents cases related to employment.

Mountain Crisis Services agrees to the following:

1. Provide 24-hr crisis line services, individual/group counseling, legal assistance, emergency food/clothing, shelter, and transitional housing to domestic violence, sexual assault survivors, dating violence and stalking and their children who seek assistance from MCS.
2. Engage in cross training with MLJT and MCHHSA, Housing Team staff as needed.
3. Provide transitional housing to survivors upon availability. MCS staff will conduct intakes for transitional housing.
4. Provide referrals and connection to MLJT and MCHHSA Housing Team Staff.

PO Box 2075, Mariposa, CA 95338, (209) 742-6456, www.alliance4community.org

Mother Lode Job Training and Mariposa County Health and Human Services Agency, Housing Team agrees to the following:

1. Refer survivors to MCS, as appropriate, for Transitional housing.
2. Engage in cross training with MCS staff and volunteers as necessary.
3. Provide education related to employment and housing search to survivors.
4. Participate on the Mariposa Abuse Prevention Collaborative meetings to help ensure the development and coordination of services for children and families in Mariposa County seeking transitional housing.

Mother Lode Job Training agrees to:

1. MLJT will attend quarterly meetings with the MCS to work through case management of clients or programmatic decisions.
2. MLJT will provide trainings for transitional housing participants related to employment: application creation, interview skills, job searching, professionalism, and basics of Microsoft Word and Excel, or any training that is appropriate for the program participant's career path as needed.
3. MLJT will provide services through their business office for transitional housing program participants.
4. MLJT will provide on the job training (900 hours per person) through their Work Experience Program for 3 Transitional Housing Program participants.
5. MLJT will be compensated by the Alliance for Community Transformations in the amount of $183,377.56 over three years for these services.

Mariposa County Health and Human Services Agency Housing Team agrees to:

1. Coordinate weekly Housing Team meetings in which Transitional Housing clients will be discussed.
2. Provide coordination of meetings as an in-kind donation with no additional compensation as these partnership duties are conducted within the course of the agency's regular scope of work.

We, the undersigned as authorized representatives of Mountain Crisis Services, Mother Lode Job Training, and Mariposa Health and Human Services Agency do hereby approve this document for the fiscal years October 1, 2024 through September 30, 2027.

_____ _____

Alison Tudor Date
Executive Director
Alliance for Community Transformations- Mountain Crisis Services Program

_____ _____

Dave Thoeny Date
Executive Director
Mother Lode Job Training

COUNTY OF MARIPOSA

_____ _____

Miles Menetrey, Chair Date
Board of Supervisors

Approved as to Legal Form:

_____

ALLIANCE FOR COMMUNITY TRANSFORMATIONS
PO Box 2075, Mariposa, CA 95338, (209) 742-6456, www.alliance4community.org

OPERATIONAL AGREEMENT BETWEEN
Mountain Crisis Services, a program of Alliance for Community Transformations
AND
Mother Lode Job Training
AND
County of Mariposa for the benefit of Mariposa County Health and Human Services Agency-Housing Team

This operational agreement stands as evidence that Mountain Crisis Services (MCS) a program of Alliance for Community Transformations (Alliance), Mother Lode Job Training (MLJT) and County of Mariposa for the benefit of Mariposa County Health and Human Services Agency (MCHHSA) Housing Team intend to work together toward the mutual goal of providing maximum available assistance for domestic violence, sexual assault, dating violence, and stalking survivors residing in Mariposa County in obtaining stability through Transitional Housing, employment, and permanent housing. All agencies believe that the cooperative provision of services for survivors and their families, as described herein, will further this goal. Each project partner has reviewed the budget, is aware of the total amount being requested, and is being equitably compensated for their work under the grant or is agreeing to receive no compensation from the OVW Transitional Housing grant.

To this end, each agency agrees to participate in the program, by coordinating/providing the following services. Mountain Crisis Services has historically collaborated with the two community partners for many years in assisting survivors. Mountain Crisis Services and County of Mariposa for the benefit of Mariposa County Health and Human Services Agency-Housing Team meet weekly to review housing cases related to survivors that are seeking housing. MCS works closely with MLJT in assisting survivors with employment search and skills needed for future employment.

MCS will closely coordinate the following services with MLJT and MCHHSA Housing Team:

A. Have project staff readily available to MLJT and MCHHSA for service provision through in-person and telephone contact;

B. Host quarterly meetings: representatives of MCS and a representative from MLJT will meet during regularly scheduled times to discuss Transitional-housing residents cases related to employment.

Mountain Crisis Services agrees to the following:

1. Provide 24-hr crisis line services, individual/group counseling, legal assistance, emergency food/clothing, shelter, and transitional housing to domestic violence, sexual assault survivors, dating violence and stalking and their children who seek assistance from MCS.
2. Engage in cross training with MLJT and MCHHSA-Housing Team staff as needed.
3. Provide transitional housing to survivors upon availability. MCS staff will conduct intakes for transitional housing.
4. Provide referrals and connection to MLJT and MCHHSA Housing Team Staff.

Mother Lode Job Training and County of Mariposa for the benefit of Mariposa County Health and Human Services Agency-Housing Team agrees to the following:

1. Refer survivors to MCS, as appropriate, for Transitional housing.
2. Engage in cross training with MCS staff and volunteers as necessary.
3. Provide education related to employment and housing search to survivors.
4. Participate on the Mariposa Abuse Prevention Collaborative meetings to help ensure the development and coordination of services for children and families in Mariposa County seeking transitional housing.

Mother Lode Job Training agrees to:

1. MLJT will attend quarterly meetings with the MCS to work through case management of clients or programmatic decisions.
2. MLJT will provide trainings for transitional housing participants related to employment: application creation, interview skills, job searching, professionalism, and basics of Microsoft Word and Excel, or any training that is appropriate for the program participant's career path as needed.
3. MLJT will provide services through their business office for transitional housing program participants.
4. MLJT will provide on the job training (900 hours per person) through their Work Experience Program for 3 Transitional Housing Program participants.
5. MLJT will be compensated by the Alliance for Community Transformations in the amount of $183,377.56 over three years for these services.

County of Mariposa for the benefit of Mariposa County Health and Human Services Agency-Housing Team agrees to:

1. Coordinate weekly Housing Team meetings in which Transitional Housing clients will be discussed.
2. Provide coordination of meetings as an in-kind donation with no additional compensation as these partnership duties are conducted within the course of the agency's regular scope of work.

We, the undersigned as authorized representatives of Mountain Crisis Services, Mother Lode Job Training, and County of Mariposa for the benefit of Mariposa

ALLIANCE FOR COMMUNITY TRANSFORMATIONS
PO Box 2075, Mariposa, CA 95338, (209) 742-6456, www.alliance4community.org

County Health and Human Services Agency-Housing Team do hereby approve this document for the fiscal years October 1, 2024 through September 30, 2027.

_____ _____

Alison Tudor Date
Executive Director
Alliance for Community Transformations-Mountain Crisis Services Program

_____ _____

Dave Thoeny Date
Executive Director
Mother Lode Job Training

COUNTY OF MARIPOSA

_____ _____

Miles Menetrey, Chair Date
Board of Supervisors

Approved as to Legal Form:

_____

CASA Court Appointed Special Advocate FOR CHILDREN
ETHOS
Mountain Crisis Services supporting survivors of domestic violence and sexual assault
VALLEY CRISIS CENTER
Connections
MHH

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-109

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Joe Lynch, County Administrative Officer

RE: Approve a Memorandum of Understanding (MOU), with Central Sierra Continuum of Care, (CSCoC), for a Partnership of the Application of the Homeless Housing, Assistance and Prevention Grant, (HHAP); and Authorize the Board of Supervisors Chair to Sign the MOU

RECOMMENDATION AND JUSTIFICATION

Approve a Memorandum of Understanding (MOU), with Central Sierra Continuum of Care, (CSCoC), for a Partnership of the Application of the Homeless Housing, Assistance and Prevention Grant, (HHAP); and Authorize the Board of Supervisors Chair to Sign the MOU.

This MOU would allow a partnership between CSCoC and Mariposa County and allow CSCoC to apply for the HHAP grant on behalf of Mariposa County.

The HHAP Grant is a funding opportunity for Mariposa County to coordinate and expand or develop local capacity to address their immediate homelessness challenges.

BACKGROUND AND HISTORY OF BOARD ACTIONS

In 1995, housing applications were streamlined by the State of California requiring communities to submit a single application for housing funding opportunities, thus promoting the development of the Continuums of Care. Mariposa County has partnered with the CSCoC previously and is an active member.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If an agreement is not established, the funding opportunity will be lost.

FINANCIAL IMPACT

No General Fund is being sought at this time for this program and there is no impact on the General Fund.

ATTACHMENTS

1. CSCoC CA 526 MOU HHAP Round 5-V1

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

CENTRAL SIERRA
Continuum
of CARE

209-223-1485 x263
209-533-1397 x251
CentralSierraCoC.org

Amador, Calaveras, Mariposa and Tuolumne Counties

Working together to promote a community-wide commitment to the goal of ending homelessness in the Central Sierra Foothills

Memorandum of Understanding (MOU) between Central Sierra Continuum of Care (CSCoC CA-526) and Amador County, Calaveras County, Mariposa County, and Tuolumne County

HHAP ROUND 5

I. BACKGROUND

The Regionally Coordinated Homelessness Action Plan is reflected in this MOU committing each signatory to participation in, and compliance with, the regionally coordinated homelessness action plan. Our current Regionally Coordinated Homelessness Action Plan was developed in 2022 and covers through 2024. Updates to the Regionally Coordinated Homelessness Action Plan will continue through 2025.

II. PURPOSE

This MOU commits each signatory to uphold, participate in, and comply with the actions, roles, and responsibilities of each partner entity in the region as described in the HHAP-5 Regionally Coordinated Homelessness Action Plan and summarized below.

We understand there is only one applicant for our region, ATCAA (Amador Tuolumne Community Action Agency) as the Administrative Entity for our CSCoC. In the spirit and intent of this MOU the signatory partners commit to the CSCoC Regionally Coordinated Homelessness Action Plan.

III. RESPONSIBILITIES of the CSCoC GOVERNING BOARD and COUNTY SIGNATORIES

- Collaboration regarding outreach and site coordination
- Collaboration regarding siting and use of available land
- Collaboration in development of interim and permanent housing options
- Coordination of services
- Coordination of each county housing element with Regional Coordinated Homelessness Action Plan
- Collaborate on regional system performance measures and key actions to measure:
  - Number of persons experiencing homelessness
  - Number of persons who became homeless for the first time
  - Number of people exiting homelessness into permanent housing
  - Length of time persons remain homeless
  - Number of persons who return to homelessness after exiting homelessness to permanent housing
  - Successful placements from street outreach
  - The system performance measures listed above as they apply to underserved populations and over-represented populations disproportionately impacted by homelessness

- Key actions to improve racial and gender equity in the region
- Key actions to reduce exits to homelessness from institutional settings
- Utilization of funding programs to end homelessness in the region
- Regional plan for connecting individuals to Benefit Programs

IV. RESPONSIBILITIES OF THE ADMINISTRTATIVE ENTITY - ATCAA

ATCAA will:

- Serve as the Administrative Entity CSCoC CA-526
- Develop and implement with ongoing Committee participation and Technical Assistance policies and procedures for how the HHAP funding will be utilized
- Participate in trainings offered that strengthen regional data collection including racial equity, data collection and analysis, system performance measures and regional goals
- Provide timely distribution of contracts to funded providers
- Deliver monitoring requirements as mandated by HHAP guidelines
- Continue as HMIS Lead Agency to strengthen HMIS/CES regional connections and requirements
- Fund CoC Management as directed by CA-526 Governing Board
- Fund HMIS regional Management as directed by CA-526 Governing Board
- Submit regional funding applications as directed by CA-526 Governing Board
- Work in partnership with all providers regionally to continue delivery of prioritized programs as directed and funded by CA-526 Governing Board

V. ELIGIBLE USES OF HHAP 5 FUNDING

1. **Rapid rehousing**
2. **Delivery of Permanent Housing and Innovative Housing Solutions**
3. **Prevention and Shelter Diversion**
4. **Operating Subsidies – Permanent Housing**
5. **Operating Subsidies – Interim Housing**
6. **Interim Housing**
7. **Improvements to Existing Interim Housing**
8. **Street Outreach**
9. **Services Coordination**
10. **Systems Support**

V. CONFIDENTIALITY

All parties agree that they shall be bound by and shall abide by all applicable Federal or State statutes or regulations pertaining to the confidentiality of client records or information, including volunteers. The parties shall not use or disclose any information about a recipient

of the services provided under this agreement for any purpose connected with the parties' contract responsibilities, except with the written consent of such recipient, recipient's attorney, or recipient's parent or guardian.

VI. EQUAL OPPORTUNITY

CSCOC signatories mutually agree to be bound by and abide by all applicable anti-discrimination statues, regulations, policies, and procedures as may be applicable under any Federal or State contracts, statutes, or regulations, or otherwise as presently or hereinafter adopted by the agency.

VII. TERMS OF AGREEMENT

This MOU shall be effective upon adoption by each signatory agency and entity. Annually, this MOU will be reviewed and updated to incorporate changes and clarification of roles and responsibilities. Any part must provide written notice of change ninety (90) days before the annual termination date or it will be automatically renewed. Otherwise, this Agreement may be terminated in accordance with the section on Termination below.

VIII. TERMINATION

Any party may terminate this MOU for any reason or no reason by giving the other parties ninety (90) days prior written notice. The party wishing to terminate this agreement for cause must provide a written intent to terminate notice to the party in breach or default. The notice will provide thirty (30) days for the party in breach or default to respond to said notice with an acceptable plan to cure cause for termination.

CSCOS Board Chair	**Date**
Amador County	**Date**
Calaveras County	**Date**
Mariposa County	**Date**
Tuolumne County	**Date**

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-110

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Joe Lynch, County Administrative Officer

RE: Approve a Memorandum of Understanding (MOU), with Mariposa County Unified School District, for Kindergarten Oral Health Assessment; and Authorize the Board of Supervisors Chair to Sign the MOU

RECOMMENDATION AND JUSTIFICATION

Approve a Memorandum of Understanding (MOU), with Mariposa County Unified School District, for Kindergarten Oral Health Assessment; and Authorize the Board of Supervisors Chair to Sign the MOU

Kindergarten Oral Health Assessment program is for the purpose of providing students the opportunity to receive needed dental screenings.

BACKGROUND AND HISTORY OF BOARD ACTIONS

There have been no previous actions by the Board on this item.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

If the agreement is not approved, students may not have the opportunity to receive needed dental screenings.

FINANCIAL IMPACT

There is no impact to the General Fund.

ATTACHMENTS

1. **MCUSD Oral Health 2024 V4**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Mariposa County Health & Human Services Agency
Public Health

MEMORANDUM OF UNDERSTANDING
Kindergarten Oral Health Assessment

THIS AGREEMENT is executed by and between Mariposa County Unified School District (hereinafter referred to as "School District") and the County of Mariposa (hereinafter referred to as "Provider") for the purpose of providing needed dental screenings to students (hereinafter referred to as the "Program").

WHEREAS, it is the intention of the Parties to participate in the Program for the purpose of providing students (hereinafter referred to as "Students" or "Participants") with the opportunity to receive needed dental screenings provided by Provider.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the Parties hereto agree as follows:

I. Scope of Agreement

A. This Agreement forms the basis of mutual understanding and respective responsibilities between the School District and the Provider for providing needed dental screenings to students.

B. School District agrees:
   1. To the extent School District is able, provide Students with a safe setting to receive oral health screenings. School District shall provide sufficient oversight of the Program to ensure that it meets the needs of Kindergarten Oral Health Assessment for the Students.
   2. To provide acceptable space in the classroom, one table, three chairs and access to water.
   3. To comply with all applicable laws relating to nondiscrimination.

C. Provider Agrees:
   1. To provide all Students who provide written consent of their parent or guardian with the opportunity to receive a visual oral health screening.
   2. To provide parents or guardians with a copy of the dental screening form with results of the dental screening.
   3. To provide parents or guardians and the School District with an information sheet within 48 hours after each Student's dental screening to include:
      a. List of dental providers
   4. To provide School District with an electronic report at the conclusion of each Provider visit or at least monthly, to include:

a. Number of Students returning signed permission slips
b. Number of Students screened for oral health problems.

5. To provide School District with a report that will validate contractual agreements have been met.
6. To comply with all applicable laws relating to nondiscrimination.

II. Term of Agreement

A. This Agreement may be terminated by School District or Provider at any time by giving at least thirty (30) days written notice.

B. This Agreement shall be effective from January 1, 2024 to December 31, 2024.

C. This Agreement may be modified at any time by written consent of both Parties.

D. This Agreement constitutes the entire Agreement between the Parties. There is no express or implied Agreement except as stated in this Agreement.

E. All provisions of this Agreement are separate and divisible, and if any part is held invalid, the remaining provisions shall continue in full force and effect.

SCHOOL DISTRICT	PROVIDER
By: _____	By:_____
Jeff Aranguena	Miles Menetrey
Superintendent	Board Chairperson
Date:_____	Date:_____

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Re-Appoint Erica Wolfsen to the Creative Placemaking Strategy Advisory Committee with a Term Expiring February 28, 2027

RECOMMENDATION AND JUSTIFICATION

Re-Appoint Erica Wolfsen to the Creative Placemaking Strategy Advisory Committee with a Term Expiring February 28, 2027.

Wolfsen has expressed interest in continuing to serve on this committee.

Currently, there is one vacancy on this committee which will continue to be advertised. Terms and vacancies are noticed per the Maddy Act.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Wolfsen was appointed May 04, 2021.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Not re-appointing members who are willing to serve may result in a lack of quorum and the inability to conduct future CPSAC meetings.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **240305 Erica Wolfsen redact app**
2. **230327 CPSAC Vacancy 1**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

County of Mariposa

5100 Bullion Street
P.O. Box 784
Mariposa, CA 95338

(209) 966-3222

Application for Appointment to Mariposa County

BOARDS, COMMISSIONS AND COMMITTEES

http://www.mariposacounty.org/index.aspx?NID=119

Name of Board, Commission or Committee for which you are applying:
Creative Placemaking Strategy Advisory Committee

Supervisorial District in which you Reside: District 2

Length of Residency in the County: 7 years

INSTRUCTIONS

Completely fill out this form, sign and return to:

Clerk of the Board
5100 Bullion Street
P.O. Box 784
Mariposa, CA 95338

First Name:
Erica

Last Name:
Wolfsen

Mailing Address:

Email Address:

Are you Over 18 Years of Age:

Employment Status: Independent Contractor

Employer's Name:
Self-Employed

Employer's Address:

Day Telephone Number:

Cell Phone Number:

Please explain why you wish to serve on this Board/Commission/Committee:
I am happy to help beautify and refresh Mariposa for the enjoyment of both locals and visitors.

Please list prior/current appointments to other Boards/Commissions/Committees:
Board Member, Creative Placemaking Strategy Advisory Committee, 2021- Present
Board Member, Northern Mariposa County History Center, 2022 - Present
Officer, Independent Order Of Odd Fellows Lodge #104, 2022 - Present
Board Member, Coulterville Community Club, 2023 - Present

NOTE: THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

List any information regarding experience, training and/or education that you feel qualifies you for this position:

Erica Wolfsen is a working, professional painter who moved to Coulterville to be closer to family. Erica has served as Art Director at The Huntington Beach Hebrew Academy for 10 years and has taught art to all ages in San Diego, Orange, LA, Tuolomne, and Mariposa counties. Originally from San Diego, she graduated with honors from both the Coronado School of the Arts and the University of California San Diego.

Do you, or any member of your immediate family, work for the County of Mariposa or hold a position that might conflict with your duties for this Board/Commission?

If Yes, please explain:

No

Resumé Attached:	**Time(s) you have available to attend meetings (days, evenings, etc.):**	**Do you have transportation?**
	Mondays	Yes

PLEASE NOTE that once submitted, this document becomes a public record and is subject to all forms of public inspection including, but not limited to, display on the internet, and all public records requests.

I certify that the above information is true and correct, and I authorize the verification of the information in this application in the event I am a finalist for the appointment.

Dated: 2-20-24 Signature: E L Wolfsen

NOTE: THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

Mariposa County
Planning Department

STEVE ENGFER
Planning Director

5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
sengfer@mariposacounty.org
www.mariposacounty.org

NOTICE OF ONE (1) VACANCY
ON THE CREATIVE PLACEMAKING STRATEGY ADVISORY COMMITTEE (CPSAC)

Qualified candidates should represent one or more of the following groups:

- Mariposa County Arts Council
- Mariposa Chamber of Commerce
- Yosemite-Mariposa County Tourism Bureau
- Mariposa County Economic Development Corporation
- American Indian Council of Mariposa County
- Yosemite National Park
- Sierra Foothills Conservancy
- Transportation Center Citizens Advisory Committee
- Local business owners
- Practicing artists and creators

The purpose and functions of the CPSAC shall be to:

a. Help design and implement activities like workshops and open houses to involve the community in establishing Mariposa County's Creative Placemaking Strategy.
b. Provide insight into the kinds of placemaking projects, programs, and policies that can help achieve the General Plan's vision.
c. Coordinate with staff and consultants to inventory existing local placemaking resources, identify areas of opportunity, and provide other content to make the Creative Placemaking Strategy effective.
d. Provide periodic feedback to the Board of Supervisors regarding the success of the Creative Placemaking Strategy.

Membership terms are for 3 years, expiring the last day of February. This vacancy is to fill a term which ends February 28, 2026.

Meetings of this committee are generally held on the 2nd Monday of the month at noon at the Mariposa County Government Center located at 5100 Bullion Street, Mariposa CA.

Persons interested in serving on the committee must complete an application which can be obtained at either the Mariposa County Planning Department or the Clerk of the Board's Office or can be found on-line at:
http://www.mariposacounty.org/DocumentCenter/View/39675/Committees-Application---blank-fillable?bidId= .
Completed applications need to be sent to the Clerk of the Board, by mail at P. O. Box 784, Mariposa, CA 95338,
For more Information visit the County Website or contact: Mikey Goralnik, Senior Community Design and Development Planner, Mariposa County Planning Department Telephone: (209) 742-2222; email: mgoralnik@mariposacounty.org

Posting Locations:

Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Bootjack Store
Catheys Valley Post Office
Coulterville Post Office
El Portal Post Office
Fish Camp Post Office
Mariposa County Library
Greeley Hill Community Club
Hornitos Post Office
Lake Don Pedro Market
Midpines Post Office
Wawona Post Office
Woodland Gas, Food, & Liquor
Yosemite Valley Post Office
Yosemite West Community Board
www.mariposacounty.org/planning

Reposting Posting Date: 3/27/23 Deadline for Submission: Until Filled

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Recognize the Service of Mark Abney, Catherine Collamer, Ryan Kelly, Catherine Fong, Paul Amstutz, Greg Magruder, Kevin Shelton on the El Portal Planning Advisory Committee

---

RECOMMENDATION AND JUSTIFICATION

Recognize the Service of Mark Abney, Catherine Collamer, Ryan Kelly, Catherine Fong, Paul Amstutz, Greg Magruder, Kevin Shelton on the El Portal Planning Advisory Committee.

Re-appointments are not being considered at this time as Supervisor Smallcombe is pursuing more of a "town hall meeting style" which would provide a venue allowing the community to discuss a wide variety of issues other than those that fall under the purview of the Planning Department.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Mark Abney was appointed June 4, 2019.
Catherine Collamer was appointed April 1, 2014.
Ryan Kelly was appointed November 15, 2016.
Catherine Fong was appointed August 6, 2019.
Paul Amstutz was appointed February 21, 2006.
Greg Magruder was appointed December 9, 2014.
Kevin Shelton was appointed February 21, 2012.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Miss the opportunity to recognize community members for their service to the County.

FINANCIAL IMPACT

None.

ATTACHMENTS

None

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III

Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-118

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Steve Engfer, Planning Director
RE:	Approve a Restoration Surety Agreement for the Mariposa Biomass Project; and Authorize the Board of Supervisors Chair to Sign the Agreement

RECOMMENDATION AND JUSTIFICATION

Approve a Restoration Surety Agreement for the Mariposa Biomass Project; and Authorize the Board of Supervisors Chair to Sign the Agreement.

The Mariposa Biomass project Conditional Use Permit No. 2017–117 conditions of approval (Condition No. 21), requires a restoration surety (bond) and agreement for the project.
The language of the condition follows:

21. Prior to the issuance of any grading permits, the permit holder shall submit restoration surety in a form satisfactory to the County Counsel. The amount of surety shall be equal to an engineer's estimate of the cost of site preparation and grading, whichever is greater plus a 50% contingency. This amount of the surety is to be confirmed by the Department of Public Works and guaranteed by an appropriate agreement with the County. Upon completion of the grading final approval by the County, the required security shall be returned to the permit holder.

Public Works staff reviewed the engineer's estimate and approved the amount of restoration surety in the amount of $1,114,722.00, which met the Condition No. 21 language requirements. The restoration surety is attached.

Staff recommends the Board Approve the Restoration Surety Agreement for the Mariposa Biomass Project and Authorize the Board Chair to sign the Agreement Subject to Legal Form.

See attached for the agreement and restoration surety.

BACKGROUND AND HISTORY OF BOARD ACTIONS

July 17, 2018 The Board adopted Resolution No. 2018-357, A Resolution Denying Appeal No. 2018-051 with Findings and Upholding the Planning Commission's Approval of the Mariposa Biomass Project Conditional Use Permit (CUP) No. 2017-117, as amended by the applicant, with Findings, Conditions and Mitigation Measures as amended by the Board of Supervisors. APNs 012-050-066 and 012-050-067.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

No action would not allow for the project to meet Condition April No. 21.

FINANCIAL IMPACT

No current impact on the County Budget by this action.
If the restoration surety bond is required by the County, then at that time there would be County Budget actions necessary.

ATTACHMENTS

1. **Surety Covenant Agreement Mariposa Biomass**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District II Supervisor Shannon Poe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe
RECUSED:	District I Supervisor Rosemarie Smallcombe

County of Mariposa
Covenant Agreement

Project: Conditional Use Permit No. 2017-117

This Covenant Agreement ("Agreement") is made and entered into this 1st Day of December 2023, by and between West Biofuels, LLC ("Permit Holder") and the County of Mariposa ("County").

A. WHEREAS, the County has issued Conditional Use Permit No. 2017-117 (Mariposa Biomass Project) (the "Permits"), and in conjunction therewith adopted Conditions of Approval for the Permits (collectively, the "Conditions of Approval"); and

B. WHEREAS, Item 21 of the Conditions of Approval requires that, prior to the issuance of any grading permits, the permit holder shall submit restoration surety in a form satisfactory to the County Counsel. The amount of surety shall be equal to an engineer's estimate of the cost of site preparation and grading, whichever is greater plus a 50% contingency. The amount of the surety is to be confirmed by the Department of Public Works and guaranteed by an appropriate agreement with the County. Upon completion of the grading final approval by the County, the required security shall be returned to the permit holder.

NOW THEREFORE, it is hereby agreed as follows:

1. Grading Permit Issuance. Attached as Exhibit "A" is a topographical map that reflects the existing grading contours of the site. Attached as Exhibit "B" is a plan that indicates the grading activities and appurtenant improvements ("Grading Activities") necessary to stabilize the site to be conducted by the Permit Holder on the site pursuant to a grading permit to be issued substantially concurrently herewith by the County (the "Grading Permit"). Attached as Exhibit “C” is the surety bond in the amount of $1,114,722.00.

2. Grading Obligations. Permit Holder covenants, in favor of County, to fully perform the Grading Activities delineated on Exhibit "B", within the time periods authorized by the Grading Permit, or any extension of the Grading Permit that may be issued by the County. Upon the completion of the Grading Activities and final approval by the County, the Surety described in paragraph 5 below, will be released within 10 business days.

3. Cure of Default. Permit Holder shall have ten (10) business days to cure any default (or such longer period as is required in the exercise of due diligence if the Permit Holder commences such cure within the initial ten (10) business-day period) after the Permit Holder receives written notice of such default from the County.

4. Restoration Obligations. In the event Permit Holder fails to cure any default in its obligations to complete the Grading Activities, the Permit Holder shall, following written demand of the County, restore the site to its grade contours that existed prior to the commencement of any grading activity conducted under the Grading Permit (the "Restoration Obligations").

5. Restoration Surety. Permit Holder agrees to furnish security that complies with item 21 of the Conditions of Approval, to guarantee the faithful performance of this Agreement.

6. Miscellaneous.

a. Sole and Only Agreement. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which is not embodied in this Agreement and no other agreement, statement or promises shall be valid or binding.

b. Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

c. Attorneys' Fees. If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which it may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court in the County of Mariposa, State of California for any proceeding arising hereunder.

d. Successors and Assigns. The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto.

e. Governing Law. This Agreement shall be construed and governed pursuant to the laws of the State of California.

f. Time of the Essence. Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date(s) below.

County:

_____ ____/____/____

Miles Menetrey, Chair Date
Board of Supervisors

Permit Holder:
West Biofuels, LLC

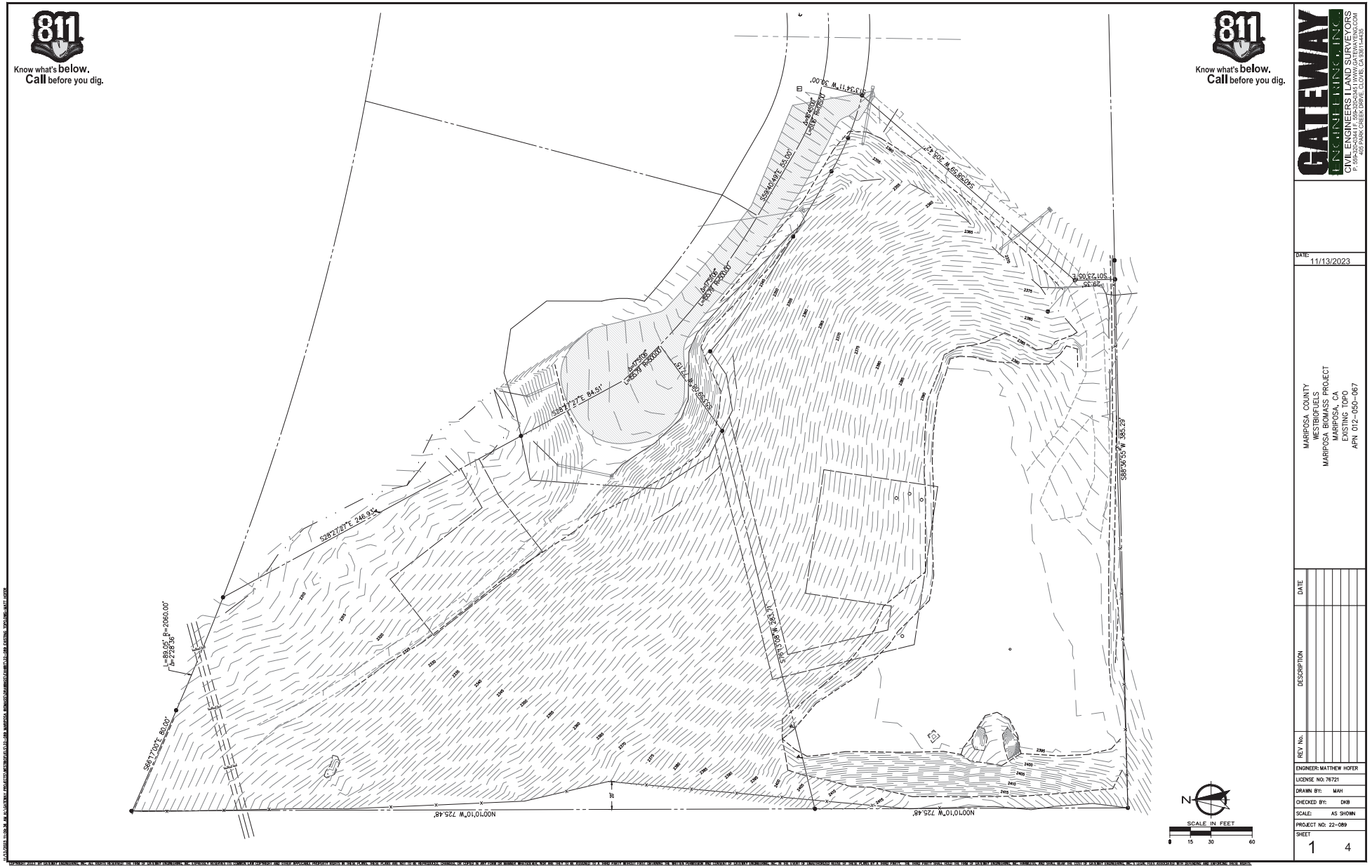
_____ ____/____/____
Kristen Decker, CFO Date

APPROVED AS TO FORM:

_____ ____/____/____

Steven W. Dahlem, County Counsel Date

Exhibit "A"
Topographical Map of Existing Contours



GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P: 559-320-0344 | F: 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4165

DATE: 11/13/2023

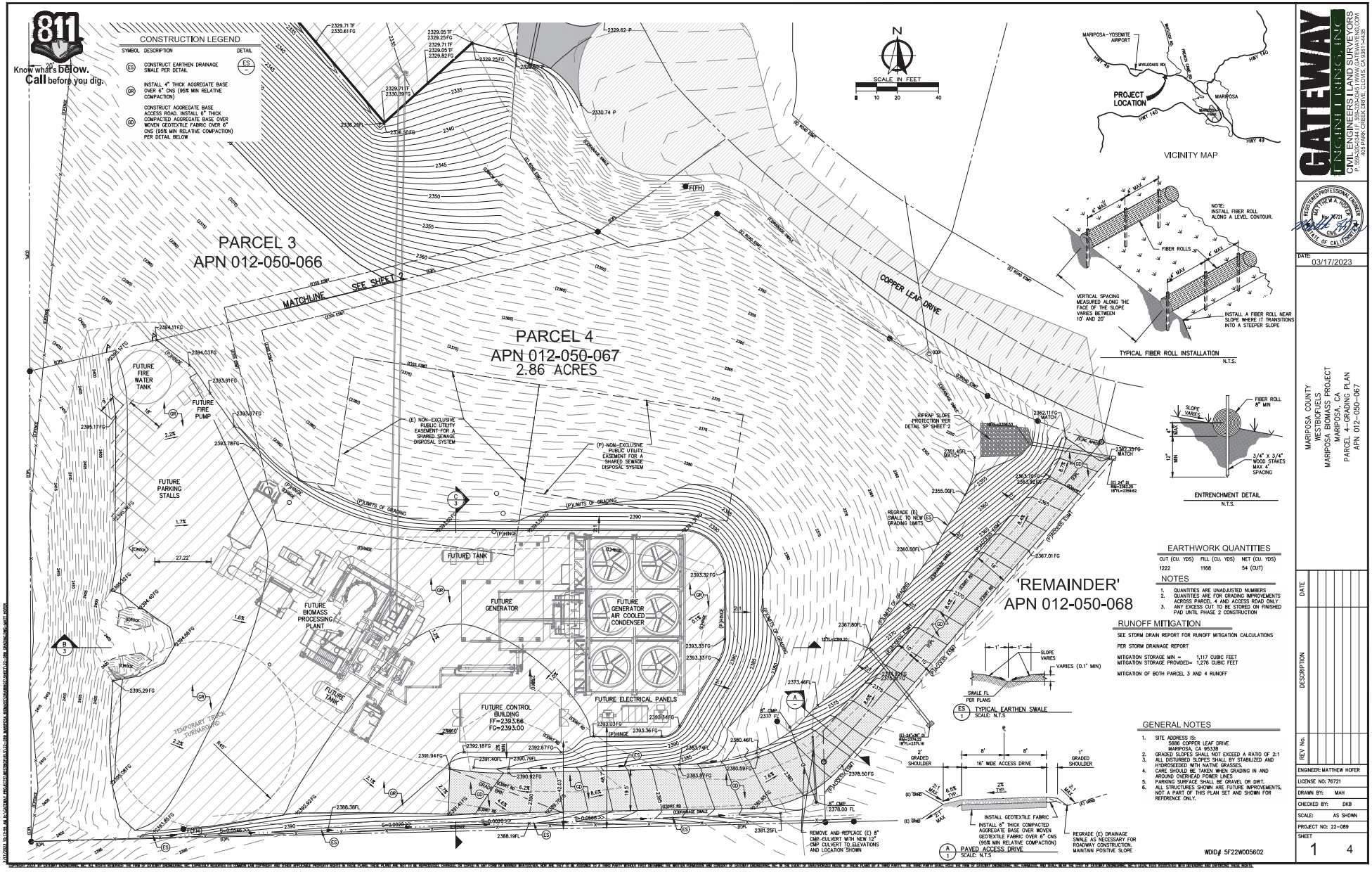
MARIPOSA COUNTY
WESTBIOFUELS
MARIPOSA BIOMASS PROJECT
MARIPOSA, CA
EXISTING TOPO
APN 012-050-067

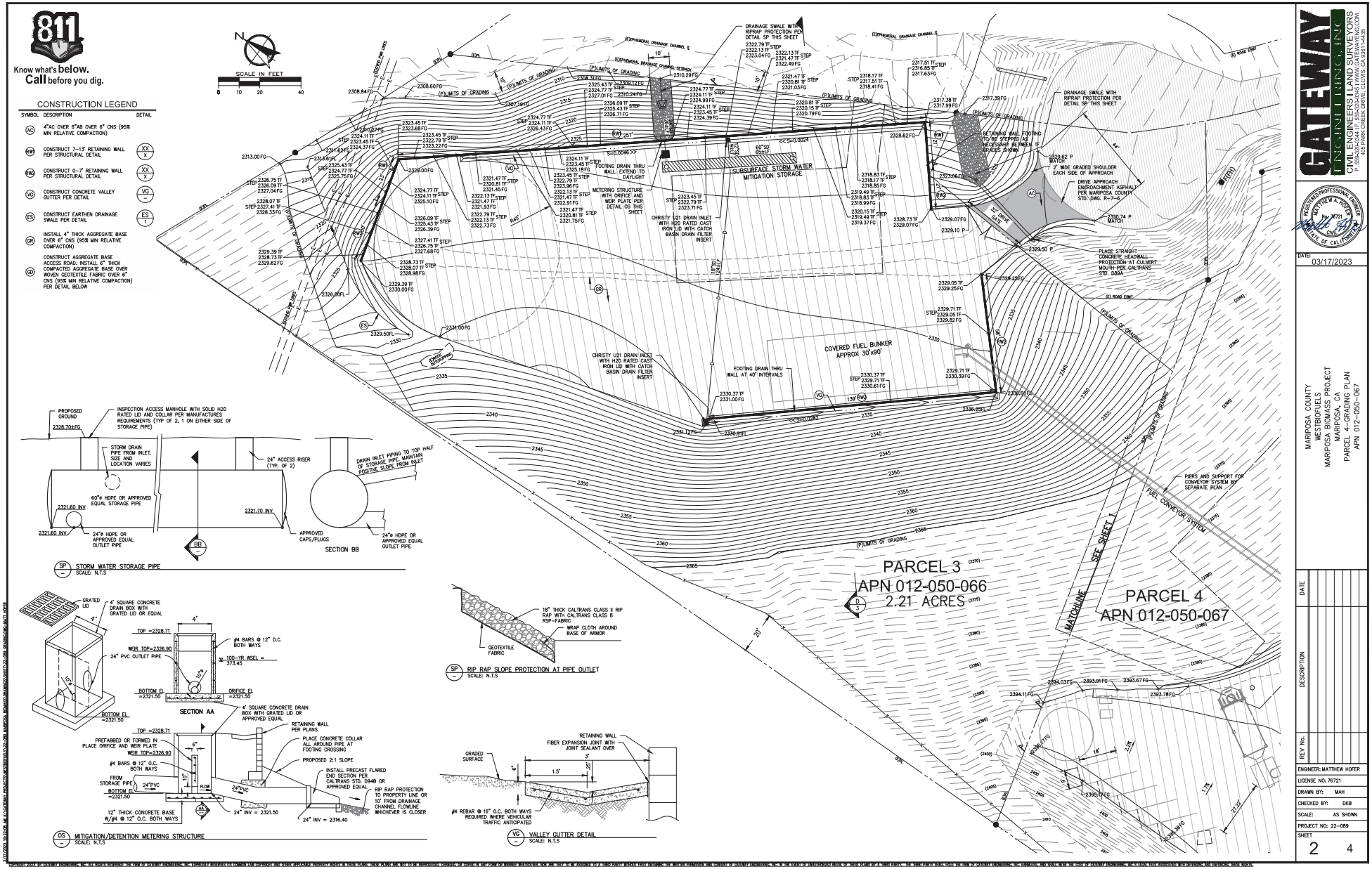
REV No.	DESCRIPTION	DATE

ENGINEER: MATTHEW HOFER
LICENSE NO: 76721
DRAWN BY: MAH
CHECKED BY: DKB
SCALE: AS SHOWN
PROJECT NO: 22-089
SHEET 1 4

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Exhibit "B"
Grading Activities





GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P: 559-304-0344 | F: 559-304-0451 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

REGISTERED PROFESSIONAL ENGINEER MATTHEW A. HOFER No. 76721 CIVIL STATE OF CALIFORNIA

DATE: 03/17/2023

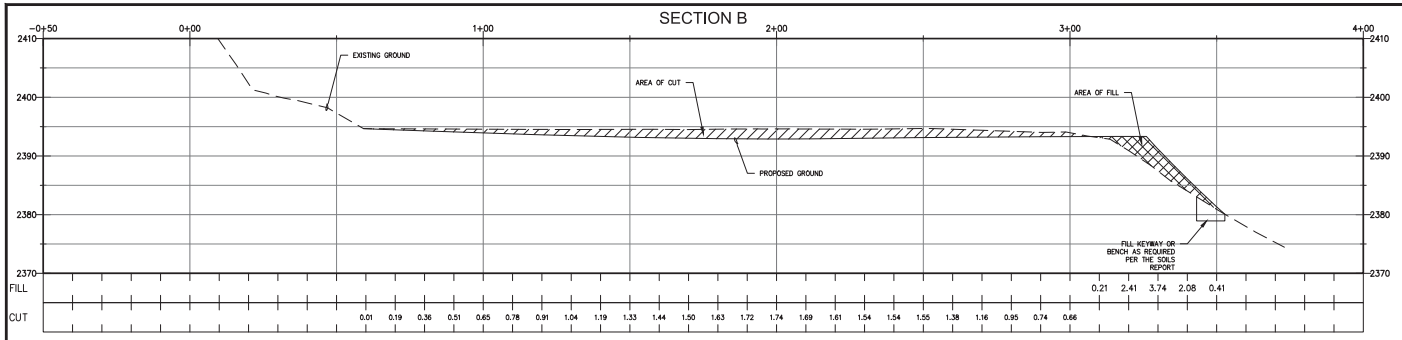
MARIPOSA COUNTY
WESTBIOFUELS
MARIPOSA BIOMASS PROJECT
MARIPOSA, CA
PARCEL 4-GRADING PLAN
APN 012-050-067

REV No.	DESCRIPTION	DATE

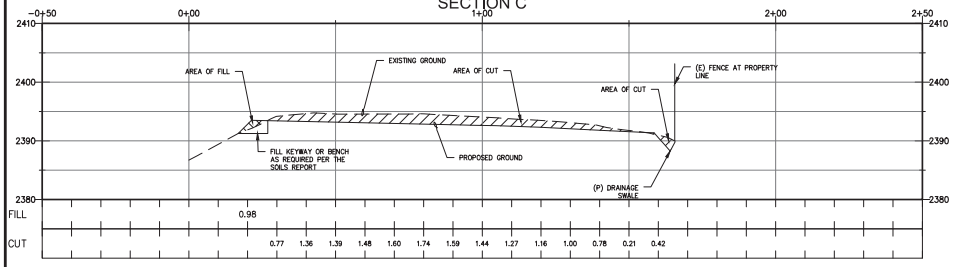
ENGINEER: MATTHEW HOFER
LICENSE NO: 76721
DRAWN BY: MAH
CHECKED BY: DKB
SCALE: AS SHOWN
PROJECT NO: 22-089
SHEET 2 4

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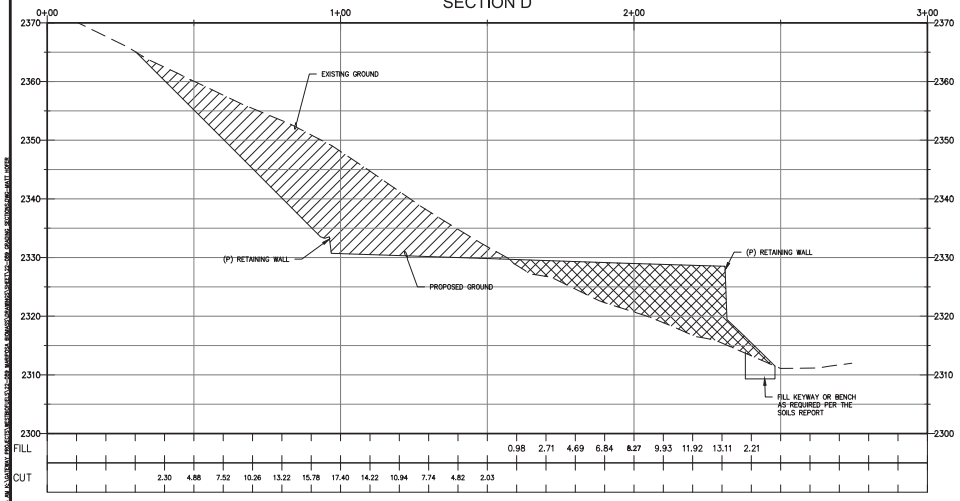
SECTION B



SECTION C



SECTION D



GATEWAY ENGINEERING INC
CIVIL ENGINEERS | LAND SURVEYORS
P: 530-304-0344 | F: 866-304-0451 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

REGISTERED PROFESSIONAL ENGINEER
MATTHEW A. HOFER
No. 76721
CIVIL
STATE OF CALIFORNIA

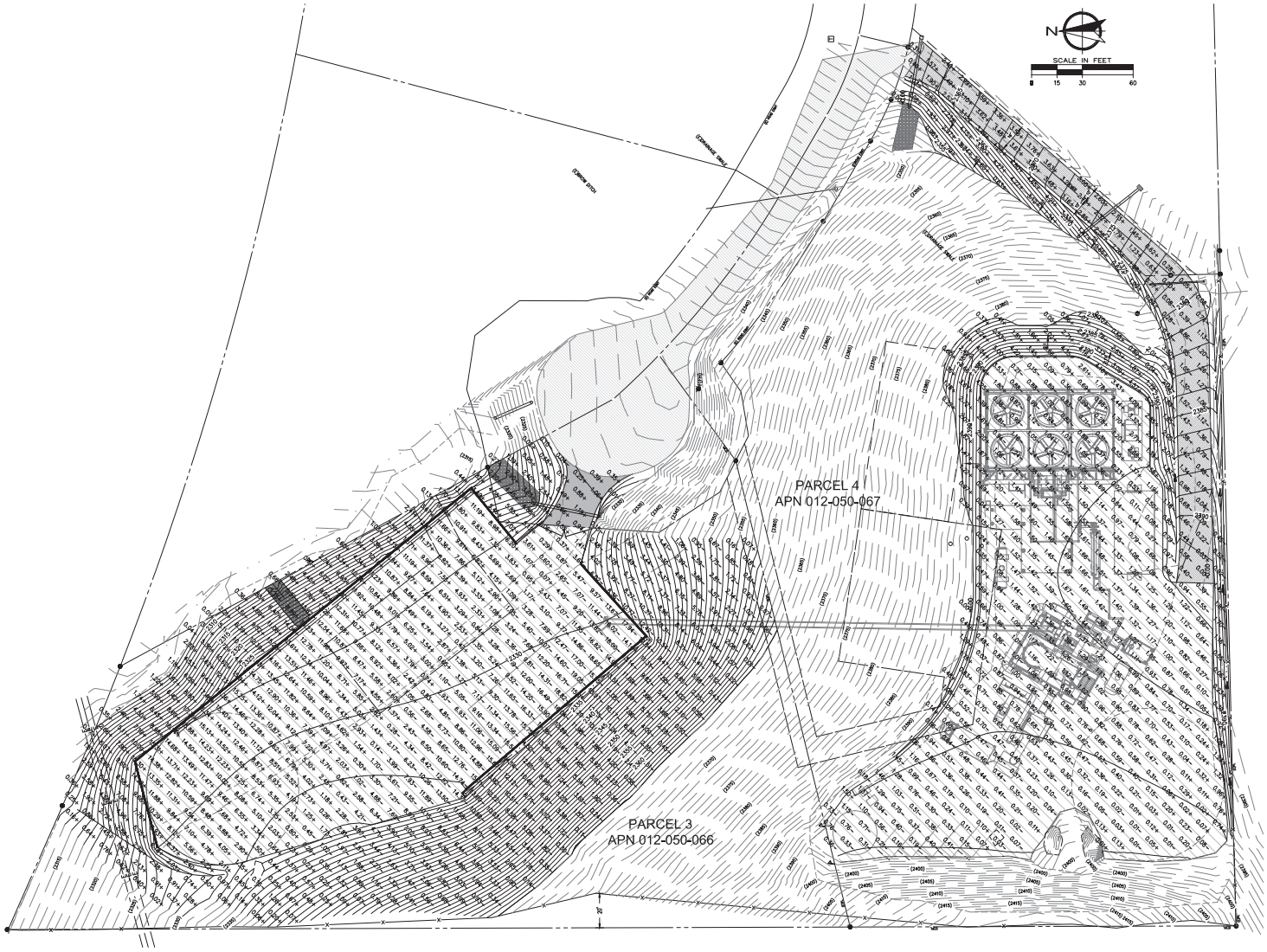
DATE: 03/17/2023

MARIPOSA COUNTY
WESTBIOFUELS
MARIPOSA BIOMASS PROJECT
MARIPOSA, CA
PARCEL 4-GRADING PLAN
APN 012-050-067

REV No.	DESCRIPTION	DATE

ENGINEER: MATTHEW HOFER
LICENSE NO: 76721
DRAWN BY: MAH
CHECKED BY: DKB
SCALE: AS SHOWN
PROJECT NO: 22-089
SHEET 3 4

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Know what's **below.** **Call** before you dig.

CUT/FILL LEGEND

SYMBOL	DESCRIPTION
+X.XX	AREA OF FILL (APPROX. DEPTH OF FILL INDICATED BY NUMBER) TO BRING EXISTING GROUND TO FINISH PAD GRADE.
-X.XX	AREA OF CUT (APPROX. DEPTH OF CUT INDICATED BY NUMBER) TO BRING EXISTING GROUND TO FINISH PAD GRADE.

GATEWAY ENGINEERING, INC.
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P: 559-324-0344 | F: 559-324-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

REGISTERED PROFESSIONAL ENGINEER
MATTHEW A. HOFER
No. 76721
CIVIL
STATE OF CALIFORNIA

DATE: 03/17/2023

MARIPOSA COUNTY
WESTBIOFUELS
MARIPOSA BIOMASS PROJECT
MARIPOSA, CA
PARCEL 4–GRADING PLAN
APN 012–050–067

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ENGINEER: MATTHEW HOFER
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SHEET 1 4

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Exhibit “C”

Surety Bond

HARCO NATIONAL INSURANCE COMPANY

Bond #:0811506
Premium: $18,316 ann.

GRADING PERMIT PERFORMANCE BOND

Project: Mariposa Biomass Project
Conditional Use Permit# 2017-117

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, West Biofuels, LLC (permit holder) has entered into a Covenant Agreement dated December 1, 2023 with the County of Mariposa for a Conditional Use Permit #2017-117, in conjunction with the Covenants and Conditions of approval for the Permit;

WHEREAS, Item 21 of the Conditions of Approval requires the permit holder to submit a surety bond in an amount equal to the engineer's estimate of the cost of the site preparation and grading ($743,148.00) plus a 50% contingency ($371,574.00) for a total bond amount of One Million One-Hundred Fourteen Thousand Seven Hundred Twenty-Two and no/100ths Dollars ($1,114,722.00.) to complete certain grading activities in accordance with approved plans, or to restore the subject site to the grade contours that exist prior to the commencement of such grading activities.

NOW, THEREFORE, Harco National Insurance Company, a corporation organized under the laws of the State of Illinois, and authorized to transact a general surety business in the State of California, as Surety, and West Biofuels, LLC, as Principal, are held and firmly bound unto the County of Mariposa in the amount of One Million One-Hundred Fourteen Thousand Seven Hundred Twenty-Two and no/100ths Dollars ($1,114,722.00), for the payment whereof well and truly to be made, we and each of us bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

NOW THEREFORE, If the above bounden Principal (permit holder) performs the grading activities in accordance with the approved plans, then this obligation shall become null and void, otherwise to remain in full force and effect.

Upon completion of the grading final approval by the County, this Surety bond will be returned to the permit holder within 10 business days, as per the terms of the Covenant Agreement.

No right of action shall accrue under this bond to or for the use of any person other than the Obligee named herein.

Signed and sealed this 12th day of February ,2024

West Biofuels, LLC
Principal

By: _____

Harco National Insurance Company
Surety

By: _____
Danika L Mott/Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On 2/12/24 before me, JACQUELINE L. SMITH, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Danika L. Mott
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACQUELINE L. SMITH
Notary Public - California
Humboldt County
Commission # 2369668
My Comm. Expires Aug 4, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

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POWER OF ATTORNEY

Bond # 0811506

HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JEFF OKREPKIE, ROBB DAER, DANIKA L. MOTT, CHERYL GRIGGS

Santa Rosa, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2020

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1984 ILLINOIS

Kenneth Chapman
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2020 , before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

SHIRELLE A. OUTLEY My Comm. Exp. 04-04-2023 NOTARY PUBLIC No. 50079910 NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, 12th, February 2024.

A00678

Irene Martins, Assistant Secretary

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-111

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Adopt a Resolution to Approve the Submittal of a Grant Application to the USDA Disaster Repair Grant for Community Facilities Program for $385,000 for Roads Equipment; Authorize the Board of Supervisors Chair to Sign Grant Proposal Documents; and Authorize the Board of Supervisors Chair to Sign the Grant Agreement, If Awarded (Subject to Approval as to Legal Form by County Counsel)

RECOMMENDATION AND JUSTIFICATION

Adopt a Resolution to Approve the Submittal of a Grant Application to the USDA Disaster Repair Grant for Community Facilities Program for $385,000 for Roads Equipment; Authorize the Board of Supervisors Chair to Sign Grant Proposal Documents; and Authorize the Board of Supervisors Chair to Sign the Grant Agreement, If Awarded (Subject to Approval as to Legal Form by County Counsel)

The USDA Disaster Repair Grant for Community Facilities Program provides funding to help municipalities purchase equipment or make repairs related to Disaster 4683-CA (California Severe Winter Storms, Flooding, Landslides, and Mudslides). County staff seek the Board's approval to put forward an application to fund the purchase of (1) a skip loader and (2) a 5-yard dump/asphalt repair truck to assist with repairs to Triangle Road, which was severely damaged in the winter storm disaster of 2022. A skip loader would be utilized to reclaim and rebuild roads and shoulders. The 5-cubic-yard dump/asphalt truck would allow county road workers to make needed repairs to asphalt roads, shoulders, drainages, and infrastructure that were damaged.

The County currently has two operational dump trucks that are at the end of their expected mileage life and are frequently in the shop for repairs. The County does not own a skip loader. For these reasons, a new skip loader and dump truck are necessary for the successful repairs along Triangle Road. The total proposed budget is $385,000. This grant program provides 75% of funds and requires a 25% local match. Therefore, the USDA would provide $288,750 in grant funds and the County would contribute $96,250. These matching funds would come from the Public Works 3300 Roads Fund.

This application was developed in partnership between the Planning and Public Works Departments.

BACKGROUND AND HISTORY OF BOARD ACTIONS

None.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Without these grant funds, Public Works will in the not-too-distant future have to replace a dump truck at full cost to the County and would not have a skip loader to more effectively maintain and repair

roads.

FINANCIAL IMPACT

Roads revenue in Fund 3300 is derived from the State gas tax (Highway Users Tax Account - and Senate Bill 1 -), the Transportation Development Act , vehicle code fines, and a contribution from the general fund. The $96,250 local match will come from these revenue sources.

ATTACHMENTS

1. **022324 Feasibility Report**
2. **030124 SF-424 Application**
3. **030424 Match Commitment Letter**
4. **030124 Grant Certification_For Signature**
5. **030424 Disaster Declaration Form**
6. **030424 Resolution**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Close Save

Form RD 1942-54
(Rev. 10-96)

U.S. Department of Agriculture
Rural Development

FORM APPROVED
OMB No. 0575-0120

APPLICANT'S FEASIBILITY REPORT

1. **Existing Facility.** Briefly describe what facilities you currently have or how service is currently provided.

The Mariposa County Road Division is responsible for road repair on 360 miles of bituminous roads and 200 miles of gravel and dirt roads. There are 21 maintenance workers who perform road repair in the County. Operations and maintenance activities include grading of gravel roads, patching, crack sealing, storm damage repairs, cleaning and upgrading ditches and culverts, and bridge repairs. They have 3 backhoes, 4 graders, 2 patch trucks, 14, pick-up trucks, 4 loaders, and 2 track steers. They do not have a skip loader.

2. **Proposed Facility.** Describe what you want to purchase or construct. Indicate what the facility will be used for, approximate size, and expected method of procurement. For buildings indicate location, basic materials or type of construction, and attach a sketch or working drawings. For items of major equipment, indicate new or used, existing or custom-built, and any special features.

Mariposa County Public Works is proposing the purchase of (1) a skip loader and (2) a 5-yard dump/asphalt repair truck.

A skip loader would be utilized to reclaim and rebuild roads, shoulders, parking areas and drainages from the winter storm disaster of 2022 (DR-4683). The skip loader will have mechanical front-wheel drive, an 82-inch multi-purpose front bucket, an air-conditioned/heated cab, an 84-inch box scraper blade, and added rear weight. The box scraper would allow for an economical solution to repaving or patching damaged roads. The skip loader could also effectively grade road shoulders back to their original condition prior to damages. Public Works budgeted for the skip loader, using a quote for Case 570N Tractor Loader. The skip loader will be purchased new.

The 5-cubic-yard dump/asphalt truck would allow county road workers to make needed repairs to asphalt roads, shoulders, and infrastructure that were damaged during the winter storm disaster. The truck will be 220-300 horsepower and rated up to 33,000 lb. The MAC MD7 was used as the basis for a quote. The MD7 has a dump body that is 8' W x 6.5' H x 10' L. The 5-cubic-yard new dump truck will be used for hauling asphalt.

3. **Need for the Facility.** Indicate why the proposed facility is needed.

During the winter storms (DR-4683), Triangle Road was damaged significantly. The roadway was undercut in several locations. The road shoulder and embankments were washed out along significant portions of the road as well. Cracking is also visible in the the road surface. This grant proposal focuses on the repair of the road on a 9.8-mile section between Carleton Road and SR49.

The County currently has 2 operational dump trucks that are at the end of their expected mileage life and are frequently in the shop for repairs. The County does not own a skip loader. For these reasons, a new skip loader and dump truck are necessary for the successful repairs along Triangle Road.

4. **Service Area.** Indicate what area the proposed facility will serve and, if known, the population or number of families served.

Triangle Road is designated as a Major Collector in Caltrans Functional Classification System. This classification of road, in rural areas like Mariposa, is for roadways that "serve the most important intra-county travel cooridors." Environmental Services Research Institute (ESRI) data estimates that there are 3,700 average individual trips per day on Triangle Road. Also, according to ESRI, within a five-mile radius of the center of the project area, the population is 3,542 and there are 1,508 households.

Public reporting burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to U.S. Department of Agriculture, Clearance Officer, OIRM AG Box 7630, Washington, D. C. 20250;and to the Office Management and Budget, Paperwork Reduction Project (OMB No. 0575-0120), Washington, D. C. 20503.
Please DO NOT RETURN this form to this address. Forward to the local USDA office only.

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5. **Cost Estimate.**

Development and construction	$
Land and rights	
Legal fees	
Architect and Engineer	
Equipment	385,000.00
Refinancing	
Other (describe)	
Total	$385.00

6. **Income.** List the sources and estimate the amount of expected revenue for a typical year.

Mariposa County has budgeted $160.4 million in FY24, of which $50.6 million are General Fund dollars. For the Roads Division of Public Works $12.5 million was budgeted for road maintenance and repair and all associated costs. Roads revenue is derived from the State gas tax (Highway Users Tax Account - [HUTA] and Senate Bill 1 - [SB1]), the Transportation Development Act [TDA], vehicle code fines, and a contribution from the general fund.

7. **Other Funds.** List the sources and amount of funds that may be available other than from USDA, to fund part of the project (such as applicant's contributions, commercial loans, or loans or grants from other government agencies).

Mariposa County's 3300 Roads Fund will be used for the match component of this grant. The $96,250 County match will come entirely from this existing fund. Currently, the Miscellaneous Expense line of the budget (60201) has $573,504 remaining for FY24 and could be used for the match funding.

8. **Operating History.** If you have operated a similar facility, attach audits, financial statements, or lists of income and expenses for the past five years. N/A

9. Signature and Title of Applicant Official	Date
Miles Menetrey, Board Chair	03-19-2024

RD 1942-54
(Reverse)

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Post Office Box 784
Mariposa, CA 95338
(209) 742-1230
www.mariposacounty.org

March 19, 2024

Dear USDA Disaster Repair Grant for Community Facilities Program:

The County of Mariposa commits $96,250 from its 3300 Roads Fund to match the federal grant contribution in this proposal. These funds are currently available in the FY24 budget and, if road equipment expenditures are not made until FY25, they will be included in next year's budget. This local match constitutes 25% of the total $385,000 proposed budget. The funds will be used to purchase a dump truck and skip loader, as detailed in the Feasibility Report, to make repairs to Triangle Road, which sustained significant damage during the winter storm disaster of 2022 (DR-4683).

If you have any questions or concerns regarding this match commitment, please do not hesitate to contact me. Thank you.

Miles Menetrey
Chair, Board of Supervisors
Mariposa County
209-742-1230
mmenetrey@mariposacounty.org

COMMUNITY FACILITIES GRANT CERTIFICATION

The undersigned certifies that:

1. The organization is aware of and in compliance with other Federal statute requirements including but not limited to:

    a. Section 504 of the Rehabilitation Act of 1973.
    b. Civil Rights Act of 1964.
    c. The Americans with Disabilities Act (ADA) of 1990.
    d. Age Discrimination Act of 1975.
    e. Limited English Proficiency (LEP) under Executive Order 13166

2. The organization is unable to finance the proposed project from its own resources or through commercial credit at reasonable rates and terms.

3. The organization has no known relatives or close associates that are current USDA Rural Development employees.

4. Prior to USDA Rural Development approval, you will not take action (e.g., initiation of construction) or incur obligations which would limit the range of alternatives to be considered or which would have an adverse effect on the environment.

County of Mariposa

Name of Organization

Signature of Authorized Official

Date

Disaster Declaration
Disaster Repair Grant Calendar Year 2022

I certify that the following facilities and / or equipment: *Triangle Road between Carleton Road and State HWY49* were damaged by the following disaster:

(check all that apply)

- [x] DR -4683- CA Severe Winter Storms, Flooding, High Winds
- [ ] DR 4692-CA Earthquake
- [ ] DR 5453- CA Mosquito Fire
- [ ] DR 5445 – CA Oak Fire
- [ ] DR 5439 – CA Coastal Fire
- [ ] DR 5451-CA Fairview Fire
- [ ] DR -5450- CA Mill Fire

The date(s) of damage to facilities / equipment was *December 27 to December 31, 2022 and January 8 to 10, 2023*

I certify that (name of applicant): *County of Mariposa* has not received funds for these repairs/replacement from another source that full repaired or replaced the facility. We received funds from _____ in the amount of $_____ however these funds do not fully fund the project.

Signed _____

Title *Chair, Board of Supervisors*

Date _____

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
BOARD OF SUPERVISORS

Resolution No. 24-___ ADOPT A RESOLUTION APPROVING THE SUBMISSION OF A GRANT APPLICATION TO THE USDA DISASTER REPAIR GRANT FOR COMMUNITY FACILITIES PROGRAM FOR $385,000 FOR ROADS EQUIPMENT; AUTHORIZE THE BOARD OF SUPERVISORS CHAIR TO SIGN GRANT PROPOSAL DOCUMENTS; AND AUTHORIZE THE BOARD OF SUPERVISORS CHAIR TO SIGN THE GRANT AGREEMENT, IF AWARDED (SUBJECT TO APPROVAL AS TO LEGAL FORM COUNTY COUNSEL)

WHEREAS, the United States Department of Agriculture (USDA), released an announcement of funding on July 20, 2023 for the Community Facilities Program Disaster Repair Grants; and

WHEREAS, the grant program funds the purchase of equipment related to damages in CY 2022 Presidentially declared disasters; and

WHEREAS, Mariposa County (the "County") a political subdivision of the State of California, was designated as eligible for public assistance on January 14, 2023 by the federal government for the winter storm disaster of 2022 (DR-4683); and

WHEREAS, Triangle Road was damaged significantly during the 2022 winter storms. The roadway was undercut in several locations, and the road shoulder and embankments were washed out along significant portions of the road; and

WHEREAS, new roads equipment will assist Mariposa County Public Works in making repairs to Triangle Road and other damaged roadways; and

WHEREAS, the County currently has 2 operational dump trucks that are at the end of their expected mileage life and are frequently in the shop for repairs and the County does not own a skip loader; and

WHEREAS, a dump truck and skip loader have been identified by the Mariposa County Roads Division as priority needs of the department.

NOW THEREFORE BE IT RESOLVED, The County of Mariposa, a political subdivision of California, approves an application of $385,000 to the USDA Disaster Repair Grant for Community Facilities Program to purchase roads equipment and authorizes the Board Chair to sign the grant proposal documents and authorize the Board of Supervisors Chair to sign the agreement, if awarded.

ON MOTION BY Supervisor _____, seconded by Supervisor _____, this resolution is duly passed and adopted this 19th day of March 2024 by the following vote:

AYES:
NOES:
EXCUSED:
ABSTAIN:

ATTEST:

_____
Danielle Bondshu, Clerk of the Board

_____
Miles Menetrey, Chair
Board of Supervisors

APPROVED AS TO FORM:

_____
Steven W. Dahlem, County Counsel

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-112

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Approve Budget Action Increasing Revenue and Appropriations in the Planning Department Budget for the Post Award Consultation Grant from the Strategic Growth Council's Transformation Climate Communities Program ($49,990) (4/5ths Vote Required)

RECOMMENDATION AND JUSTIFICATION

Approve Budget Action Increasing Revenue and Appropriations in the Planning Department Budget for the Post Award Consultation Grant from the Strategic Growth Council's Transformation Climate Communities Program ($49,990) (4/5ths Vote Required).

On December 14, 2023, the Strategic Growth Council (SGC) awarded Mariposa County $1,055,500 for planning and design of the Missouri Gulch Site in the town of Mariposa. As part of the award process, SGC is giving a Post Award Consultation Grant to the County to finalize the grant scope, budget, and partnership agreement. Seventy percent of these Post Award Consultation funds ($34,990) will pay for County staff time to complete this work and 30% ($15,000) is budgeted to compensate project partners for their time during the Post Award Consultation process.

BACKGROUND AND HISTORY OF BOARD ACTIONS

August 1st, 2022 - RES-2023-420: Authorized the Planning Department to submit an application to the Strategic Growth Council's Transformative Climate Communities Program for Planning and Design of the Missouri Gulch Site; and authorized the Board of Supervisors Chair to sign the grant agreement.

January 24th, 2023 - RES 2023-56: Adopt a Resolution Approving the Integrated Mobility and Housing Strategy (IMHS), Finding the Project is Exempt from CEQA, and Authorizing County Departments and Agencies to Pursue Implementing Its Recommendations

December 8th, 2019 - LTC 2019-24: Authorized the Planning Department to submit an application for Caltrans FY 2020-21 Sustainable Communities Transportation Planning Grant to develop a coordinated Mobility and Housing Strategy in partnership with Yosemite National Park; approved a letter of support and authorize the LTC chair to sign the Letter; and authorized the Local Transportation Commission Chair to sign the grant Agreement

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

County staff and project partners would not be able to finalize and execute the $1,055,500 grant award from the Strategic Growth Council.

FINANCIAL IMPACT

None. All funds are state grant dollars.

ATTACHMENTS

1. **022824 Executed Contract_Signed**
2. **030624 Budget Action Form**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

D: 0650-SGC23130

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
SGC23130	OPR-0650

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

Office of Planning and Research, hereinafter referred to as "STATE" or "OPR"

CONTRACTOR NAME

County of Mariposa, hereinafter referred to as "GRANTEE"

2. The term of this Agreement is:

START DATE

February 01, 2024

THROUGH END DATE

August 31, 2024

3. The maximum amount of this Agreement is:

$49,990.00 (Forty Nine Thousand Nine Hundred Ninety Dollars and zero cents)

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

	Exhibits	Title	Pages
	Exhibit A	Scope of Work	9
	Exhibit B	Budget Detail and Payment Provisions	13
	Exhibit C	General Terms and Conditions	3
+ -	Exhibit D	Special Terms and Conditions	6
+ -	Exhibit E	TCC Communications Kit	10

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at https://www.dgs.ca.gov/OLS/Resources

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

County of Mariposa

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
5100 Bullion Street Suite 2	Mariposa	CA	95338

PRINTED NAME OF PERSON SIGNING	TITLE
Miles Menetrey	Chair, County of Mariposa Board of Supervisors

CONTRACTOR AUTHORIZED SIGNATURE

Miles Menetrey
B43EC70C19BE446...

DATE SIGNED

2/26/2024

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES
STANDARD AGREEMENT
STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
SGC23130	OPR-0650

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
Office of Planning and Research

CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
1400 10th Street	Sacramento	CA	95814

PRINTED NAME OF PERSON SIGNING	TITLE
Amar Cid	Deputy Director, SGC

CONTRACTING AGENCY AUTHORIZED SIGNATURE
DocuSigned by:
Amar Cid
417582AD6EC3490...

DATE SIGNED
2/27/2024

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL

EXEMPTION (If Applicable)
SCM Vol 1, 4.06

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DocuSign Envelope ID: 9EDB72E7-5724-4C9A-B7A6-99445756869E

Exhibit A, Scope of Work

1. Transformative Climate Communities Program Background

The Office of Planning and Research / Strategic Growth Council ("the SGC") enters into this Grant Agreement with the County of Mariposa ("Grantee") for funding for staff time and materials to assist in the implementation of the Post Award Consultation (PAC) process for the Transformative Climate Communities (TCC) program. The SGC and Grantee are collectively referred to as "Parties."

The PAC process is the first step in the grant execution process following the approval of the TCC awards by SGC at its December 14, 2023 meeting. The final TCC Project Development Grant will be executed between the Grantee and the California Strategic Growth Council (SGC) and administered by the Department of Conservation (DOC). During the PAC process, the SGC and DOC will assist the awarded Grantee and Partners to refine the TCC Project Development Grant Agreement and all accompanying attachments to comply with administrative, statutory, and TCC Program requirements (see Appendix G of the Round 5 TCC Program Guidelines). TCC will make available Post Award Support Grants to provide funding to bridge the approximately four to six-month gap between TCC award and Project Development Grant execution.

2. Eligible Post Award Consultation Activities

A. The Scope of Work

These funds must be used to assist the Grantee and Partners in successfully carrying out the TCC PAC Process, which will result in an executed TCC Project Development Grant agreement. Partners are entities that will support the implementation of the TCC Project and are identified as Lead Entity or Supporting Entity. During the PAC process, the Grantee and Partners are required to update their work plans, budgets, and narratives to align with TCC program requirements, Interagency Review Panel recommendations, and Council direction. Grantees and Partners are responsible for deciding on the best distribution of PAC Support Grant funds; however, funds should be distributed to the projects, programs, and organizations that require the most resources to comply with the Post Award Consultation requirements and to those organizations that have limited capacity to support the PAC process. The PAC Support Grant should not be used to support activities outlined in the Project Development Grant proposal; this grant will help fund administrative support until Project Development grant execution, but is not intended to support activities that will be funded as part of the implementation of the Project Development Grant award.

Eligible activities for staff or contractors include, but are not limited to, the following:

i) Direct staff time to oversee the progress and management of the PAC process, including time dedicated to administration and correspondence as set forth in the Budget Detail Worksheet (Attachment 4)
ii) Relevant supplies or materials costs. Please reference the Round 5 TCC Program Guidelines for direction on specific eligible costs, including food.

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iii) Travel expenses in accordance with Exhibit B Section 6
iv) Indirect costs totaling no more than twelve percent (12%) of the total grant award

B. Hiring Procedures

Grantee must adhere to its own internal hiring processes when posting for staff positions or comply with its own competitive bidding and sole sourcing requirements for hiring a contractor.

C. Grant Term

The Grant Term for the Grant Agreement is upon execution and continues through June 30, 2024. All work must be completed no later than June 30, 2024; SGC will not reimburse the Grantee for costs or expenses incurred thereafter. The final invoice must be submitted no later than July 31, 2024.

3. Authorized Signatories

The Executive Director or designee is authorized to sign this Grant Agreement and grant-related documents on behalf of the SGC.

Grantee's Authorized Signatory or designee is authorized to sign this Grant Agreement and grant-related documents as shown in the Authorized Signatory Form (Attachment 1: Authorized Signatory Form).

Grantee must keep Authorized Signatory Forms up to date. Within seven (7) working days of any change to the authorized signatory or to the delegated authorized signatory, Grantee shall notify the SGC in writing of the change. The written notice shall be sent as an email attachment to be filed with the Grant Agreement.

4. Contract Managers

The contract managers are the contact people for the SGC and Grantee. The contract managers during the term of this Grant Agreement are:

The SGC

Name	Title	Phone Number	Email
Julia Estrada	Grant Manager*		julia.estrada@conservation.ca.gov
Jess Ison	TCC Program Associate		Jessica.Ison@sgc.ca.gov

*Unless otherwise stated within this Grant Agreement, all correspondence and documents to the Strategic Growth Council will be sent to the Contract Manager as described in Document Submission (Exhibit A, Section 6).

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The Grantee

Name	Title	Phone Number	Email
Will Fassett	Community Design & Development Planner	209-742-1246	wfassett@mariposacounty.org
Ben Goger	Senior Planner	209-742-1259	bgoger@mariposacounty.org

The SGC and Grantee must keep the Contract Manager (s) up to date. Any changes to the Contract Manager by either the Grantee or the SGC shall be made by providing seven (7) working days advance written notice to the other party. The written notice shall be sent as an email attachment to be filed with the Grant Agreement.

5. Grantee Duties

Grantee shall:

A. Use grant funds from this Grant Agreement for staff and materials in direct support of the PAC process.

B. Ensure work is completed on time and within budget. This includes meeting all milestones and deliverables, as described in the Work Plan (Attachment 2) and in accordance with the Budget Detail Worksheet (Attachment 4), unless otherwise agreed to by all parties through the amendment process described in Exhibit B, Budget Detail and Payment Provisions, Section 7. Deliverables for the TCC Post Award support grant will be specific to the Grantee, but should include timely revisions to the grant scope of work and the signed and executed implementation grant agreement.

C. Submit invoices for reimbursement using the Invoice (Attachment 5) template, including any supporting documents.

D. Submit a final report with the last invoice, using the Final Report template (Attachment 3).

E. Comply with all terms and conditions of this Grant Agreement, including all incorporated documents.

F. Comply with statutes, rules, and regulations applicable to this Grant Agreement.

G. Maintain an accounting system that accurately reflects all fiscal transactions and provides accounting information, retaining all records and required documents as specified in Exhibit C, Section 4, and providing all required documents during an audit, as specified in Exhibit C, Section 5.

6. Document Submission

A. Email

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When this Grant Agreement requires the Grantee to send invoices, reports, or other documents to the SGC, Grantee must use the online submission platform and email unless this Grant Agreement specifically requires that the document be sent by mail. All email must contain the Grant Agreement number and Grantee's name in the subject line.

B. Mail Service/Courier Service

Correspondence and documents submitted through mail, certified mail, or courier service must use the following address:

California Strategic Growth Council
Attn: [Contract Manager]
1400 10th Street
Sacramento, CA 95814

7. Reporting Requirements

When the Project is completed, the Grantee must submit a Final Report with the last invoice. To complete and submit the Final Report:

A. Submit the Final Report with the last invoice. If Grantee does not submit the Final Report with the last invoice, then the last invoice will be considered incomplete and returned following process specified in Exhibit D, Section 5.

B. Use the Final Report Template, which is attached as Attachment 3.

C. Make sure the Final Report is signed by the person authorized to sign on the most current Authorized Signatory Form (Attachment 1).

D. Put enough detail in the Final Report to show that Grantee fulfilled the terms of the Grant Agreement and should be paid for completing the project.

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Attachment 1: Authorized Signatory Form

I hereby verify that I am an authorized Grantee representative and signatory and, as such, can sign and/or delegate authorization to sign and bind Grantee as it relates to the above-referenced Grant Agreement and grant related documents.

Grantee Authorized Signatory:

Name: Miles Menetrey

Title: Chair, County of Mariposa Board of Supervisors

Signature: DocuSigned by: Miles Menetrey B43EC70C19BE446...

Date: 2/27/2024

Delegated Authorized Signatories:

1. **Name:** Miles Menetrey

Title: Chair, County of Mariposa Board of Supervisors

Signature: _____ **Date:**

Document(s) Authorized to sign:

Ξ All Grant Related Documents ***or*** □ Grant Agreement
□ Grant Amendments □ Budget Amendments □ Reports
□ Invoices □ Other _____

---

2. **Name:** N/A _____ **Title:** _____
(Type or Print Name)

Signature: _____ **Date:** _____

Document(s) Authorized to sign:

□ All Grant Related Documents ***or*** □ Grant Agreement
□ Grant Amendments □ Budget Amendments □ Reports
□ Invoices □ Other _____

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Attachment 2: Work Plan

The Work Plan deliverables and performance measures will be specific to the Grantee, but should include timely revisions to the grant scope of work and a plan to execute the TCC Project Development Grant Agreement before August 31, 2024. This includes revising work plans and budgets as well as obtaining relevant memorandums of understanding for organizations and jurisdictions requiring one.

TASK 1: REVISING GRANT SCOPE & WORK PLAN	**Deliverables and Performance Measures**	**Timeline [Start and End Date]**
Subtask A: Convene meetings with Southern Sierra Miwuk Nation (SSMN) to clarify and provide additional Information in the Work Plan on the Tribe's involvement and engagement. **Subtask B:** In partnership with SSMN, revise the Work Plan to reflect desired changes. **Subtask C:** Clarify fund development plans (e.g. housing or parks-related funds) within grant documents. **Subtask D:** Make additional changes to grant scope and work plan based on feedback with SGC representatives in pre-award meetings. **Subtask E:** Revise Partnership Agreement & Collaborative Stakeholder Engagement Structure **Subtask F:** Revise Budget	Revised grant documents that outline in greater detail the project partnership's fund development plans, as well as other suggested edits from SGC representatives. Execution of TCC Project Development Grant Agreement.	Grant execution – June 30, 2024
TASK 2: PRE-AWARD COORDINATION OF PROJECT PARTNERS		
Subtask A: Convene individual meetings with project partners **Subtask B:** Coordinate two pre-grant award project meetings **Subtask C:** Establish & facilitate subcommittee for pre-award document revisions, including Grant Scope, Partnership Agreement, and Collaborative Stakeholder Engagement Structure **Subtask D:** Offer stipends to project meeting and subcommittee participants	Notes from individual meetings, full partnership meetings, and subcommittee meetings (i.e. meeting minutes). Invoicing for Support Grant	Grant execution – June 30, 2024

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Subtask E: Provide Southern Sierra Miwuk Nation with supplemental stipend for Work Plan revision and coordination work.		
TASK 3: LEAD GRANTEE COORDINATION		
Subtask A: Kick-off and planning **Subtask B:** Ongoing grant administration, planning and coordination of subcontractors **Subtask C:** Finalize Grant Agreement	Develop a detailed project plan outlining key milestones and deadlines. Invoicing for Support Grant Execution of TCC Project Development Grant Agreement.	Grant execution – June 30, 2024
The Parties may make minor changes to the timeline and deliverables due without the requirement of an amendment. See Exhibit B, Sections 7 and 8.		

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Attachment 3: Final Report

Final Report	FY 23-24
Grantee Name:	Grant Number:
TCC Project Name:	

Project Summary

1. Provide a brief summary of the staff and material needs provided for the TCC PAC Process and the work completed under this grant.

Barriers and Accomplishments

2. Describe any notable outcomes, findings or conclusions. Report on successful strategies used to achieve the results and how these lessons learned can be useful to other TCC communities.
3. Describe how the Grantee communicated and managed the work plan and needs that emerged over the course of the grant.
4. Describe any goals or objectives that could not be met, as listed in the work plan, and the actual results. Describe any barriers that impeded the progress of the grant, any corrective actions taken, and the outcomes. Discuss how these lessons learned can be useful for other TCC communities.

Future Implementation

5. Describe how this grant has supported the PAC process.

Feedback

6. Based on your experience with implementation the PAC grant, please provide feedback about how SGC can improve future grant programs.

Attachments

7. Attach any relevant documents to this report, including annual reports and final reports, Technical Assistance materials, plans, photos, etc. If the documents cannot be sent electronically, notify the Grant Manager.

CERTIFICATION: I certify that this Final Report is accurate and that this project complies with the Agreement. I further certify that any expenditure discussed in this report is allowed under the Agreement and that all funds were expended for the purposes of this Project.

Agreement and that all funds were expended for the purposes of this Project.

Name: _____ **Title:** _____
(Type or Print Name)

Signature: _____ **Date:** _____

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Exhibit B, Budget Detail and Payment Provisions

1. Payment

A. Except as may be allowed under subsection (B), Grantee will be paid on a reimbursement basis.
   i. To receive reimbursement payments of grant funds, Grantee must submit an invoice.
   ii. Upon receipt and approval of an itemized invoice and required supporting documentation, the SGC agrees to reimburse Grantee for actual expenditures for tasks completed, in accordance with the rates specified in the Budget Detail Worksheet (Exhibit B).
   iii. The SGC may withhold final payment until all terms of the Grant Agreement have been satisfied.
   iv. The SGC will not reimburse for funds spent on activities that occur prior to grant execution.
   v. Invoices may be submitted by the Grantee no more frequently than quarterly (once every 3 months) or as a single invoice at the end of the grant term. Please note, Grantees utilizing advance pay are required to submit progress reports (these progress reports can also include invoices requesting reimbursement payment) no less than on a quarterly basis.
   vi. For cost principles, see Cost Principles Section.

B. Advance Pay
   i. Through an Advance Pay Pilot Program, SGC is authorized to provide Grantees advance payments of TCC grant awards through July 1, 2025.[1] SGC may approve advance payments under this grant at its sole discretion. All requests for advance payments shall be submitted to SGC in writing and utilize the Advance Pay Request form (Attachment 7: Advance Pay Request Form), along with complete documentation of the Grantee's eligibility for advance payments in accordance with Government Code section 11019.1(c)(2)(A) (as further described below). Any material changes to the request form must be reported to SGC in writing within 30 days. Advance payments shall not exceed 25% of the total grant award unless the Grantee demonstrates that a larger advance is needed and provides sufficient justification and documentation. All advance payments and the amount of any advance payment is subject to SGC's sole discretion.
   ii. Grantees requesting advance payments under this subsection shall, in their written request, provide complete documentation of their eligibility for advance payments under Government Code section 11019.1(c)(2)(A), as follows:
      a. Confirm that SGC has approved Grantee's itemized budget, spending timeline, and workplan;

[1] Added by Statutes of 2022, Chapter 569, Section 15 (AB 156).

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b. Identify the activities to be funded with any advance payment and provide support for the need for the advance payment, which may include but is not limited to, invoices, contracts, estimates, payroll records, and financial records;

c. Have no outstanding financial audit findings related to any of the moneys eligible for advance payment and be in good standing with the Franchise Tax Board and Internal Revenue Service;

d. Confirm compliance with all insurance terms of the grant agreement;

e. Confirm that all funds received as an advance payment will be deposited into a federally insured, interest-bearing account that provides the ability to track interest earned and withdrawals. Any accumulated interest shall be deemed to be grant moneys, subject to federal laws and regulations, and Grantee shall report interest earned on the advance payment to SGC;

f. Describe procedures Grantee will use to minimize the amount of time that elapses between the transfer of funds and the spend down of those funds by the Grantee. Further, Grantee shall demonstrate that any previously advanced funds have been spent down or a plan is in place to ensure spend down of those funds in a timely manner;

g. Confirm that Grantee shall provide progress reports on the spend down of advanced funds no less than on a quarterly basis; and

h. Confirm that Grantee shall provide progress reports following the expenditure of an advance payment that includes a summary of work completed, proof of expenditure, and other associated information.

iii. Grantee shall provide money from advance payments to subrecipients in accordance with their grant program requirements. Grantee shall require all entities they subcontract with or award grant money to comply with (f), (g), and (h) of the eligibility requirements listed above. Regardless of any transfer or assignment of advance payments to subrecipients, Grantee shall be liable to the SGC for compliance with this paragraph and for any failures by subrecipients to perform contractual obligations or to comply with the requirements of this section.

iv. All unused funding and interest earned provided as an advance payment, but not spent down within the grant timeline, shall be returned to the state.

2. How to Submit Invoices

A. Grantee must submit the invoices to the online submission platform. Following submission, Grantee must email the Invoice (PDF) to accountspayable@opr.ca.gov and copy the TCC Grant Managers on the email. Include the Grant Agreement number and Grantee's name in the subject line.

B. Grantee shall submit invoices no more frequently than quarterly, in arrears, to the Grant Manager. A request for payment shall consist of:

i. The Invoice (Attachment 5) on official letterhead and signed by the Authorized Signatory, or authorized designee on file with the SGC (Exhibit A,

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Section 3), certifying the expenditures are for actual expenses for the tasks performed under this Grant Agreement.

ii. Each cost category and task must correspond to a cost category and task identified in the Budget Detail Worksheet (Attachment 4).

iii. Supporting documentation for reimbursement of funds. Records documenting the completion of individual tasks and deliverables, an estimate of the time spent performing the work, identification of the relevant staff, and the time period over which the work was performed. Examples of acceptable supporting documentation includes but is not limited to: transaction detail reports, payroll reports, time sheets and ledger transactions.

iv. All records must reflect the actual time or money spent, rather than that which was planned or budgeted.

C. Supporting documentation (e.g., timesheets, activity logs, cancelled checks) for matching funds does not need to be submitted to the SGC but should be retained by Grantee in the event of an audit (Exhibit C, Section 5).

D. At any time, the SGC may request hard copies of invoices, reports, supporting documentation, and evidence of progress.

3. Invoice Dispute

In the event of an invoice dispute, see Exhibit D, Section 5.

4. Budget Contingency Clause

A. If the Budget Act of the current year and/or any subsequent years covered under this Grant Agreement does not appropriate sufficient funds for the program, this Grant Agreement shall have no further force nor effect. In this event, the SGC shall have no liability to pay any funds whatsoever to Grantee or to furnish any other considerations under this Grant Agreement, and Grantee shall not be obligated to perform any provisions of this Grant Agreement.

B. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the SGC shall have the option to either cancel this Grant Agreement with no liability occurring to the SGC or offer an amendment to reflect the reduced amount.

5. Cost Principles

A. Direct staff, supplies, and materials costs as set forth in the Budget Detail Worksheet (Attachment 4); travel expenses in accordance with Exhibit B Section 6; and indirect costs totaling no more than twelve percent (12%) of the total grant award are eligible for reimbursement.

B. The SGC will reimburse Grantee only for actual expenses incurred during the term of this Grant Agreement, as specified in the Budget Detail Worksheet (Attachment 4).

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6. Travel Reimbursement

Travel expenses directly related to the performance of this Grant Agreement will be subject to the State of California travel reimbursement rates in effect during the term of this Grant Agreement.

A. The SGC will only reimburse for actual expenditures incurred for in-state travel as specified here:

   i. Accommodation-related travel costs: maximum reimbursement rates based on county as shown here: https://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx with no option for approval of an "excess lodging rate." Hotel bill is required as supporting documentation for hotel-stay reimbursement. Confirmation booking printouts are not acceptable.

   ii. Mileage will be reimbursed at the Reimbursement Rate per Mile for Personal Vehicle as shown here: https://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx Google Maps Directions printout required as supporting documentation to show roundtrip start and end locations for mileage reimbursement.

   iii. Train or airfare will only be reimbursed to attend meetings with the Strategic Growth Council, and then only if it is the typical method used to get from one location to the other.

   iv. No other travel-related costs will be reimbursed through this grant program.

   v. The SGC will only reimburse for actual expenditures incurred for in-state travel related to the implementation of this grant. Tips and gratuities are not reimbursable items, and must not be included in the total amount for an invoice.

B. Grantee shall maintain, and submit upon request, detailed travel records and supporting documents (e.g., travel request and approval forms, expense claims, invoices, receipts for lodging and transportation) showing the date and purpose of the grant-related travel, destination, and, in the case of travel by automobile, the number of miles driven.

C. Grantee shall ensure travel costs are included in the Budget Detail Worksheet (Attachment 4) and are tied to tasks and deliverables in the Work Plan (Attachment 2).

D. Grantee and any person traveling pursuant to this Grant Agreement shall indemnify and hold harmless the SGC and State of California for any liabilities resulting from such travel.

7. Amendments

A. This section applies to any changes to this Grant Agreement, excluding the following:

   a. Changes to the Authorized Signatory Form (Attachment 1). For changes to the Authorized Signatory Form see Exhibit A, Section 3.

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b. Changes to project representatives, see Exhibit A, Section 4.

c. Changes to the Work Plan and Budget Detail Worksheet, see Exhibit A, Attachment 2, Exhibit B, Attachment 4, and Exhibit B, Section 7.

B. Except as otherwise specified, Grantee must request and obtain prior written approval before any change (amendment) to this Grant Agreement is valid.

C. Request for amendments must:

i. Be prepared, in writing, on official letterhead and signed by the Authorized Signatory or designee on file with the SGC.

ii. Be submitted to the Grant Manager at least two (2) months prior to when the amendment is needed.

iii. Include the Grant Agreement number, a detailed explanation of the proposed amendment, reason for the amendment, and the effect of not approving the request.

iv. Include a copy of the document(s) requested for amendment that shows the requested changes.

D. The Grant Manager will respond in writing within fifteen (15) working days from receipt of request to approve or deny the request for amendment, including the reason for the decision.

E. The Grant Manager will process amendments within thirty (30) days of the approval date. The amendment will not be in effect until both parties have signed the Grant Agreement amendment.

8. Work Plan and Budget Modifications

A. The Grantee must create a basic Work Plan and Budget. Once the Grantee and Partners develop a plan for specific allocations for individual partners, the Grantee will need to submit a revised work plan and budget to be used as an administrative tool. The Grantee must keep the Work Plan (Attachment 2) and Budget Detail Worksheet (Attachment 4) up to date. Grant Manager must be kept informed of any changes that are being made.

B. Changes up to ten percent (10%) between tasks shall be made by providing written notice with or before submission of an invoice. Changes up to twenty percent (20%) require written approval from the Grant Manager.

C. Changes to the deliverable due dates and minor changes to subtask descriptions shall be made by providing written notice with or before submission of an invoice.

D. Material changes to the Work Plan and Budget shall follow the amendment process, specified in Exhibit B Section 8, including:

i. Changes of more than twenty percent (20%) between tasks

ii. Elimination or alteration of tasks or deliverables

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Attachment 4, Budget Detail Worksheet

Task	Requested Grant Funds
Task 1: Revising Grant Scope & Work Plan	$19,000
Task 2: Pre-Award Coordination of Project Partners	$20,000
Task 3: Lead Grantee Project Coordination	$5,640
Indirect Costs (12%)	$5,350
Total	**$49,990**
The Parties may make minor changes to the Budget without the requirement of an amendment. See Exhibit B, Sections 7 and 8.	

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Attachment 5, Invoice

Strategic Growth Council Date:_____
Transformative Climate Communities Program
Email required invoice documents to: accountspayable@opr.ca.gov and cc the Grant Managers.

	Invoice Number:	
Grantee Name:	Grant Number:	
Project Name:		
Invoice Period	(Start Date)	(End Date)

Invoice Table

Cost Category	Task #1	Task #2	Task #3	Task #4	Total
Personnel (Salaries and Fringe Benefits)					
Materials and Supplies					
Equipment					
Travel					
Sub-awardees					
Other direct costs					
Indirect costs					
Current Invoice Total					
Advance Pay Deduction					
Total Reimbursement Requested					
Cumulative Total					
Allocated Total					

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Advance Pay Summary

Advance Received: _____

Advance Balance: _____

Current Invoice: _____

Amount Paid Via Invoice: _____

Remaining Advance Balance: _____

Interest Earned: _____

Progress Report:

Work Plan Task #	Description of Work Completed
	Please refer to specific deliverables in the Budget and Work Plan.

1. Describe how the Provider supported the Grantee with the activities indicated in the scope of work.
2. Describe key accomplishments, activities, or trips.
3. Describe any challenges or obstacles encountered and plans to address those.
4. Do you anticipate any modifications to your Work Plan or Budget in the next few months?
5. Do you need any additional support from the Strategic Growth Council in the next few months?

CERTIFICATION: By my signature below, I certify that I have full authority to execute this payment request on behalf of Grantee. I declare under penalty of perjury, under the laws of the State of California, that this invoice for reimbursement, and any accompanying supporting documents, are true and correct to the best of my

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knowledge, an all disbursements have been made for the purposes and conditions as outlined in the Grant Agreement.

Print Name:	Print Title:
Signature:	Date:

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Attachment 6, Invoice Dispute Notification

INVOICE DISPUTE NOTIFICATION

GRANTEE ADDRESS	INVOICE DATE
	INVOICE NUMBER
	INVOICE AMOUNT $
	DATE INVOICE RECEIVED
	GRANT AGREEMENT NUMBER

The invoice referenced above is disputed for the following reasons:

- ☐ Request reimbursement for expenses not in the Budget Detail
- ☐ Invoiced for indirect cost reimbursement
- ☐ Invoiced for incidental costs or travel costs outside of California
- ☐ Work performed prior to the Grant start or end date
- ☐ Insufficient evidence of progress made or task completion
- ☐ Invoice submitted without using required templates
- ☐ Insufficient supporting document for reimbursement
- ☐ Progress Report or Final Report not included with invoice
- ☐ Invoice not submitted by 5:00 p.m. on the required due date
- ☐ Request reimbursement through another funding source
- ☐ Other not listed above:

Comments:

THIS NOTIFICATION IS A FOLLOW UP TO A PHONE CONVERSATION WITH THE GRANTEE OR DESIGNEE WHOSE NAME APPEARS BELOW.

NAME	DATE OF CONVERSATION

IF YOU HAVE ANY QUESTIONS REGARDING THIS DISPUTE, CONTACT:

NAME	TELEPHONE NUMBER (include Area Code)

RETURN A COPY OF THIS NOTIFICATION WITH THE CORRECTED INVOICE TO:
Grant Manager
Transformative Climate Communities Program
1400 10th Street
Sacramento, California 95814

STATE OF CALIFORNIA USE ONLY

DATE DISPUTE RESOLVED	INITIALS
RESOLUTION	

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Attachment 7: Advance Pay Request Form

Instructions

This request form and an accompanying formal invoice for the requested advance pay amount must be provided for advance payment requests to be reviewed and approved. Grantee shall email the completed form and invoice to OPR/SGC's Accounts Payable accountspayable@OPR.CA.GOV with their DOC and SGC Grant Managers copied. Advance payments can be dispersed in one of two (2) ways:

1. A one-time advance payment for 25% of the total grant award.
2. Multiple, smaller installments that collectively equate to 25% of the total grant award.

Regardless of the dispersal method, **advance payments cannot exceed 25% of the total grant award.** Advance payments will be provided via check. Grantees can expect to receive payment within 45 days of properly submitted, undisputed invoices and advance pay request forms. Please provide the following information.

Make Check Payable To:

Grantee Organization Name: County of Mariposa

Billing Address: PO Box 2039

City, State, and Zip Code: Mariposa, CA 95338

Attn: Contact Name Will Fassett

Grant Agreement Details

Grant Program: [Insert text]

Grant Agreement Number: [Insert text]

Project Name: [Insert text]

Grantee or Fiscal Sponsor: [Insert text]

Contact Name: [Insert text]

Contact Email: [Insert text]

Advanced Payment Dispersal

Is this a one-time payment or smaller installment? [Insert text]

Please note: if this is one of multiple installments, Grantee must submit a form for each request.

TOTAL AMOUNT REQUESTED AS ADVANCE PAYMENT: [Insert text]

Total Grant Award: [Insert text]

What is the period this advance will cover? From through (Month/Year

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Justification for Request & Overview of Anticipated Expenditures

In the text box below, for each entity to receive advance pay (e.g., Grantee, Partners), please include a brief justification for this request and describe how the advanced funds requested will be used, including the amount provided to each entity. If this advanced payment is an installment, please only include costs that will be covered in this specific period.

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Authorized Signature

The information contained in this request form is accurate and complete. Partners indicated as recipients of the requested advance funding will be paid by the Grantee in a timely manner. The recipient hereby commits to the development of procedures to ensure that expenditure of advanced funds is done expeditiously and will furnish supporting documentation upon request by the Strategic Growth Council staff. Funds received as an advance payment will be deposited into a federally insured, interest-bearing account that provides the ability to track interest earned and withdrawals. Any accumulated interest will be deemed grant moneys and earned interest will be reported to OPR/SGC. Changes to the information contained in this form will be reported to the OPR/SGC Grant Manager in writing within 30 days.

Name: **Signature**: **Date**:

----------FOR TCC PROGRAM INTERNAL USE ONLY----------

DOC Approval

Grant Manager Name: [Insert text]

Approve (Y/N):

Modify Approve: [Insert text - Why is the approved amount modified?]

Approved Modified Amount: [Insert text]

Signature: [Insert text] Date: [Insert text]

SGC Approval

Grant Manager Name: [Insert text]

Required Advance Pay Documentation in SGC Possession (Y/N)?

Approve (Y/N):

Modify Approve: [Insert text - Why is the approved amount modified?]

Approved Modified Amount: [Insert text]

Signature: [Insert text] Date: [Insert text

DocuSign Envelope ID: 9EDB72E7-5724-4C9A-B7A6-99445756869E

Exhibit C, General Terms and Conditions

1. Approval

This Grant Agreement is of no force or effect until signed by both parties. Grantee may not commence performance until such approval has been obtained.

2. Amendment

No change to this Grant Agreement shall be valid unless made in accordance with Exhibit A, Section 3 or 4, or Exhibit B, Section 7. No oral understanding or change not incorporated in this Grant Agreement is binding on any of the parties.

3. Assignment

This Grant Agreement is not assignable by Grantee, either in whole or in part, without the consent of the SGC in the form of an amendment.

4. Records Retention

A. Grantee shall establish an official file containing adequate documentation of all actions taken with respect to the Project, including copies of the Grant Agreement, changes, amendments, letters, email correspondence, financial records, and required reports for a minimum of four (4) years following the final payment of funds or until completion of any action and resolution of all issues which may arise as a result of an audit, whichever is later.

B. Grantee shall adequately protect all records, physical and electronic, from loss, damage, or destruction during the four (4) year retention period.

5. Audit

A. Grant funded projects are subject to audit by the State of California during the grant term and for up to four years following the termination of the grant agreement. Grantee agrees that the SGC, DOC, Department of Finance, Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Grant Agreement. The audit may consist of examining and auditing pertinent books, documents, papers, and records including financial transactions and supporting documents, general accounting systems, internal controls, management practices, policies, and procedures pertaining to the performance of this Grant Agreement.

B. At any time, the SGC, DOC, Department of Finance, Bureau of State Audits, or their designated representative may request to review Grantee's records to ensure proper grant management. Grantee shall be given advance notice when the grant-funded Project is selected for an audit or review by the SGC, DOC, Department of Finance, Bureau of State Audits, or their designated representative. Grantee agrees to allow the auditor(s) access to such records during normal business hours, excluding State of California holidays, and to allow

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interviews of any employees who might reasonably have information related to such records. Further, Grantee agrees to include a similar right of the SGC to audit records and interview staff in any subcontract related to performance of this Grant Agreement in accordance with Government Code section 8546.7. Grantee shall comply with the above and be aware of the penalties for violations of fraud and for obstruction of investigation as set forth in Public Contract Code section 10115.10.

6. Indemnification

Grantee agrees to indemnify, defend, and hold harmless the State of California, its officers, agents, and employees from any and all claims and losses accruing or resulting to any and all Grantees, partners, subcontractors, suppliers, laborers, and any other person, firm, or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Grant Agreement, and from any and all claims and losses accruing or resulting to any person, firm, or corporation who may be injured or damaged by Grantee in the performance of this Grant Agreement.

7. Disputes

Grantee shall continue with the responsibilities under this Grant Agreement during any dispute.

8. Independent Grantee

Grantee, and the agents and employees of Grantee, in the performance of this Grant Agreement, shall act in an independent capacity and not as officers, employees, or agents of the SGC.

9. Non-Discrimination Clause

During the performance of this Grant Agreement, Grantee and its subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, color, ancestry, national origin, religion, creed, age (over 40), mental disability, physical disability, sex, gender (including pregnancy, childbirth, breastfeeding, or related medical conditions), sexual orientation, gender identity, gender expression, medical condition, genetic information, marital status, and military and veteran status. Grantee and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Grantee and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Grant Agreement by reference and made a part hereof as if set forth in full. Grantee and its subcontractors shall give written notice of their obligations under this

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clause to labor organizations with which they have a collective bargaining or other Grant Agreement.

Grantee shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Grant Agreement.

10. Timeliness

Time is of the essence in this Grant Agreement. The SGC and Grantee will work collaboratively to ensure this Grant Agreement is administered in a timely fashion.

11. Governing Law

This Grant Agreement is governed by and shall be interpreted in accordance with the laws of the State of California.

12. Unenforceable Provision

If any provision of this Grant Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Grant Agreement have force and effect and shall not be affected thereby.

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Exhibit D, Special Terms and Conditions

1. Compliance with Laws and Regulations

By signing this Grant Agreement, Grantee certifies that it shall comply fully with all applicable federal, state, and local laws, ordinances, regulations, and permits and shall secure any new permits required by authorities having jurisdiction over the Project(s), and maintain all presently required permits. Grantee shall ensure that any applicable requirements of the California Environmental Quality Act are met in order to carry out the terms of this Grant Agreement.

2. Subcontractors

The SGC's contractual relationship is with Grantee, and not any of its subcontractors. Grantee is entitled to make use of its own staff and subcontractors, as identified in the Budget Detail Worksheet (Attachment 4), and will comply with its own competitive bidding and sole sourcing requirements for subcontracts that arise out of or in connection with this Grant Agreement. Grantee shall manage, monitor, and accept responsibility for the performance of its own staff and subcontractors, and will conduct Project activities and services consistent with professional standards for the industry and type of work being performed under this Grant Agreement.

Nothing contained in this Grant Agreement or otherwise, shall create any contractual relation between the SGC and any subcontractors, and no subcontract shall relieve Grantee of its responsibilities and obligations hereunder. Grantee agrees to be as fully responsible to the SGC for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by Grantee. Grantee's obligation to pay its subcontractors is an independent obligation from the SGC's obligation to make payments to Grantee. As a result, the SGC shall have no obligation to pay or to enforce the payment of any moneys to any subcontractor.

3. No Third-Party Beneficiaries

This Grant Agreement is not intended for the benefit of any person or entity other than the parties, and no one other than the parties themselves may enforce any of the rights or obligations created by this Grant Agreement.

4. Project Monitoring and Oversight

Project monitoring and oversight is essential to ensure the Project stays within scope and is completed on schedule and within budget in accordance with this Grant Agreement.

5. Dispute Resolution

A. Invoice Disputes

i. In the event of an invoice dispute, the TCC Grant Manager will notify Grantee in writing within fifteen (15) working days of receipt of the disputed invoice and follow up in writing using the Invoice Dispute Notification Template (Attachment 6).

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ii. During the dispute, both parties shall deal in good faith to resolve the dispute. Grantee shall continue to meet its responsibilities and obligations under the terms of this Grant Agreement.

iii. If Grantee contests the decision made by the Grant Manager, Grantee shall submit a written "Notice of Dispute" on official letterhead, according to Subsection C below.

B. General Disputes

i. In the event of a dispute unrelated to the dispute of an invoice, Grantee shall first attempt to resolve the dispute with the Grant Manager.

ii. Both parties shall deal in good faith and attempt to resolve the dispute informally.

iii. Grantee shall continue to meet its responsibilities and obligations under the terms of this Grant Agreement during a dispute.

iv. If Grantee contests the decision made by the Grant Manager, Grantee shall submit a written "Notice of Dispute" on official letterhead, according to Subsection C below.

C. Contesting a Dispute Decision

i. If Grantee contests a decision made by the Grant Manager, Grantee may submit a written "Notice of Dispute" on official letterhead. The "Notice of Dispute" shall include:

- The Grant Agreement number
- A complete description of the basis for the dispute
- Legal authority or pertinent facts, supporting arguments and documentation
- Action requested for resolution

The "Notice of Dispute" shall be sent to:

California Strategic Growth Council
Transformative Climate Communities Program
Attn: Program Manager
1400 10th Street
Sacramento, CA 95814

ii. Within 30 days after receipt of the "Notice of Dispute," the Division Director shall review the dispute and submit a written decision to Grantee, which shall include:

- The decision made
- An explanation for the decision
- Whether the decision shall be conclusive and binding or can be appealed and the steps to take to appeal the decision

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6. Termination

A. Completion of Project. This Grant Agreement shall terminate upon completion of the project and payment of the last invoice.

B. Early Termination. Either Party may terminate this Grant Agreement upon thirty (30) days advance written notice by certified mail to the other Party. The notice shall specify the reason for early termination and may permit Grantee or the SGC to rectify any deficiency(ies) prior to the early termination date.

7. Waiver of Rights

A. Grantee waives any and all rights to any type of express or implied indemnity or right of contribution from the SGC, its officers, agents, or employees for any liability arising from, growing out of, or in any way connected with this Grant Agreement.

B. Grantee waives all claims and recourses against the SGC, including the right to contribution for loss or damage to persons or property arising from, growing out of, or in any way connected with or incident to this Grant Agreement, except claims arising from the gross negligence of the SGC, its officers, agents, and employees.

C. None of the provisions of this Grant Agreement shall be deemed waived unless expressly waived in writing.

8. Insurance Requirements

A. Grantee that is a governmental organization may provide evidence of sufficient self-insurance to satisfy the insurance requirements below.

B. If Grantee is not a governmental organization or is unable to provide evidence of sufficient self-insurance, then the following are the insurance requirements:

   a. Grantee must ensure the following insurance policies are obtained and kept in force for the term of this Grant Agreement, with no lapses in coverage, that cover any acts or omissions of Grantee and its employees engaged in carrying out any tasks specified in this Grant Agreement:

      i. Workers' Compensation Insurance in an amount of not less than the statutory requirement of the State of California (California Labor Code § 3700 et seq.).

      ii. Commercial general liability insurance in an amount of not less than $1,000,000 per occurrence for bodily injury and property damage combined.

      iii. Motor vehicle liability with limits not less than $1,000,000 per accident for bodily injury and property damage combined. Such insurance shall cover liability arising out of a motor vehicle including owned or hired, and non-owned motor vehicles.

   b. Insurance policies must name the State of California, its officers, agents, employees, and servants as additional insured parties for the commercial general liability and automobile liability insurance, but only with respect to work performed under this Grant Agreement.

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C. Grantee is responsible for guaranteeing that a copy of each Certificate of Insurance is submitted to the TCC Grant Manager within sixty (60) calendar days of the Grant Agreement signature. The grant number must be included on each submitted Certificate of Insurance.
D. Grantee must notify the TCC Grant Manager prior to any insurance policy cancellation or substantial change of policy, including lapse of coverage, change in coverage amount, or change in carrier. Grantee shall submit proof of new or updated policy based on insurance requirements within thirty (30) days of policy cancellation or substantial policy change. Failure to provide proof of insurance may result in termination of this Grant Agreement.
E. Grantee is responsible for determining the appropriate level of insurance, if any, for its Partners or subcontractors.

9. Stop Work

If it is determined, at the sole discretion of the SGC, that Grantee is not meeting the terms and conditions of this Grant Agreement, immediately upon receiving a written notice through certified mail from the SGC to stop work, Grantee shall cease all work under this Grant Agreement. The SGC has the sole discretion to determine that Grantee meets the terms and conditions after a stop work order, and to send through certified mail a written notice to Grantee to resume work under this Grant Agreement.

10. Publicity

Grantee agrees that it will acknowledge SGC in all publications, websites, signage, invitations, and other media-related and public-outreach products related to the TCC grant. SGC staff will provide SGC logo files and guidance on their usage directly to Grantee. Grantee agrees to adhere to the TCC Communications Kit provided by SGC (Exhibit E). If Grantee is planning an event or announcement, needs sample materials, or needs assistance or advice regarding digital or print materials, press, social media, and/or general communications, please contact your TCC Grant Manager.

A. Long-Form Materials: Long-form written materials, such as reports, must include the following standard language about SGC and TCC:
   . *The Transformative Climate Communities (TCC) Program funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies and projects to enact transformational change – all with data-driven milestones and measurable outcomes. This program is administered by the California Strategic Growth Council (SGC) which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians.* www.sgc.ca.gov.
B. Press Releases, Flyers, and Visual Materials: Any informational materials that do not qualify as long-form, but that include at least a paragraph of text, such as press releases, media advisories, short case studies, some flyers, etc., should include following language:

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. *"[Project Name] is **supported** by California Strategic Growth Council's Transformative Climate Communities program with funds from California's General Fund.*

Grantee may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the above boilerplate language acknowledging SGC support is not practical, Grantee should instead include the official logo of SGC, preceded by the words "Funded by."

11. Drug-Free Workplace Certification

In signing this Grant Agreement, Grantee certifies that it will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:

A. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.

B. Establish a Drug-Free Awareness Program to inform employees about:
   i. The dangers of drug abuse in the workplace.
   ii. The person's or organization's policy of maintaining a drug-free workplace.
   iii. Any available counseling, rehabilitation, and employee assistance programs.
   iv. Penalties that may be imposed upon employees for drug abuse violations.

C. Every employee who works on this Grant Agreement will:
   i. Receive a copy of the company's drug-free workplace policy statement.
   ii. Agree to abide by the terms of the company's statement as a condition of employment on this Grant Agreement.

Failure to comply with these requirements may result in suspension of payments under this Grant Agreement or termination of this Grant Agreement or both, and Grantee may be ineligible for award of any future State of California agreements if the SGC determines that any of the following has occurred: Grantee has made false certification, or violated the certification by failing to carry out the requirements as noted above (Gov. Code §8350 et seq.).

12. Americans with Disabilities Act

Grantee assures the SGC that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA (42 U.S.C. 12101 et seq.).

13. Air/Water Pollution Violation Certification

Under State of California laws, Grantee shall not be: (1) in violation of any order or resolution not subject to review promulgated by the California Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste

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discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

14. Payee Data Record Form - STD 204

This form must be completed by all Grantees that are not another state agency or other governmental entity.

15. Economic Sanctions

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law.

All primary Contracts and sub-contractors, primary Grantees, and sub-awardees, agree that they have reviewed Executive Order N-6-22 and attest that they are in compliance with it prior to submitting their response to a solicitation, and prior to entering into a contractual or grant agreement.

OPR will check the Office of Foreign Assets and Controls Sanctions List to ensure entities are not listed. Any entity found not being in compliance with Executive Order N-6-22 shall have their offer automatically disqualified, or contract or grant voided.

By submitting an offer against a solicitation, the Contractor or Grantee represents that the Contractor or Grantee nor any of its sub-contractors or sub-awardees are not a target of Economic Sanctions.

Should the State determine the Contractor, sub-contractors, Grantee or sub-awardees are a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for rejection of the Grantee's bid/proposal any time prior to grant execution, or, if determined after grant execution, shall be grounds for termination by the State. See more at the following hyperlink to the online directory:

https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf.

The EO also directs all agencies and departments that are subject to the Governor's authority to take certain steps, including directing that all state contractors and grantees with agreements valued at $5 million or more to report to the agency/department regarding their compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any.

If the total value of this Agreement is valued at $5 million dollars or more, the Contractor or Grantee agrees to provide report on their compliance with these economic sanctions. This report will be submitted on the Contractor or Grantee's official letterhead and will identify the actions they have taken to ensure

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compliance with these sanctions, and that the Contractor of Grantee has verified that all of their sub-contractors or sub-awardees, if any, are also in compliance with these economic sanctions.

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Exhibit E, TCC Communications Kit



WELCOME TO THE CALIFORNIA STRATEGIC GROWTH COUNCIL GRANTEE COMMUNITY!

Our team believes everyone deserves to hear about the important work you're doing to put California cap-and-trade dollars to work through your Transformative Climate Communities Program (TCC) award. This Communications Kit provides you with tips and recommendations to help you spread the word far and wide, as well as information to ensure that you are well-equipped to comply with our publicity and communications requirements for all TCC grantees.

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Dear Transformative Climate Communities Grantee,

Congratulations on your Transformative Climate Communities Program (TCC) award. All of your hard work has paid off! We look forward to working closely with you to achieve major environmental, health, and climate benefits your project promises.

Your work is important and deserves to be celebrated – both in your community and as a model for others. To help you spread the word, the communications and external affairs team at California Strategic Growth Council (SGC) has prepared this Communications Kit. As you plan communications and events related to your TCC award, please use this kit, which includes both 1) a set of communications and branding guidelines we require TCC grantees to follow, and 2) an array of resources and best practices that can help you streamline and enhance your communications efforts across traditional and digital media channels.

We hope this kit serves as a resource for your current project and provides you with tools that can help you harness and strengthen your continuing relationship with SGC. We're here, along with the Department of Conservation, as resources for you and your work.

If you are planning an event or announcement, need sample materials, or need assistance or advice, please contact SGC's Deputy Director of Communications and External Affairs,Emily Breslin, at emily.breslin@opr.ca.gov.

Thank you for your inspiring work to implement transformative, collaborative, community-driven, place-based projects: your work will help achieve major environmental, health, and equity impacts in your community. We look forward to partnering with you!

Best,

The California Strategic Growth Council Team

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Publicity Requirements & Guidelines for TCC Grantees

SGC requires TCC grantees to acknowledge the California Strategic Growth Council and the California Department of Conservation (DOC) in all publications, websites, signage, invitations, and other media-related and public-out-reach products related to the TCC grant.

When using SGC's logo, use the color version only when the logo appears on a white background; on backgrounds of any other color, please use the white version of the logo.

LONG-FORM MATERIALS

Long-form written materials, such as reports, must include the following standard language about SGC, TCC, and DOC::

> *TThe California Strategic Growth Council's (SGC) Transformative Climate Communities Program (TCC) empowers the communities most impacted by pollution to choose their own goals, strategies, and projects to reduce greenhouse gas emissions and local air pollution. Administered in partnership with the California Department of Conservation, TCC funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in California's most disadvantaged communities. For more information, visit sgc.ca.gov/programs/tcc/*

PRESS RELEASES, FLYERS, AND VISUAL MATERIALS

Any informational materials that do not qualify as long-form, but that include at least a paragraph of text, such as press releases, media advisories, short case studies, some flyers, etc., should include the following language:

LONG VERSION:

> *"[Project Name] is supported by California Strategic Growth Council's Transformative Climate Communities Program strengthening the economy, and improving public health and the environment – particularly in disadvantaged communities."*

SHORT VERSION:

> *"[Project Name] is supported by California Strategic Growth Council's Transformative Climate Communities Program."*

MOSTLY VISUAL:

Grantees may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the boilerplate language acknowledging SGC support is not practical, grantees should instead include the official logos of SGC and DOC preceded by the words "Supported by."

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SIGNAGE

Grantees must post signs on project construction sites stating that SGC is providing financing through the TCC Program in an appropriate location(s), typeface and size conveying the following message:

> *[PROJECT NAME]*
>
> *THIS PROJECT HAS BEEN MADE POSSIBLE BY FINANCING FROM*
>
> *TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM*
>
> *THROUGH THE CALIFORNIA STRATEGIC GROWTH COUNCIL*

The sign should also include the SGC and DOC logos. Please refer to the "Publicity" section of the TCC Grant Agreement for specific, additional guidelines about signage.

MEDIA INQUIRIES

TCC Grantees must identify a point of contact for all press inquiries and communications needs related to the project and provide the name, phone number and email address of this individual to SGC. Grantees must also distribute a press release after grant decisions are made at SGC's Public Council Meeting and are encouraged to do so for other major milestones throughout the lifecycle of the grant. All press releases must be approved by SGC's Chief External Affairs Officer prior to distribution and SGC must be alerted and invited to participate in any and all press conferences related to the grant.

COMMUNICATIONS MATERIALS & PHOTOS

TCC grant recipients must prepare one or more two-to-four-page documents that provide a summary of the grant components and tell the story of the project development process and/or implementation. All such materials must be approved by SGC's Chief Communications Officer prior to distribution. SGC may display such materials on its website.

In addition, SGC requires TCC grantees to share between 8–24 high-resolution, color photos with SGC during the project period. These photos should include pictures of both people and the project. SGC reserves the right to use these photos across any and all of its communications platforms.

SOCIAL MEDIA

SGC encourages TCC grantees to use social media to share the process of creating and developing a TCC pro-posal as well as stages of the project's implementation. Grantees must tag @CalSGCand @CalConservation in all Tweets related to the TCC grant; tag California Strategic Growth Council and California Department of Conservation on LinkedIn; on Facebook and other platforms, please mention California Strategic Growth Council and California Department of Conservation.

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Spread the Word

Here are a few effective ways to raise awareness around your important work. In every case, we recommend a clear, concise writing style that avoids technical terms and is easy for most readers to access. Be sure all of your communications comply with the Publicity Requirements and Guidelines on pages ____-____ of this kit.

CREATE A WEBSITE

One of the best ways to share the latest information about the progress of your TCC project is to compile everything the public needs to know into well-organized website. Your website should be simple and inviting, with sections explaining who you are, what the TCC program is, and why the project is important. Keeping the website updated with your latest accomplishments and steps taken to achieve your goals will keep members of your community enthusiastic and engaged. You can choose from dozens of inexpensive website templates, such as Wix, Square Space, and WordPress.

PRESS RELEASES & MEDIA ADVISORIES

If you're interested in getting mentioned by your local news outlets (newspapers, web-based news, radio, television), you've got to alert reporters, editors, hosts, news desks, and producers in your local media market. Here are a couple ways to get their attention (in both cases, include a contact name, title, phone number, and email at the top):

PRESS RELEASE

This is a narrative piece that tells the reader a story. Your best bet is to write it in the style of a story you'd read in the newspaper. Start with the most important part so that the reader knows immediately what you want to tell them about. From there, add details to flesh out the story (the amount of the grant, the number of affordable units, total emissions reductions), along with quotes from people who are engaged with your project – for example, representatives from partner organizations, residents who engaged in project design, and SGC's Executive Director. Some media outlets might publish your press release as is! Others will follow up with questions or to interview someone.

MEDIA ADVISORY

This is a short piece you send to reporters, editors, hosts, news desks, and producers when you want to invite them to attend and cover an event, such as a groundbreaking, ribbon-cutting, dedication, etc. Make sure you answer the most important questions (who/what/when/where/why/how) and emphasize what makes your story worthy of media attention – as well as what photo opportunities will be available at the event.

SOCIAL MEDIA

Numerous social media platforms support digital story-telling and promotion. Use your existing platforms to talk about your TCC project. We also encourage you to follow SGC on Twitter and LinkedIn so we can watch for and share your updates about your TCC project. Please see our social media section of this kit for more details.

BLOG POST

If you or any of your partners currently has an active blog, we encourage you to write a post highlighting the progress or impact of your TCC project. For example, ask a project partner to write a guest blog or sit with you for a Q&A to highlight some of the specific benefits of their programs, who is receiving those benefits, and how the community has been involved. After you've posted your blog, you can share it on your social media platforms!

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NEWSLETTER

If you or any of your TCC partners have a newsletter or listserv, please share your award announcement and other important milestones through that platform. Encourage community leaders and/or elected officials who work with you frequently to announce TCC milestones through their newsletters or listservs as well. Please contact us at SGC so we can share your important TCC milestones through our newsletter as well!

OP-ED OR LETTER TO THE EDITOR

Consider writing an op-ed or letter to the editor of your local newspaper to raise awareness of your new TCC award and the benefits it will bring to your community. A good approach is to acknowledge the various stakeholders involved in the planning process, name the specific benefits this project will bring to members of your community, and emphasize the place-based, community-driven approach to this project using TCC's model. An op-ed is typically around 600 words (it depends on the outlet) and you submit it to the Op-Ed Editor; it is best to reach out to this editor with an outline for your piece and ask if they're interested in running a developed piece from you. A letter-to-the-editor is short – usually under 200 words – and you just submit it directly to the letters section of the outlet.

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Events and Engagement

Events with community members, leaders, and elected officials can be a draw for the press, as well as for local residents, and are a great way to build excitement about your TCC project.

HOLD A PROJECT AREA TOUR AND RIBBON CUTTING CEREMONY

Invite project partners, elected officials, funders, and other stakeholders to speak at the event. SGC staff members and Council members try to be available to participate in these events. Invite local media to attend the event (see "Media Advisory" on page ____) and provide enough information that they'll be excited to cover it.

Do a press conference right before the ribbon cutting. Plan the message you want attendees to take away from the event, so you can craft speakers' dialogue around it. Generally, you want to agree in advance with your speakers about what angles they'll cover – that way, you can be sure all the important points get attention without too much repetition. Let speakers know how much time they have for their comments – typically 4-5 speakers giving comments for about 2 minutes each is plenty for a press conference. Leave time for questions at the end. You'll need a master of ceremonies who introduces each speaker, facilitates the Q&A, and keeps the program on-track. And an audio amplification system – a microphone and a speaker – is usually important, unless you are in a very quiet space.

Give yourself plenty of time to secure the location, publicize the event, invite press, gather equipment and any visual materials, and ensure spokespeople are fully prepared.

HOST COMMUNITY EVENTS

Organizing a fun kick-off meeting and other community events for stakeholders and the general public is a great way to raise awareness about your TCC award and get more people involved in the planning and implementation process. These kinds of events can help make sure everyone is on the same page and united in your mission, as well as enthusiastic about the tangible benefits your project will create.

REMEMBER

The SGC team is here to help! We love to work with grantees to brainstorm communication strategies. We can provide quotes from SGC leadership for your press releases and make leadership available for media interviews. We can coach you on how to pitch media, help you identify reporters, and help secure participation by State officials in your event. Contact SGC's Deputy Director of Communications and External Affairs, Emily Breslin, for support: emily.breslin@opr.ca.gov.



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Social Media

Social media offers an array of powerful, free platforms that enable you to communicate about your TCC project to potentially large audiences.

FOLLOW US

The California Strategic Growth Council (@CalSGC) and the Department of Conservation (@CalConservation) post frequently on Twitter about the State's efforts to improve our environment and communities. SGC and DOC are also active on LinkedIn. We encourage you and your TCC partners to follow our accounts to stay up to date on the latest news on our policies and programs. If we tweet about TCC, or about anything else relevant or interesting to you, please 'like' and retweet us – sometimes it can even save you the trouble of crafting your own tweet.

TAG US

We love seeing grantees' progress from vision to reality. Please post updates and photos of project events or outcomes on social media, and make sure to tag us so that we can like, comment, and retweet to share your hard work with all of California.

TAG YOUR PARTNERS

Remember to include co-applicants and other key stakeholders and champions in social media posts about your TCC award. Tagging partners gives them the recognition they deserve while increasing the audience for your post.

USE HASHTAGS

Hashtags can be a very effective way to increase a post's visibility and response rate. It is best to use a few relevant hashtags, like #TransformativeClimateCommunities, #transit, #equity and #climatechange.

TAKE PICTURES

A social post with a great image attached is bound to get more traction than one without an image. Throughout every stage of the TCC process, be sure to encourage your team to bring their phones or even a nice camera and take a picture of their colleagues or work environment. Having a photobank of pictures can work wonders on your social media accounts, especially because you'll have the freedom to choose the highest quality or most interesting photos. Please see the Photo Tips section of this kit for more information.

SHORTEN THE MESSAGE

Given the character limit for tweets, you will need to pick and choose what information to include. Incorporate hashtags and tagging partners into your sentences, (see the sample posts below). Use commonly known abbreviations and conjunctions.

AMPLIFY THE VOICES OF COMMUNITY MEMBERS

Reach out to partners and community members for their videos, quotes, and pictures that share how your TCC project will affect their lives. These stories can increase your social media audience's enthusiasm for your project. Retweeting posts that residents and stakeholders create is another way to demonstrate TCC's impact.

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POST OFTEN

Interact with your audience as much as possible on all platforms. It is ideal to post between a few times a week and once or twice a day on social media. Brainstorm with your staff to come up with creative ways to keep the public informed and interested in your work. Then create a schedule and remain consistent.

MORE SOCIAL MEDIA TIPS

- Encourage audience engagement by posting questions.
- Use URL shortening tools from sites like bitly.com and tinyurl.com.
- Don't be afraid to use emojis.
- Encourage your colleagues and TCC partners to participate in social media conversations.
- Be visual! Use infographics instead of text when possible.
- Observe copyright laws.







DocuSign Envelope ID: 9EDB72E7-5724-4C9A-B7A6-99445756869E

Photo Tips

Consider pointers in this section when using photography to tell your project's story.

QUALITY

Use the highest quality camera you can access. Good news: many modern smartphones are usually sufficient, as long as your subject is in focus, well-lit, and the phone is turned sideways (landscape orientation – use this orientation for videos, too!). Photos on social media don't have to be as high quality as photos on your website or newsletter.

EVERYONE'S A PHOTOGRAPHER

Encourage your staff and partners to take photos whenever they have the chance, and to send them all to your organization's communications team. Designating someone who owns a nice camera to take photographs during events is always a good practice.

DON'T HAVE A GREAT PHOTO?

Services like Flickr, Pixabay, and Upsplash offer countless high-quality photos that you can download and use for free.

CONTENT

When possible, photos should be bright and colorful, without being too 'noisy,' blurry, or filtered. Candid photos of people working or interacting tend to be more unique and eye-catching than people smiling at the camera. Highlight interesting aspects of your project so your photo stands out.

REMEMBER

The picture is what draws people in to read the caption and learn about your work. Don't underestimate its importance!





STAY IN TOUCH!

Feel free to contact SGC's Deputy Director of Communications and External Affairs, Emily Breslin, if you have questions or need support on any of your communications efforts at emily.breslin@opr.ca.gov.

SGC'S NEWSLETTER AND TCC LISTSERV

bit.ly/2CTvCyB

Follow us on social media and check our website regularly for new announcements and updates!

TWITTER

twitter.com/CalSGC

LINKEDIN

linkedin.com/company/strategic-growth-council/

WEBSITE

sgc.ca.gov

BUDGET ACTION FORM

FUND	DEPT/DIV	ACCOUNT	DESCRIPTION	PROJECT	INCREASE	DECREASE
3639	249	45547	One Time State Grants		($49,990)	
3639	249	60301	Professional Services		$15,000	
3639	249	51111	Regular Salaries and Wages		$34,990	
TRANSFER BETWEEN FUNDS					**DEBIT**	**CREDIT**
					$0	$0

ACTION REQUESTED: (Check all that apply)

(X) Budget appropriation by Board of Supervisors (4/5ths Vote Required): Amending the total amount available in the county budget, or in any one fund of the budget, or transferring appropriation from Contingencies;

( ) Transfer by Board of Supervisors (3/5ths Vote Required): Moving existing appropriations from one budget to another, or between categories with a budget unit;

JUSTIFICATION:

The county will be getting grant reimbursement.

DEPARTMENT HEAD Steven J. Engler DATE 3/6/2024

APPROVED BY RES NO. CLERK DATE

AUDITOR'S USE ONLY
BA#

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-113

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Shannon Hansen, Director of Public Works and Transportation
RE:	Declare the Paseo De Mariposa Run, a County-Sponsored Event; Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206; and Approve the Road Closure of 9th Street Between Bullion and Jones Street on April 28, 2024, from 7:30 am to 12:00 pm

---

RECOMMENDATION AND JUSTIFICATION

Declare the Paseo De Mariposa Run, a County-Sponsored Event; Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206; and Approve the Road Closure of 9th Street Between Bullion and Jones Street on April 28, 2024, from 7:30 am to 12:00 pm.

This event is hosted by the Mariposa County Health Department in collaboration with Sierra Foothill Conservancy, MPUD, and the Mariposa Rotary Club to promote the health of Mariposa families by supporting a physically active lifestyle.

The run is a 5k, 8k, and 12k run. This event will be held in the Mariposa town site with the start/stop location in front of the historical Courthouse. The trail course will run along Slaughterhouse Road, Flume Trail, past the Stockton Creek Reservoir and back to the Courthouse. This is an event the whole family can enjoy.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has supported this event in past years.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, the cost could cause a hardship for the coordinators of the event.

FINANCIAL IMPACT

None

ATTACHMENTS

1. **Map24**
2. **Encroach Permit24**
3. **Info letter24**
4. **Letter to Board24**
5. **Insurance24**

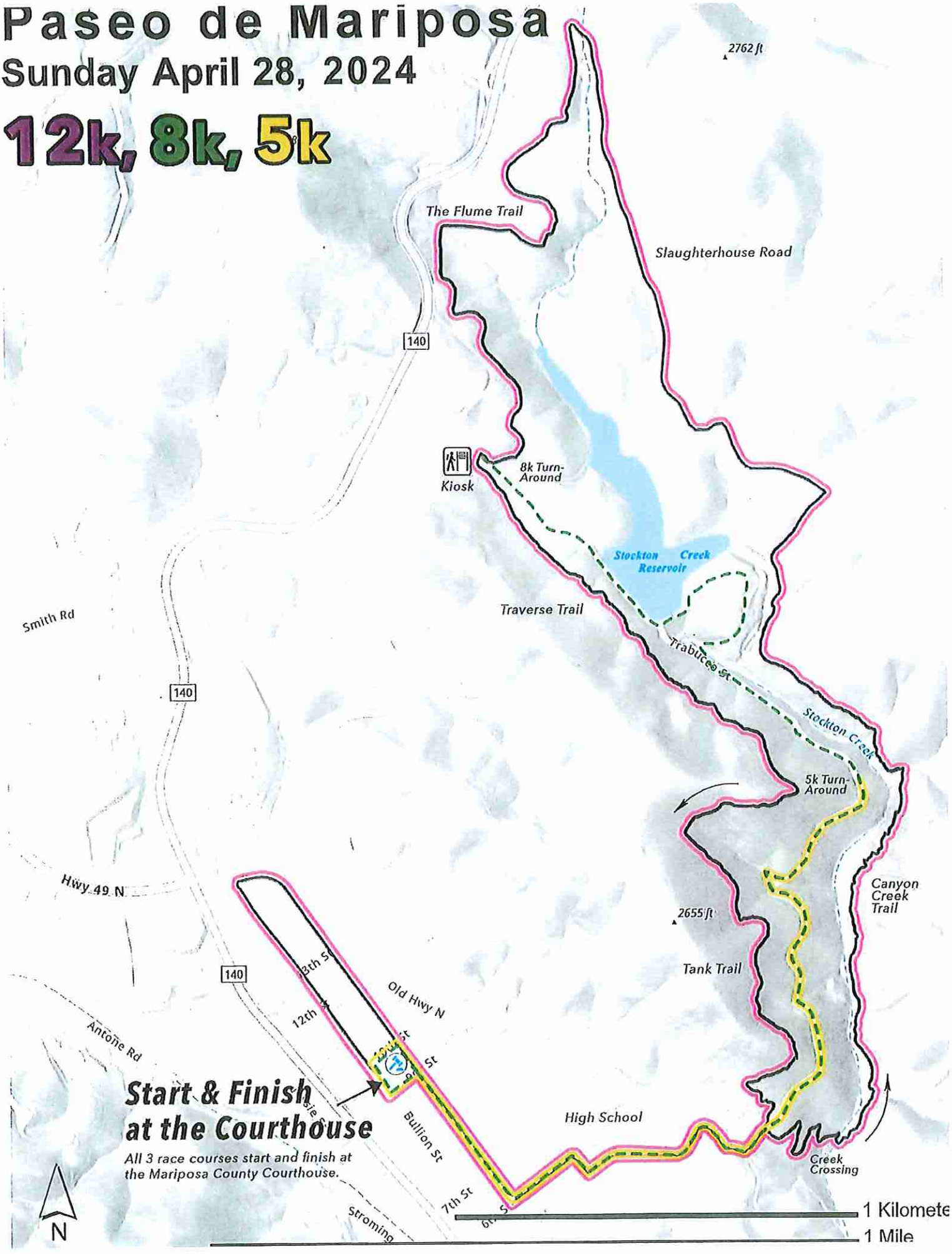
VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District IV Supervisor Wayne Forsythe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Paseo de Mariposa

Sunday April 28, 2024

12k, 8k, 5k



COUNTY OF MARIPOSA
APPLICATION FOR ENCROACHMENT PERMIT

TO: PUBLIC WORKS DEPARTMENT
4639 BEN HUR ROAD
MARIPOSA, CA 95338

DATE: 2/23/2024 Building Permit #: _____

APPLICANT: Mariposa County HHSA-Public Health-Paseo de Mariposa

THE UNDERSIGNED HEREBY APPLIES FOR PERMISSION TO EXCAVATE, CONSTRUCT AND/OR OTHERWISE ENCROACH ON A COUNTY RIGHT-OF-WAY ON (ADDRESS) 9th Street (side of Courthouse Lawn) AND AGREES TO DO THE WORK IN ACCORDANCE WITH COUNTY RULES AND REGULATIONS AND SUBJECT TO COUNTY INSPECTION AND APPROVAL, BY PERFORMING THE FOLLOWING WORK (PLEASE COMPLETE ALL THAT APPLY):

1.
- ☐ DRIVEWAY
- ☐ ROAD CROSSING (WATER PIPE, CULVERT, ETC. EXPLAIN BELOW)
- ☑ SPECIAL EVENT (EXPLAIN BELOW) DATE OF EVENT 4/28/2024
- ☐ OTHER (EXPLAIN BELOW)

_____

_____

2. DRIVING INSTRUCTIONS FROM A KNOWN LANDMARK TO LOCATION OF ENCROACHMENT, I.E., INTERSECTION OF COUNTY ROADS, STATE HIGHWAYS OR TOWN, ETC.

See map- The community fun run starts at 9th Street of the courthouse 5088 Bullion Street, Mariposa,(

5k, 8k, 12k courses will go from courthouse to Stockton Creek Preserve - returning back to 9th street

3. ATTACH MAP SHOWING LOCATION AND SKETCHES SHOWING WHAT IS TO BE DONE. SHOW LOCATION OF THE STAKE MARKING PROPOSED ENCROACHMENT OR WORK TO BE DONE.

4. ASSESSOR'S PARCEL NUMBER: _____

5. ADDRESS OF PARCEL: _____

APPLICANT IS REQUESTED TO STAKE THE ENCROACHMENT LOCATION WITH THE **PINK CARD** PROVIDED.
NO PERMIT WILL BE ISSUED UNTIL POSTING HAS BEEN COMPLETED AND APPROPRIATE FEES HAVE BEEN COLLECTED.
WORK WILL NOT BE STARTED UNTIL AN ENCROACHMENT PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

PERMIT NO.: _____

DATE ISSUED: _____

PHONE NUMBER: _____

OWNERS NAME: Paseo de Mariposa Planning Committee

PRINTED NAME OF APPLICANT: Margarita King

SIGNATURE OF APPLICANT: Margarita King

MAILING ADDRESS: 5300 Highway 49 North (P.O. Box 5) Mariposa, CA 95338

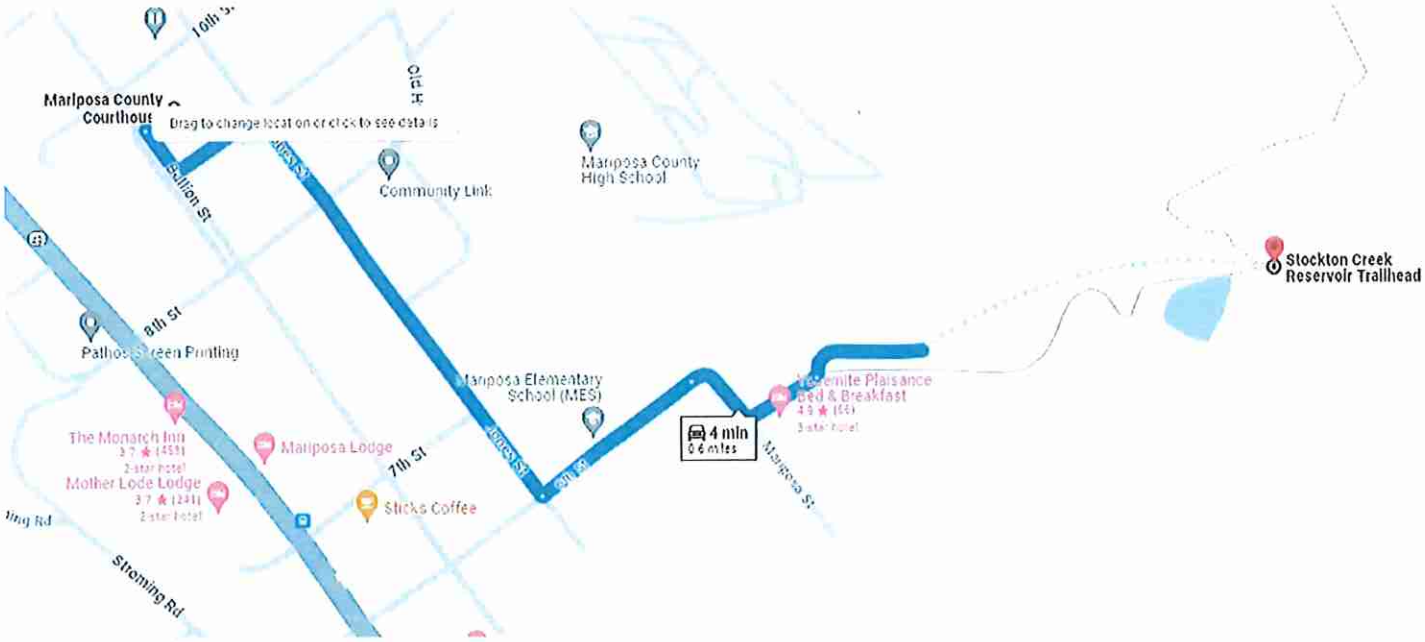
_____

Mariposa County
Health & Human Services Agency
Public Health

2024 Paseo de Mariposa

The Mariposa County Health Department in collaboration with Sierra Foothill conservancy, MPUD and the Mariposa Yosemite Rotary Club will host the 8th Annual Paseo de Mariposa on April 28, 2024. Just as the first run, this event promotes the health of Mariposa families, especially women and children, and showcase the resources available within our county to support a physically active lifestyle. Paseo de Mariposa will hold three healthy choice events: a 12 k Trail run, 8-ish K run/walk, and a 5K run/walk on the streets of Mariposa and through the hills on the Stockton Creek Preserve.

The start of the event is at the Courthouse lawn with the start of the run on 9th Street, right turn onto Jones Street then left turn onto 6th Street which will turn into Mariposa Street veering right. The participants will turn left onto Trabucco Rd which will turn into the dirt path towards the Stockton Creek Preserve. Appropriate signs will be posted on the trails for the 12k, 8k and 5k.



Mariposa County
Health & Human Services Agency
Public Health

February 29, 2024

Please see the attached Encroachment Permit Application with the addendum document with additional information regarding the event.

Paseo de Mariposa event starts at 07:30 and usually ends at 12p. The starting and ending area of the race events are on 9th Street. We request 9th Street to be closed for the event.

This letter is to request the Board of Supervisors to designate Paseo de Mariposa as a County Sponsored event and waive the vent's encroachment fees.

For any questions, I can be reached by cell 209-626-9897. Thank you for your consideration regarding this matter.

Sincerely,

Margarita King

Margarita King, MSN, PHN
Paseo de Mariposa Planning Committee
Public Health Nurse Manager
Mariposa County Health & Human Services- Public Health

EVANSTON INSURANCE COMPANY
CERTIFICATE NO.: -

CERTIFICATE OF INSURANCE
SPECIAL EVENT LIABILITY PROGRAM

PRODUCER	PUBLIC ENTITY (ADDITIONAL INSURED)
Alliant Insurance Services, Inc. in conjunction with Apex Insurance Services P O Box 744963 Los Angeles, CA 90074-4963 License No: OC 36861	
NAMED INSURED (EVENT HOLDER): **Mariposa County** **P O Box 784** **Mariposa, CA 95338**	EVENT INFORMATION: TYPE: **Paseo de Mariposa** DATE(S): **April 28, 2024** LOCATION: **See attached listing** *Liquor Liability Yes ☐ No ☒ **Liquor Liability after 12 am ends before 2 am ☐

This is to certify that the insurance policy listed below has been issued to the above insured named (event holder) for the policy period indicated. The insurance described herein is subject to all the terms, exclusions and conditions of such policy(ies) unless amended as described in Special Conditions.

INSURANCE CARRIER: Evanston Insurance Company

MASTER POLICY NUMBER MKLV7PBC001712

MASTER POLICY DATES: EFFECTIVE: JANUARY 1, 2024 **EXPIRATION**: JANUARY 1, 2025

COMMERCIAL GENERAL LIABILITY		OCCURRENCE FORM	DEDUCTIBLE: NONE
General Aggregate Limit	$ 2,000,000		
Products & Completed Operations	1,000,000		SPECIAL CONDITIONS:
Personal & Advertising Injury	1,000,000		The following endorsements attached to the Master Policy do not apply to this Certificate Of Insurance:
Each Occurrence Limit	1,000,000		
Damage To Premises Rented To You (Any One Premises)	100,000		MEGL1643
Medical Payments (Any One Person)	5,000		
Liquor Liability **(If purchased)**	1,000,000		
Optional Limits Purchased			
☒ **$1,000,000/$3,000,000**			
☐ **$2,000,000/$2,000,000**			
Damage To Property			
$300,000			

The limits of insurance apply separately to each event insured by this policy as if a separate policy of insurance has been issued for that event.

OTHER ADDITIONAL INSUREDS

CANCELLATION: Should the above described policy be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

AUTHORIZED REPRESENTATIVE: _____

DATE ISSUED: 3/11/24

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-114

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Shannon Hansen, Director of Public Works and Transportation

RE: Authorize the Director of Public Works to Waive the Encroachment Fee of $206 for the Annual 4-H Bike-a-Thon Fundraiser for Multiple Sclerosis to be held on April 28, 2024, from 11:30 am to 3:00 pm

---

RECOMMENDATION AND JUSTIFICATION

Authorize the Director of Public Works to Waive the Encroachment Fee of $206 for the Annual 4-H Bike-a-Thon Fundraiser for Multiple Sclerosis to be held on April 28, 2024, from 11:30 am to 3:00 pm.

This is the 13th annual Bike-a-Thon fundraiser. The run/walk event will begin at Highway 140 and Indian Gulch Road in Cathey's Valley and continue to Hornitos Park. It will be followed by a BBQ lunch and awards.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has supported this event for many years.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, the fee could cause a hardship on the sponsor of the event.

FINANCIAL IMPACT

None

ATTACHMENTS

1. **Encroachment Permit24**
2. **Flyer24**
3. **Letter to BOS24**
4. **Insurance24**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

COUNTY OF MARIPOSA
APPLICATION FOR ENCROACHMENT PERMIT

TO: PUBLIC WORKS DEPARTMENT
4639 BEN HUR ROAD
MARIPOSA, CA 95338

DATE: 2/14/2024 Building Permit #: _____

APPLICANT: Ira Jones

THE UNDERSIGNED HEREBY APPLIES FOR PERMISSION TO EXCAVATE, CONSTRUCT AND/OR OTHERWISE ENCROACH ON A COUNTY RIGHT-OF-WAY ON (ADDRESS) _____ AND AGREES TO DO THE WORK IN ACCORDANCE WITH COUNTY RULES AND REGULATIONS AND SUBJECT TO COUNTY INSPECTION AND APPROVAL, BY PERFORMING THE FOLLOWING WORK (PLEASE COMPLETE ALL THAT APPLY):

1. ☐ DRIVEWAY
   ☐ ROAD CROSSING
   (WATER PIPE, CULVERT, ETC. EXPLAIN BELOW)
   ☒ SPECIAL EVENT (EXPLAIN BELOW)
   DATE OF EVENT 4/28/24
   ☐ OTHER (EXPLAIN BELOW)

2. DRIVING INSTRUCTIONS FROM A KNOWN LANDMARK TO LOCATION OF ENCROACHMENT, I.E., INTERSECTION OF COUNTY ROADS, STATE HIGHWAYS OR TOWN, ETC.
   Hornitos Road to Indian Gulch Road
   see attached

3. ATTACH MAP SHOWING LOCATION AND SKETCHES SHOWING WHAT IS TO BE DONE. SHOW LOCATION OF THE STAKE MARKING PROPOSED ENCROACHMENT OR WORK TO BE DONE.

4. ASSESSOR'S PARCEL NUMBER: _____

5. ADDRESS OF PARCEL: _____

APPLICANT IS REQUESTED TO STAKE THE ENCROACHMENT LOCATION WITH THE **PINK CARD** PROVIDED.
NO PERMIT WILL BE ISSUED UNTIL POSTING HAS BEEN COMPLETED AND APPROPRIATE FEES HAVE BEEN COLLECTED.
WORK WILL NOT BE STARTED UNTIL AN ENCROACHMENT PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

PERMIT NO.: _____

OWNERS NAME: Ira Jones

DATE ISSUED: _____

PRINTED NAME OF APPLICANT: _____

PHONE NUMBER: _____

SIGNATURE OF APPLICANT: Ira Jones

MAILING ADDRESS: 5009 Fairgrounds Rd.
Mariposa, CA 95338

13th Annual

Multiple Sclerosis MS Bike Ten Miles

Sunday, April 28, 2024

go the distance for MS

Walkers and runners welcome! Resister with your pledges at 11:30 am at the corner of Indian Gulch Road and HWY 140 in Catheys Valley. The ride begins at 12:00 pm and travels down Indian Gulch Road to the finish line at the Hornitos Park where a barbecue and awards await.

ALL PROCEEDS WILL BE DONATED TO THE MS SOCIETY

FOR MORE INFORMATION OR A PLEDGE FOR CALL

209-382-7062

Sponsored by the 4-H Citizenship Project

UNIVERSITY OF CALIFORNIA
Agriculture and Natural Resources
4-H Youth Development Program
Cooperative Extension, Mariposa County

February 16, 2024

Mariposa County Board of Supervisors,

The Mariposa County 4-H Citizenship Project is planning their 13th Annual Multiple Sclerosis Bike-a-Thon, being held on Sunday, April 28th 2024. This event is open to the public, and all ages are invited to participate. Again this year, we are including Runners and Walkers. Registration begins at 11:30 a.m. at the intersection of Indian Gulch Road and Highway 140, where the course will start. The participants will start at 12pm and travel down Indian Gulch Road to the finish line at Hornitos Park, in the historic town of Hornitos, where a BBQ and awards ceremony await. We are requesting a fee waiver for the Encroachment Permit as this is a fundraising event with all proceeds going to the Multiple Sclerosis Society.

Multiple Sclerosis is a serious progressive disease of the central nervous system, occurring mainly in young adults and thought to be caused by a malfunction of the immune system. It leads to the loss of myelin in the brain and spinal cord and causes muscle weakness, poor eyesight, slow speech, and some inability to move.

We invite you to come enjoy a leisurely Run, Walk, or Ride though the beautiful foothills, visit our local establishments, and experience the rich history and atmosphere of our historic towns.

Respectfully,

Fadzayi Mashiri
Mariposa County Director
UC Cooperative Extension
fmashiri@ucanr.edu

CERTIFICATE OF SELF-INSURANCE COVERAGE

Date: June 15, 2023

PRODUCER/INSURED

The Regents of the University of California
Office of the President
Office of Risk Services
1111 Franklin St., 10th Floor
Oakland, CA 94607-5200
510-987-9832

This Certificate is issued as a matter of information only to authorized viewers for their internal use only and confers no rights upon any viewer of this Certificate. The Certificate does not amend, extend or alter the coverage described below. This Certificate may only be copied, printed and distributed by an authorized viewer for its internal use. Any other use, duplication or distribution of the Certificate without the written consent of the Regents of the University of California is prohibited.

ENTITIES AFFORDING COVERAGE

		PARTICIPATION
COMPANY LETTER A	**The Regents of the University of California**	100 %

COVERAGES

THIS IS TO CERTIFY THAT THE REGENTS OF THE UNIVERSITY OF CALIFORNIA IS A GOVERNMENTAL ENTITY THAT HAS A SELF-FUNDED RETENTION FOR LIABILITIES DESCRIBED BELOW, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY WRITTEN CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY PERTAIN. THIS SELF-FUNDED PROGRAM IS SUBJECT TO ALL PROVISIONS OF THE BYLAWS AND STANDING ORDERS OF THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, WHICH DOES NOT PERMIT ANY ASSUMPTION OF LIABILITY WHICH DOES NOT RESULT FROM THE NEGLIGENT ACTS OR OMISSIONS OF ITS OFFICERS, AGENTS OR EMPLOYEES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS MADE [X] OCCURRENCE	Self-Insured	July 1, 2023	July 1, 2024	GENERAL AGGREGATE PRODUCTS-COMP/OP AGG PERSONAL & ADV INJURY CONTRACTUAL LIABILITY EACH OCCURRENCE	$ Not applicable $ 5,000,000 $ 5,000,000 $ 5,000,000 $ 5,000,000
A	**AUTOMOBILE LIABILITY** [ ] ANY AUTO [X] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS [ ] GARAGE LIABILITY	Self-Insured	July 1, 2023	July 1, 2024	COMBINED SINGLE LIMIT BODILY INJURY (PER PERSON) BODILY INJURY (PER ACCIDENT) PROPERTY DAMAGE	$ Not applicable $ 2,500,000 $ 2,500,000 $ 2,500,000
A	**PROPERTY** [X] FIRE & EXTENDED PERILS	Self-Insured	July 1, 2023	July 1, 2024	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ Not applicable
A	**WORKERS' COMPENSATION AND EMPLOYERS LIABILITY**	Self-Insured	July 1, 2023	July 1, 2024	STATUTORY LIMITS EACH ACCIDENT DISEASE - POLICY LIMIT DISEASE - EACH EMPLOYEE	$ As required by California Law $ As required by California Law $ As required by California Law

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

ADDITIONAL COVERED PARTY- AS REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH RESPECT TO GENERAL LIABILITY AND AUTOMOBILE LIABILITY

LOSS PAYEE - AS REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH RESPECT TO PROPERTY COVERAGE

CERTIFICATE HOLDER
APPLICABLE PARTY AS REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

CANCELLATION
SHOULD THE REGENTS ELECT TO DISCONTINUE SELF-INSURING ITS LIABILITIES, THE REGENTS WILL UPDATE PROOF OF SELF-INSURANCE ON ITS WEBSITE. THE REGENTS SHALL NOT BE OBLIGATED TO PROVIDE INDIVIDUAL NOTICE TO VENDORS OR OTHERS.

By: Kevin Confetti

KEVIN CONFETTI, AVP & CHIEF RISK OFFICER

UNIVERSITY OF CALIFORNIA

PROOF OF SELF-INSURANCE COVERAGE

The Regents of the University of California are often requested by outside parties to provide evidence of the University's self-insurance coverage in conjunction with agreements and contracts negotiated by its employees on UC campuses and medical centers. Examples of situations where the University may be required to provide evidence of insurance include:

- Using an off-campus location to host an event, ceremony, athletic event, theatre production, practice space, job fair, educational outreach event, etc.
- Leasing or renting equipment, motor vehicle(s), or real estate
- Research grant sub-awards
- Affiliation (non-healthcare/medical related) and Professional Services Agreements

The University of California self-funds its liability exposures, so does not issue individual certificates of insurance. The UC Office of Risk Services has developed a Certificate of Self-Insurance Coverage document (COC) to illustrate the self-funded retention levels maintained for each liability program. The COC is available on-line for use by entities conducting business with the university as evidence of the self-funded retention levels, coverage terms, and limits routinely requested. The self-insurance limits accepted in each specific written agreement or contract shall be the limits that apply should a loss arise, regardless of the limits provided in the on-line Certificate of Self-Insurance Coverage document.

The UC COC Site is solely for the use and benefit of the vendors and organizations which contract with the University of California and not for resale or other transfer to or use by or for the benefit of any other person or entity. You may print copies for use within your organization, provided that you do not modify the COC in any way, nor distribute any copies outside your organization. You may not use any of the University of California's names or marks in any manner that creates the impression such names or marks belong to or are associated with you or imply any endorsement by the University of California, and you acknowledge that you have no ownership rights in and to any of these names or marks. You will not use the Site, the information contained therein or any of the University's names or marks in unsolicited mailings or spam material. You may not link directly to the COC ("deep link") or bring up or present the COC or other content of this site within another web site ("frame").

Official Correspondence must be sent via postal mail to:
Chief Risk Officer
Office of Risk Services
Office of the President
University of California
1111 Franklin St., 6th Floor
Oakland, CA 94607-5200
510-987-9832
RiskServices@ucop.edu

Please contact the local Risk Manager at the specific University of California location where you are contracting if you have insurance coverage questions:

- Campus Risk Managers Directory
- Hospital Risk Managers Directory

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-115

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Shannon Hansen, Director of Public Works and Transportation

RE: Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206 for the Las Mariposa Civil War Days to be help on April 13th-14th, 2024, Located at Yaqui Gulch Road & Highway 140 (Long Ranch)

RECOMMENDATION AND JUSTIFICATION

Authorize the Public Works Director to Waive the Encroachment Permit Fee of $206 for the Las Mariposa Civil War Days to be help on April 13th-14th, 2024, Located at Yaqui Gulch Road & Highway 140 (Long Ranch).

Saturday's event will be from 9:00 am to 8:00 pm. Sunday's events will be from 9:00 am to 2:30 pm.

The Las Mariposas Civil War Group is a registered 501(c)(3) non-profit volunteer organization dedicated to educating the public about the people and events of the Civil War. It does this in partnership with the American Civil War Association (ACWA) through the presentation of living history, which includes military and civilian encampments, battle re-enactments, lectures, and demonstrations.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has supported this event in the past years.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, the fee could cause a hardship to the sponsors.

FINANCIAL IMPACT

None

ATTACHMENTS

1. **aChamber of Commerce General Liability**
2. **Assemblage Permit24**
3. **Letter to BOS24**
4. **Flyer24**
5. **Encroachment Permit24**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**

MOVER: District IV Supervisor Wayne Forsythe

SECONDER: District III Supervisor Danette Toso

AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/13/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jeff Shaw
Jeff Shaw Farmers Insurance PO Box 1903 Mariposa CA 95338	PHONE (A/C, No, Ext): 209-742-6660 FAX (A/C, No): 209-966-4940 E-MAIL ADDRESS: jshaw@farmersagent.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United States Liability Insurance Company	
INSURER B : Mid-Century Insurance Company	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Mariposa County Chamber of Commerce
PO Box 425
Mariposa CA 95338

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	X		NBP1559291D	12/21/2023	12/21/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	[X] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0	X		CUP1562413D	12/10/2023	12/10/2024	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		A09599247	05/01/2023	05/01/2024	[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

The County of Mariposa, its officials, employees & volunteers are included as Additional Insureds with respect to General and Auto Liability. Insurance is Primary and Noncontributory, and Waiver of Subrogation applies, when required in written contract per policy provisions, conditions, and exclusions. Waiver of provisions, conditions, and exclusions.

CERTIFICATE HOLDER

County of Mariposa
5100 Bullion St
Mariposa CA 95338

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Clear All

Civil war Days

APPLICATION FOR PUBLIC ASSEMBLAGE PERMIT

Pursuant to Mariposa County Code Chapter 8.28

TO: Mariposa County Sheriff's Department

APPLICATION DATE: 1-3-24

SCHEDULED DATE OF EVENT: 4/12 - 4/2024 **TIME:** 7am - 10pm

EXACT LOCATION OF EACH ACTIVITY: long ranch Yaqui gulch

NUMBER OF PEOPLE ATTENDING: (Reasonable estimate): 900 over 3 days

BRIEF DESCRIPTION OF PLANNED ACTIVITY: (Include number and type of performance, events, names of well-known performers or public figures which would affect crowd size.)

School days the 12th 100-300 kids
Saturdays and Sundays 4 battles 4 encampments

WILL FOOD, BEVERAGES, OR ALCOHOLIC BEVERAGES BE SOLD, PROVIDED, OR CONSUMED? Yes

IF YES, PLEASE GIVE DETAILS. No alcohol - lemonade and bbq will be sold

PLEASE LIST MODE, EXTENT, AND NATURE OF ADVERTISING: Signs newspapers and flyers.

PLEASE LIST NAMES, ADDRESSES, AND PHONE NUMBERS FOR ALL PEOPLE RESPONSIBLE OR IN CHARGE OF THE ACTIVITY, SPECIFYING PERSON TO BE CONTACTED FOR THE PURPOSE OF THE APPLICATION:

1. Matthew Burton 2097677200
2.
3.
4.
5.
6.

If more space is needed, please attach on separate page.

PLEASE LIST ALL ARRANGEMENTS MADE TO PROVIDE THE PUBLIC HEALTH, SAFETY AND WELFARE REQUIREMENTS AS REQUIRED UNDER MARIPOSA COUNTY CODE 8.28.034.

Fire Safety: Mariposa county fire

Sanitation Facilities: Porta potties and hand washing facilities

Police Protection: Mariposa Sherrits office

Zoning & Land Use: County sponsored

Parking & Traffic Control: On site parking

Emergency Medical Services: ambulance paramedics

Insurance/bond; certificate attached

ABC License number (if applicable):

COPIES TO BE SENT OR TAKEN TO THE FOLLOWING AGENCIES FOR SIGNATURE AND APPROVAL OR DISAPPROVAL: (Must be returned to Sheriff's Office within 10 days.)

Agency	Signature	Approval	Conditions	Disapproval	Date Signed
County Fire		✓	*see Below		2/26/24
Health Dept.		✓	attached		2/26/24
Hospital		✓			2/26/24
Planning		✓	* See Below		2/26/24
CHP		✓			2-22-24
*Sheriff:		✓			2-29-24
Other: P.W.		✓	none		1-3-24

ANY AGENCY LISTING DISAPPROVAL, PLEASE CITE REASONS FOR DISAPPROVAL:

ANY AGENCY LISTING CONDITIONS, PLEASE ATTACH CONDITIONS FOR APPROVAL TO THIS APPLICATION.

*Submit to Sheriff's Office for final approval

Matthew Burton
APPLICANT

5149 Jones Street
ADDRESS

209 347 9200
PHONE NUMBER

* Planning
(1) All parking must be on-site
(2) Approved as a temp. event on CCA land.
"recreation that doesn't displace the agricultural use & does not include permanent structures. 2/26/24

* Fire
Need to have an emergency action plan. submit to Fire

Dear Board of Supervisors:

I am writing on behalf of the Las Mariposas Civil War event to be held April 12, 13 and 14, 2024. We have been an ongoing annual event since 2007 except for during COVID in the last few years. We were approved in 2008 as an annual county sponsored event for Liability Insurance Purposes in 2008.

We hold a Free Educational Day for all school children on Friday the 12th. Over the years, we have hosted close to 10,000 students. Many teachers use our event to tie into their studies on the Civil War. We have had demonstrations about the Calvary, Signal Corp, Infantry, Medical Practices (including embalming), Weapons and Tactics, Clothing, Marching, Tents, Bread making, Butter churning, Forges, Broom making, Bayonet Drills, Laundress as well as depictions of Grant, Lincoln, Davis, Lee, Barton, Truth, Tubman, all when available.

We are very appreciative of the County's sponsorship in the past and hope to continue our relationship. We invite you out to the event on Education Day, April 12th at 9:30 to experience what we are teaching to our future generations about our past.

Thank you,

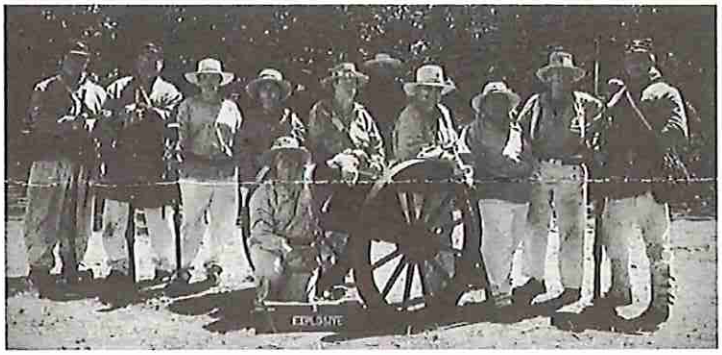
Matthew Burton

American Civil War Association on behalf of the Las Mariposas Civil War Group+

Las Mariposa Civil War Days 2024

Saturday
April 13th
9am to 8pm

Sunday
April 14th
9am to 2:30pm



At the historic Longs' Mariposa Ranch
Entrance on Yaqui Gulch Road, off Highway 140, just west of Mariposa

Saturday: Battles at Noon, 3pm, and 7pm
Sunday: Church Under the Trees at 9:30 am with battles at 11am and 1:30 pm

Please bring your own seating (blanket or lawn chair).
Please: No ice chests. No pets.

Civil War era Vendors,
Food, & Beverages from local Non-Profit Vendors

Entry Fee:
only $20 per carload





COUNTY OF MARIPOSA
APPLICATION FOR ENCROACHMENT PERMIT

TO: PUBLIC WORKS DEPARTMENT
4639 BEN HUR ROAD
MARIPOSA, CA 95338

DATE: 1-3-24 Building Permit #: _____

APPLICANT: Matthew Burton

THE UNDERSIGNED HEREBY APPLIES FOR PERMISSION TO EXCAVATE, CONSTRUCT AND/OR OTHERWISE ENCROACH ON A COUNTY RIGHT-OF-WAY ON (ADDRESS) Yaqui Gulch Rd. AND AGREES TO DO THE WORK IN ACCORDANCE WITH COUNTY RULES AND REGULATIONS AND SUBJECT TO COUNTY INSPECTION AND APPROVAL, BY PERFORMING THE FOLLOWING WORK (PLEASE COMPLETE ALL THAT APPLY):

1.
- ☐ DRIVEWAY
- ☐ ROAD CROSSING (WATER PIPE, CULVERT, ETC. EXPLAIN BELOW)
- ☒ SPECIAL EVENT (EXPLAIN BELOW) DATE OF EVENT 4-12 to 4-14
- ☐ OTHER (EXPLAIN BELOW)

Civil War Days

2. DRIVING INSTRUCTIONS FROM A KNOWN LANDMARK TO LOCATION OF ENCROACHMENT, I.E., INTERSECTION OF COUNTY ROADS, STATE HIGHWAYS OR TOWN, ETC.

4 mi. off HWY 140 on Yaqui Gulch Rd (Long Ranch)

3. ATTACH MAP SHOWING LOCATION AND SKETCHES SHOWING WHAT IS TO BE DONE. SHOW LOCATION OF THE STAKE MARKING PROPOSED ENCROACHMENT OR WORK TO BE DONE.

4. ASSESSOR'S PARCEL NUMBER: _____

5. ADDRESS OF PARCEL: _____

APPLICANT IS REQUESTED TO STAKE THE ENCROACHMENT LOCATION WITH THE **PINK CARD** PROVIDED.
NO PERMIT WILL BE ISSUED UNTIL POSTING HAS BEEN COMPLETED AND APPROPRIATE FEES HAVE BEEN COLLECTED.
WORK WILL NOT BE STARTED UNTIL AN ENCROACHMENT PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

PERMIT NO.: _____ OWNERS NAME: _____

DATE ISSUED: _____ PRINTED NAME OF APPLICANT: Matthew Burton

PHONE NUMBER: _____ SIGNATURE OF APPLICANT: matthew burton

MAILING ADDRESS: 5149 Jones Street
209 347-9200

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED 2024-116

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Shannon Hansen, Director of Public Works and Transportation

RE: Adopt a Resolution Authorizing the Director of Public Works to Submit Various Grant Applications to the Department of Resources Recycling and Recovery (CalRecycle); and Authorize the Director of Public Works to Execute all Documents Necessary to Secure and Implement the Grant (Subject to Approval as to Legal Form by County Counsel)

RECOMMENDATION AND JUSTIFICATION

Adopt a Resolution Authorizing the Director of Public Works to Submit Various Grant Applications to the Department of Resources Recycling and Recovery (CalRecycle); and Authorize the Director of Public Works to Execute all Documents Necessary to Secure and Implement the Grant (Subject to Approval as to Legal Form by County Counsel).

CalRecycle grant application procedures require an applicant's governing body to authorize, by resolution, its approval for submitting grant applications. Funding received will allow the Solid Waste & Recycling Division to improve/increase services and the County's diversion rate.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board of Supervisors has approved this request in the past:
Resolution 2019-173 was approved by the Board for a 5-year agreement.
Resolution 2013-381 was approved by the Board for a 5-year agreement.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Not approving the request would severely limit the services currently offered.

FINANCIAL IMPACT

Funds will be allocated into the Solid Waste Budget when grants are awarded/received. (Fund 6601)

ATTACHMENTS

1. **Resolution -CalRecycle Grant Submittal**

VOTE RESULT

RESULT: **Adopted (UNANIMOUS)**
MOVER: District IV Supervisor Wayne Forsythe
SECONDER: District III Supervisor Danette Toso
AYES: District V Supervisor Menetrey, District I Supervisor Smallcombe, District III

Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

MARIPOSA COUNTY RESOLUTION NUMBER 24-_____

RESOLUTION OF THE MARIPOSA COUNTY BOARD OF SUPERVISORS AUTHORIZING SUBMITTAL OF INDIVIDUAL GRANT APPLICATIONS AND RELATED AUTHORIZATIONS FOR ALL GRANT PROGRAMS

WHEREAS, the California Public Resources Code authorizes the Department of Resources Recycling and Recovery (CalRecycle) to administer various Grant Programs; and

WHEREAS, in furtherance of this authority, CalRecycle is required to establish procedures governing the administration of the Grant Programs; and

WHEREAS, CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle Grants; and

WHEREAS, in furtherance of this authority, CalRecycle is required to establish procedures governing the administration of the Grant Programs; and

NOW, THEREFORE, BE IT RESOLVED that **Mariposa County** is authorized to submit an application to CalRecycle for **all Grant Programs offered**.

BE IT FURTHER RESOLVED, that the Director of Public Works & Transportation or their designee is authorized to submit various grant applications to CalRecycle; and the Director of Public Works & Transportation is hereby authorized and empowered to execute in the name of Mariposa County all grant documents, including but not limited to, applications, agreements, amendments, and requests for payment necessary to secure grant funds and implement the approved grant projects, subject to approval as to form by County Counsel.

BE IT FURTHER RESOLVED that this authorization is effective for a period of five (5) years from April 3, 2024, to April 3, 2029.

PASSED AND ADOPTED by the Board of Supervisors of Mariposa County on this ___th day of _____ 2024, by the following vote:

AYES:
NOES:
EXCUSED:
ABSTAIN:

_____
Miles Menetrey, Chair
Board of Supervisors

ATTEST:

_____
Danielle Bondshu
Clerk of the Board

APPROVED AS TO FORM:

_____
Steven W. Dahlem
County Counsel

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Handouts Received During Departmental Presentations on March 19th, 2024

RECOMMENDATION AND JUSTIFICATION

Handouts Received During Departmental Presentations on March 19th, 2024.
- Friendly Visitor Program Handout - Sheila Baker

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board often receives handouts from department heads.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

None.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **Friendly visitor program**

FRIENDLY VISITOR PROGRAM

Mariposa County
Health & Human
Services Agency



Are you a Mariposa County Senior Resident and want some company?

Now Seeking Volunteer Visitors and Participants!

Friendly Visitor Program

For questions contact our Program Coordinator:
Katy Landers | 209-966-2000 | Klanders@mariposacounty.org

Participants must be 65+ years of age that are experiencing isolation and little to no support systems
Volunteers must be 18+ years of age

Let us help make a difference in your life!

MARIPOSA COUNTY

Board of Supervisors

Local Transportation Commission 2024-001

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Danielle Bondshu, Clerk of the Board
RE:	Selection of a Commissioner to act as the 2024 Local Transportation Commission Chair

---

RECOMMENDATION AND JUSTIFICATION

Selection of a Commissioner to act as the 2024 Local Transportation Commission Chair.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Commissioner Forsythe was the Chair in 2023, and Commissioner Smallcombe was the Chair in 2022.

The Commission typically selects the Chair and Vice-Chair at its first meeting of the year. This is the first meeting of the Local Transportation Commission in 2024.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

No selection will mean that the Commission will have to select an acting chair each time the Local Transportation Commission must meet.

FINANCIAL IMPACT

None.

ATTACHMENTS

None

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District V Supervisor Miles Menetrey
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

MARIPOSA COUNTY

Board of Supervisors

Local Transportation Commission 2024-002

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Selection of a Commissioner to act as the 2024 Local Transportation Commission Vice-Chair

---

RECOMMENDATION AND JUSTIFICATION

Selection of a Commissioner to act as the 2024 Local Transportation Commission Vice-Chair.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Commissioner Menetrey was the Vice-Chair in 2023. Commissioner Forsythe was the Vice- Chair for 2021 and 2022.

The Commission typically selects the Chair and Vice-Chair at its first meeting of the year. This is the first 2024 meeting of the Local Transportation Commission.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

No selection will mean that the Commission will have to select an acting chair each time the Local Transportation Commission must meet.

FINANCIAL IMPACT

None.

ATTACHMENTS

None

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District I Supervisor Rosemarie Smallcombe
SECONDER:	District II Supervisor Shannon Poe
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District IV Supervisor Forsythe, District II Supervisor Poe
ABSTAIN:	District III Supervisor Danette Toso

MARIPOSA COUNTY

Board of Supervisors

Local Transportation Commission 2024-003

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Shannon Hansen, Director of Public Works and Transportation

RE: Approve the Execution of FTA Certifications and Assurances for FY 2024

RECOMMENDATION AND JUSTIFICATION

Approve Fiscal Year 2024 Certifications and Assurances for Federal Transit Administration Assistance (FTA); and Authorize Local Transportation Commission (LTC) Executive Director to Sign the Certifications and Assurances (Subject to Approval as to Form by County Counsel.)

Execution and filing of these documents is a program requirement of the California Department of Transportation (Caltrans) in order to receive continued program funding for Mariposa County Transit. The Certifications and Assurances will need to be executed before the County is eligible to request Program Allocations.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board has passed similar actions in previous years in order to maintain the County's eligibility status for FTA 5311 Funding. Certifications and Assurances were approved for FY 2021 with Resolution #LTC 2021-11, FY 2022 with Resolution #LTC 2022-5, and FY 2023 with Resolution #LTC 2023-6.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve, and the County will not be eligible to receive FTA 5311 Funding to meet Mariposa County Transit needs.

FINANCIAL IMPACT

No impact to General Fund.

ATTACHMENTS

1. **FY 2024 FTA Certifications and Assurances**
2. **Certifications and Assurances Fiscal Year 2024 - Signature Pages**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District I Supervisor Rosemarie Smallcombe
SECONDER:	District III Supervisor Danette Toso
AYES:	District V Supervisor Menetrey, District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Not every provision of every certification will apply to every applicant or award. If a provision of a certification does not apply to the applicant or its award, FTA will not enforce that provision.

Text in italic is guidance to the public. It does not have the force and effect of law, and is not meant to bind the public in any way. It is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

CATEGORY 1. CERTIFICATIONS AND ASSURANCES REQUIRED OF EVERY APPLICANT.

All applicants must make the certifications in this category.

1.1. Standard Assurances.

The certifications in this subcategory appear as part of the applicant's registration or annual registration renewal in the System for Award Management (SAM.gov) and on the Office of Management and Budget's standard form 424B "Assurances—Non-Construction Programs". This certification has been modified in places to include analogous certifications required by U.S. DOT statutes or regulations.

As the duly authorized representative of the applicant, you certify that the applicant:

(a) Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.

(b) Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

(c) Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

(d) Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

(e) Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§ 4728–4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 CFR 900, Subpart F).

(f) Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to:

(1) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin, as effectuated by U.S. DOT regulation 49 CFR Part 21;

(2) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§ 1681–1683, and 1685–1686), which prohibits discrimination on the basis of sex, as effectuated by U.S. DOT regulation 49 CFR Part 25;

(3) Section 5332 of the Federal Transit Law (49 U.S.C. § 5332), which prohibits any person being excluded from participating in, denied a benefit of, or discriminated against under, a project, program, or activity receiving financial assistance from FTA because of race, color, religion, national origin, sex, disability, or age.

(4) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps, as effectuated by U.S. DOT regulation 49 CFR Part 27;

(5) The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101–6107), which prohibits discrimination on the basis of age;

(6) The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse;

(7) The comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91–616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism;

(8) Sections 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records;

(9) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing;

(10) Any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and,

(11) the requirements of any other nondiscrimination statute(s) which may apply to the application.

(g) Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("Uniform Act") (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases. The requirements of the Uniform Act are effectuated by U.S. DOT regulation 49 CFR Part 24.

(h) Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§ 1501–1508 and 7324–7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

(i) Will comply, as applicable, with the provisions of the Davis–Bacon Act (40 U.S.C. §§ 276a to 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. § 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327–333), regarding labor standards for federally assisted construction subagreements.

(j) Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

(k) Will comply with environmental standards which may be prescribed pursuant to the following:

(1) Institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514;

(2) Notification of violating facilities pursuant to EO 11738;

(3) Protection of wetlands pursuant to EO 11990;

(4) Evaluation of flood hazards in floodplains in accordance with EO 11988;

(5) Assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§ 1451 et seq.);

(6) Conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§ 7401 et seq.);

(7) Protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and

(8) Protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93–205).

(l) Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§ 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

(m) Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§ 469a-1 et seq.).

(n) Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

(o) Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§ 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded

animals held for research, teaching, or other activities supported by this award of assistance.

(p) Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

(q) Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 2 CFR Part 200, Subpart F, "Audit Requirements", as adopted and implemented by U.S. DOT at 2 CFR Part 1201.

(r) Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing the program under which it is applying for assistance.

(s) Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from:

(1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect;

(2) Procuring a commercial sex act during the period of time that the award is in effect; or

(3) Using forced labor in the performance of the award or subawards under the award.

1.2. Standard Assurances: Additional Assurances for Construction Projects.

This certification appears on the Office of Management and Budget's standard form 424D "Assurances—Construction Programs" and applies specifically to federally assisted projects for construction. This certification has been modified in places to include analogous certifications required by U.S. DOT statutes or regulations.

As the duly authorized representative of the applicant, you certify that the applicant:

(a) Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency; will record the Federal awarding agency directives; and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.

(b) Will comply with the requirements of the assistance awarding agency with regard to the drafting, review, and approval of construction plans and specifications.

(c) Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work confirms with the approved plans and specifications, and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

1.3. Procurement.

The Uniform Administrative Requirements, 2 CFR § 200.325, allow a recipient to self-certify that its procurement system complies with Federal requirements, in lieu of submitting to certain pre-procurement reviews.

The applicant certifies that its procurement system complies with:

(a) U.S. DOT regulations, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," 2 CFR Part 1201, which incorporates by reference U.S. OMB regulatory guidance, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," 2 CFR Part 200, particularly 2 CFR §§ 200.317–200.327 "Procurement Standards;
(b) Federal laws, regulations, and requirements applicable to FTA procurements; and
(c) The latest edition of FTA Circular 4220.1 and other applicable Federal guidance.

1.4. Suspension and Debarment.

Pursuant to Executive Order 12549, as implemented at 2 CFR Parts 180 and 1200, prior to entering into a covered transaction with an applicant, FTA must determine whether the applicant is excluded from participating in covered non-procurement transactions. For this purpose, FTA is authorized to collect a certification from each applicant regarding the applicant's exclusion status. 2 CFR § 180.300. Additionally, each applicant must disclose any information required by 2 CFR § 180.335 about the applicant and the applicant's principals prior to entering into an award agreement with FTA. This certification serves both purposes.

The applicant certifies, to the best of its knowledge and belief, that the applicant and each of its principals:

(a) Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily or involuntarily excluded from covered transactions by any Federal department or agency;
(b) Has not, within the preceding three years, been convicted of or had a civil judgment rendered against him or her for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction; violation of Federal or State antitrust statutes, including those proscribing price fixing between competitors, allocation of customers between competitors, and bid rigging; commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice; or commission of any other offense indicating a lack of business integrity or business honesty;

(c) Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any offense described in paragraph (b) of this certification;
(d) Has not, within the preceding three years, had one or more public transactions (Federal, State, or local) terminated for cause or default.

1.5. Coronavirus Response and Relief Supplemental Appropriations Act, 2021, and CARES Act Funding.

The applicant certifies:

(a) To the maximum extent possible, funds made available under title IV of division M of the Consolidated Appropriations Act, 2021 (Public Law 116–260), and in title XII of division B of the CARES Act (Public Law 116–136; 134 Stat. 599) shall be directed to payroll and operations of public transit (including payroll and expenses of private providers of public transportation); or
(b) The applicant certifies that the applicant has not furloughed any employees.

1.6. American Rescue Plan Act Funding.

The applicant certifies:

(a) Funds made available by Section 3401(a)(2)(A) of the American Rescue Plan Act of 2021 (Public Law 117-2) shall be directed to payroll and operations of public transportation (including payroll and expenses of private providers of public transportation); or
(b) The applicant certifies that the applicant has not furloughed any employees.

CATEGORY 2. PUBLIC TRANSPORTATION AGENCY SAFETY PLANS

This certification is required of each applicant under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), each rail operator that is subject to FTA's state safety oversight programs, and each State that is required to draft and certify a Public Transportation Agency Safety Plan on behalf of a Small Public Transportation Provider (as that term is defined at 49 CFR § 673.5) pursuant to 49 CFR § 673.11(d).

This certification is required by 49 U.S.C. § 5307(c)(1)(L), 49 U.S.C. § 5329(d)(1), and 49 CFR § 673.13. This certification is a condition of receipt of Urbanized Area Formula Grants Program (49 U.S.C. § 5307) funding.

This certification does not apply to any applicant that only receives financial assistance from FTA under the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C.

§ 5310), the Formula Grants for Rural Areas Program (49 U.S.C. § 5311), or combination of these two programs, unless it operates a rail fixed guideway public transportation system.

If the applicant is an operator, the applicant certifies that it has established a Public Transportation Agency Safety Plan meeting the requirements of 49 U.S.C. § 5329(d)(1) and 49 CFR Part 673; including, specifically, that the board of directors (or equivalent entity) of the applicant has approved, or, in the case of an applicant that will apply for assistance under 49 U.S.C. § 5307 that is serving an urbanized area with a population of 200,000 or more, the safety committee of the entity established under 49 U.S.C. § 5329(d)(5), followed by the board of directors (or equivalent entity) of the applicant has approved, the Public Transportation Agency Safety Plan or any updates thereto; and, for each recipient serving an urbanized area with a population of fewer than 200,000, that the Public Transportation Agency Safety Plan has been developed in cooperation with frontline employee representatives.

If the applicant is a State that drafts and certifies a Public Transportation Agency Safety Plan on behalf of a public transportation operator, the applicant certifies that:

(a) It has drafted and certified a Public Transportation Agency Safety Plan meeting the requirements of 49 U.S.C. § 5329(d)(1) and 49 CFR Part 673 for each Small Public Transportation Provider (as that term is defined at 49 CFR § 673.5) in the State, unless the Small Public Transportation Provider provided notification to the State that it was opting out of the State-drafted plan and drafting its own Public Transportation Agency Safety Plan; and

(b) Each Small Public Transportation Provider within the State that opts to use a State-drafted Public Transportation Agency Safety Plan has a plan that has been approved by the provider's Accountable Executive (as that term is defined at 49 CFR § 673.5), Board of Directors or Equivalent Authority (as that term is defined at 49 CFR § 673.5), and, if the Small Public Transportation Provider serves an urbanized area with a population of 200,000 or more, the safety committee of the Small Public Transportation Provider established under 49 U.S.C. § 5329(d)(5).

CATEGORY 3. TAX LIABILITY AND FELONY CONVICTIONS.

If the applicant is a business association (regardless of for-profit, not for-profit, or tax exempt status), it must make this certification. Federal appropriations acts since at least 2014 have prohibited FTA from using funds to enter into an agreement with any corporation that has unpaid Federal tax liabilities or recent felony convictions without first considering the corporation for debarment. E.g., Consolidated Appropriations Act, 2023, Pub. L. 117-328, div. E, tit. VII, §§ 744–745. U.S. DOT Order 4200.6 defines a "corporation" as "any private corporation, partnership, trust, joint-stock company, sole proprietorship, or other business association", and applies the restriction to all tiers of subawards. As prescribed by U.S. DOT

Order 4200.6, FTA requires each business association applicant to certify as to its tax and felony status.

If the applicant is a private corporation, partnership, trust, joint-stock company, sole proprietorship, or other business association, the applicant certifies that:

(a) It has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability; and

(b) It has not been convicted of a felony criminal violation under any Federal law within the preceding 24 months.

CATEGORY 4. LOBBYING.

If the applicant will apply for a grant or cooperative agreement exceeding $100,000, or a loan, line of credit, loan guarantee, or loan insurance exceeding $150,000, it must make the following certification and, if applicable, make a disclosure regarding the applicant's lobbying activities. This certification is required by 49 CFR § 20.110 and app. A to that part.

This certification does not apply to an applicant that is an Indian Tribe, Indian organization, or an Indian tribal organization exempt from the requirements of 49 CFR Part 20.

4.1. Certification for Contracts, Grants, Loans, and Cooperative Agreements.

The undersigned certifies, to the best of his or her knowledge and belief, that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and

contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

4.2. Statement for Loan Guarantees and Loan Insurance.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

CATEGORY 5. PRIVATE SECTOR PROTECTIONS.

If the applicant will apply for funds that it will use to acquire or operate public transportation facilities or equipment, the applicant must make the following certification regarding protections for the private sector.

5.1. Charter Service Agreement.

To enforce the provisions of 49 U.S.C. § 5323(d), FTA's charter service regulation requires each applicant seeking assistance from FTA for the purpose of acquiring or operating any public transportation equipment or facilities to make the following Charter Service Agreement. 49 CFR § 604.4.

The applicant agrees that it, and each of its subrecipients, and third party contractors at any level who use FTA-funded vehicles, may provide charter service using equipment or facilities acquired with Federal assistance authorized under the Federal Transit Laws only in compliance with the regulations set out in 49 CFR Part 604, the terms and conditions of which are incorporated herein by reference.

5.2. School Bus Agreement.

To enforce the provisions of 49 U.S.C. § 5323(f), FTA's school bus regulation requires each applicant seeking assistance from FTA for the purpose of acquiring or operating any public transportation equipment or facilities to make the following agreement regarding the provision of school bus services. 49 CFR § 605.15.

(a) If the applicant is not authorized by the FTA Administrator under 49 CFR § 605.11 to engage in school bus operations, the applicant agrees and certifies as follows:
   (1) The applicant and any operator of project equipment agrees that it will not engage in school bus operations in competition with private school bus operators.
   (2) The applicant agrees that it will not engage in any practice which constitutes a means of avoiding the requirements of this agreement, part 605 of the Federal Mass Transit Regulations, or section 164(b) of the Federal-Aid Highway Act of 1973 (49 U.S.C. 1602a(b)).

(b) If the applicant is authorized or obtains authorization from the FTA Administrator to engage in school bus operations under 49 CFR § 605.11, the applicant agrees as follows:
   (1) The applicant agrees that neither it nor any operator of project equipment will engage in school bus operations in competition with private school bus operators except as provided herein.
   (2) The applicant, or any operator of project equipment, agrees to promptly notify the FTA Administrator of any changes in its operations which might jeopardize the continuation of an exemption under § 605.11.
   (3) The applicant agrees that it will not engage in any practice which constitutes a means of avoiding the requirements of this agreement, part 605 of the Federal Transit Administration regulations or section 164(b) of the Federal-Aid Highway Act of 1973 (49 U.S.C. 1602a(b)).
   (4) The applicant agrees that the project facilities and equipment shall be used for the provision of mass transportation services within its urban area and that any other use of project facilities and equipment will be incidental to and shall not interfere with the use of such facilities and equipment in mass transportation service to the public.

CATEGORY 6. TRANSIT ASSET MANAGEMENT PLAN.

If the applicant owns, operates, or manages capital assets used to provide public transportation, the following certification is required by 49 U.S.C. § 5326(a).

The applicant certifies that it is in compliance with 49 CFR Part 625.

CATEGORY 7. ROLLING STOCK BUY AMERICA REVIEWS AND BUS TESTING.

7.1. Rolling Stock Buy America Reviews.

If the applicant will apply for an award to acquire rolling stock for use in revenue service, it must make this certification. This certification is required by 49 CFR § 663.7.

The applicant certifies that it will conduct or cause to be conducted the pre-award and post-delivery audits prescribed by 49 CFR Part 663 and will maintain on file the certifications required by Subparts B, C, and D of 49 CFR Part 663.

7.2. Bus Testing.

If the applicant will apply for funds for the purchase or lease of any new bus model, or any bus model with a major change in configuration or components, the applicant must make this certification. This certification is required by 49 CFR § 665.7.

The applicant certifies that the bus was tested at the Bus Testing Facility and that the bus received a passing test score as required by 49 CFR Part 665. The applicant has received or will receive the appropriate full Bus Testing Report and any applicable partial testing reports before final acceptance of the first vehicle.

CATEGORY 8. URBANIZED AREA FORMULA GRANTS PROGRAM.

If the applicant will apply for an award under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), or any other program or award that is subject to the requirements of 49 U.S.C. § 5307, including the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C. § 5310); "flex funds" from infrastructure programs administered by the Federal Highways Administration (see 49 U.S.C. § 5334(i)); projects that will receive an award authorized by the Transportation Infrastructure Finance and Innovation Act ("TIFIA") (23 U.S.C. §§ 601–609) or State Infrastructure Bank Program (23 U.S.C. § 610) (see 49 U.S.C. § 5323(o)); formula awards or competitive awards to urbanized areas under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339(a) and (b)); or low or no emission awards to any area under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339(c)), the applicant must make the following certification. This certification is required by 49 U.S.C. § 5307(c)(1).

The applicant certifies that it:

(a) Has or will have the legal, financial, and technical capacity to carry out the program of projects (developed pursuant 49 U.S.C. § 5307(b)), including safety and security aspects of the program;

(b) Has or will have satisfactory continuing control over the use of equipment and facilities;

(c) Will maintain equipment and facilities in accordance with the applicant's transit asset management plan;

(d) Will ensure that, during non-peak hours for transportation using or involving a facility or equipment of a project financed under this section, a fare that is not more than 50 percent of the peak hour fare will be charged for any—

(1) Senior;

(2) Individual who, because of illness, injury, age, congenital malfunction, or any other incapacity or temporary or permanent disability (including an individual who is a wheelchair user or has semi-ambulatory capability), cannot use a public transportation service or a public transportation facility effectively without special facilities, planning, or design; and

(3) Individual presenting a Medicare card issued to that individual under title II or XVIII of the Social Security Act (42 U.S.C. §§ 401 et seq., and 1395 et seq.);

(e) In carrying out a procurement under 49 U.S.C. § 5307, will comply with 49 U.S.C. §§ 5323 (general provisions) and 5325 (contract requirements);

(f) Has complied with 49 U.S.C. § 5307(b) (program of projects requirements);

(g) Has available and will provide the required amounts as provided by 49 U.S.C. § 5307(d) (cost sharing);

(h) Will comply with 49 U.S.C. §§ 5303 (metropolitan transportation planning) and 5304 (statewide and nonmetropolitan transportation planning);

(i) Has a locally developed process to solicit and consider public comment before raising a fare or carrying out a major reduction of transportation;

(j) Either—

(1) Will expend for each fiscal year for public transportation security projects, including increased lighting in or adjacent to a public transportation system (including bus stops, subway stations, parking lots, and garages), increased camera surveillance of an area in or adjacent to that system, providing an emergency telephone line to contact law enforcement or security personnel in an area in or adjacent to that system, and any other project intended to increase the security and safety of an existing or planned public transportation system, at least 1 percent of the amount the recipient receives for each fiscal year under 49 U.S.C. § 5336; or

(2) Has decided that the expenditure for security projects is not necessary;

(k) In the case of an applicant for an urbanized area with a population of not fewer than 200,000 individuals, as determined by the Bureau of the Census, will submit an annual report listing projects carried out in the preceding fiscal year under 49 U.S.C. § 5307 for associated transit improvements as defined in 49 U.S.C. § 5302; and

(l) Will comply with 49 U.S.C. § 5329(d) (public transportation agency safety plan).

CATEGORY 9. FORMULA GRANTS FOR RURAL AREAS.

If the applicant will apply for funds made available to it under the Formula Grants for Rural Areas Program (49 U.S.C. § 5311), it must make this certification. Paragraph (a) of this certification helps FTA make the determinations required by 49 U.S.C. § 5310(b)(2)(C). Paragraph (b) of this certification is required by 49 U.S.C. § 5311(f)(2). Paragraph (c) of this certification, which applies to funds apportioned for the Appalachian Development Public Transportation Assistance Program, is necessary to enforce the conditions of 49 U.S.C. § 5311(c)(2)(D).

(a) The applicant certifies that its State program for public transportation service projects, including agreements with private providers for public transportation service—
   (1) Provides a fair distribution of amounts in the State, including Indian reservations; and
   (2) Provides the maximum feasible coordination of public transportation service assisted under 49 U.S.C. § 5311 with transportation service assisted by other Federal sources; and

(b) If the applicant will in any fiscal year expend less than 15% of the total amount made available to it under 49 U.S.C. § 5311 to carry out a program to develop and support intercity bus transportation, the applicant certifies that it has consulted with affected intercity bus service providers, and the intercity bus service needs of the State are being met adequately.

(c) If the applicant will use for a highway project amounts that cannot be used for operating expenses authorized under 49 U.S.C. § 5311(c)(2) (Appalachian Development Public Transportation Assistance Program), the applicant certifies that—
   (1) It has approved the use in writing only after providing appropriate notice and an opportunity for comment and appeal to affected public transportation providers; and
   (2) It has determined that otherwise eligible local transit needs are being addressed.

CATEGORY 10. FIXED GUIDEWAY CAPITAL INVESTMENT GRANTS AND THE EXPEDITED PROJECT DELIVERY FOR CAPITAL INVESTMENT GRANTS PILOT PROGRAM.

If the applicant will apply for an award under any subsection of the Fixed Guideway Capital Investment Program (49 U.S.C. § 5309), including an award made pursuant to the FAST Act's Expedited Project Delivery for Capital Investment Grants Pilot Program (Pub. L. 114-94, div. A, title III, § 3005(b)), the applicant must make the following certification. This certification is required by 49 U.S.C. § 5309(c)(2) and Pub. L. 114-94, div. A, title III, § 3005(b)(3)(B).

The applicant certifies that it:

(a) Has or will have the legal, financial, and technical capacity to carry out its Award, including the safety and security aspects of that Award,
(b) Has or will have satisfactory continuing control over the use of equipment and facilities acquired or improved under its Award.
(c) Will maintain equipment and facilities acquired or improved under its Award in accordance with its transit asset management plan; and
(d) Will comply with 49 U.S.C. §§ 5303 (metropolitan transportation planning) and 5304 (statewide and nonmetropolitan transportation planning).

CATEGORY 11. GRANTS FOR BUSES AND BUS FACILITIES AND LOW OR NO EMISSION VEHICLE DEPLOYMENT GRANT PROGRAMS.

If the applicant is in an urbanized area and will apply for an award under subsection (a) (formula grants), subsection (b) (buses and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the certification in Category 8 for Urbanized Area Formula Grants (49 U.S.C. § 5307). This certification is required by 49 U.S.C. § 5339(a)(3), (b)(6), and (c)(3), respectively.

If the applicant is in a rural area and will apply for an award under subsection (a) (formula grants), subsection (b) (bus and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the certification in Category 9 for Formula Grants for Rural Areas (49 U.S.C. § 5311). This certification is required by 49 U.S.C. § 5339(a)(3), (b)(6), and (c)(3), respectively.

Making this certification will incorporate by reference the applicable certifications in Category 8 or Category 9.

If the applicant will receive a competitive award under subsection (b) (buses and bus facilities competitive grants), or subsection (c) (low or no emissions grants) of the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339) related to zero emissions vehicles or related infrastructure, it must make the following certification. This certification is required by 49 U.S.C. § 5339(d).

The applicant will use 5 percent of grants related to zero emissions vehicles (as defined in subsection (c)(1)) or related infrastructure under subsection (b) or (c) to fund workforce development training as described in section 49 U.S.C. § 5314(b)(2) (including registered apprenticeships and other labor-management training programs) under the recipient's plan to address the impact of the transition to zero emission vehicles on the applicant's current workforce; or the applicant certifies a smaller percentage is necessary to carry out that plan.

CATEGORY 12. ENHANCED MOBILITY OF SENIORS AND INDIVIDUALS WITH DISABILITIES PROGRAMS.

If the applicant will apply for an award under the Formula Grants for the Enhanced Mobility of Seniors and Individuals with Disabilities Program (49 U.S.C. § 5310), it must make the certification in Category 8 for Urbanized Area Formula Grants (49 U.S.C. § 5307). This certification is required by 49 U.S.C. § 5310(e)(1). Making this certification will incorporate by reference the certification in Category 8, except that FTA has determined that (d), (f), (i), (j), and (k) of Category 8 do not apply to awards made under 49 U.S.C. § 5310 and will not be enforced.

In addition to the certification in Category 8, the applicant must make the following certification that is specific to the Formula Grants for the Enhanced Mobility of Seniors and Individuals with Disabilities Program. This certification is required by 49 U.S.C. § 5310(e)(2).

The applicant certifies that:

(a) The projects selected by the applicant are included in a locally developed, coordinated public transit-human services transportation plan;

(b) The plan described in clause (a) was developed and approved through a process that included participation by seniors, individuals with disabilities, representatives of public, private, and nonprofit transportation and human services providers, and other members of the public;

(c) To the maximum extent feasible, the services funded under 49 U.S.C. § 5310 will be coordinated with transportation services assisted by other Federal departments and agencies, including any transportation activities carried out by a recipient of a grant from the Department of Health and Human Services; and

(d) If the applicant will allocate funds received under 49 U.S.C. § 5310 to subrecipients, it will do so on a fair and equitable basis.

CATEGORY 13. STATE OF GOOD REPAIR GRANTS.

If the applicant will apply for an award under FTA's State of Good Repair Grants Program (49 U.S.C. § 5337), it must make the following certification. Because FTA generally does not review the transit asset management plans of public transportation providers, the asset management certification is necessary to enforce the provisions of 49 U.S.C. § 5337(a)(4). The certification with regard to acquiring restricted rail rolling stock is required by 49 U.S.C. § 5323(u)(4). Note that this certification is not limited to the use of Federal funds.

The applicant certifies that the projects it will carry out using assistance authorized by the State of Good Repair Grants Program, 49 U.S.C. § 5337, are aligned with the applicant's most recent transit asset management plan and are identified in the investment and prioritization section of such plan, consistent with the requirements of 49 CFR Part 625.

If the applicant operates a rail fixed guideway service, the applicant certifies that, in the fiscal year for which an award is available to the applicant under the State of Good Repair Grants Program, 49 U.S.C. § 5337, the applicant will not award any contract or subcontract for the procurement of rail rolling stock for use in public transportation with a rail rolling stock manufacturer described in 49 U.S.C. § 5323(u)(1).

CATEGORY 14. INFRASTRUCTURE FINANCE PROGRAMS.

If the applicant will apply for an award for a project that will include assistance under the Transportation Infrastructure Finance and Innovation Act ("TIFIA") Program (23 U.S.C. §§ 601–609) or the State Infrastructure Banks ("SIB") Program (23 U.S.C. § 610), it must make the certifications in Category 8 for the Urbanized Area Formula Grants Program, Category 10 for the Fixed Guideway Capital Investment Grants program, and Category 13 for the State of Good Repair Grants program. These certifications are required by 49 U.S.C. § 5323(o).

Making this certification will incorporate the certifications in Categories 8, 10, and 13 by reference.

CATEGORY 15. ALCOHOL AND CONTROLLED SUBSTANCES TESTING.

If the applicant will apply for an award under FTA's Urbanized Area Formula Grants Program (49 U.S.C. § 5307), Fixed Guideway Capital Investment Program (49 U.S.C. § 5309), Formula Grants for Rural Areas Program (49 U.S.C. § 5311), or Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339) programs, the applicant must make the following certification. The applicant must make this certification on its own behalf and on behalf of its subrecipients and contractors. This certification is required by 49 CFR § 655.83.

The applicant certifies that it, its subrecipients, and its contractors are compliant with FTA's regulation for the Prevention of Alcohol Misuse and Prohibited Drug Use in Transit Operations, 49 CFR Part 655.

CATEGORY 16. RAIL SAFETY TRAINING AND OVERSIGHT.

If the applicant is a State with at least one rail fixed guideway system, or is a State Safety Oversight Agency, or operates a rail fixed guideway system, it must make the following certification. The elements of this certification are required by 49 CFR §§ 672.31 and 674.39.

The applicant certifies that the rail fixed guideway public transportation system and the State Safety Oversight Agency for the State are:

(a) Compliant with the requirements of 49 CFR Part 672, "Public Transportation Safety Certification Training Program"; and
(b) Compliant with the requirements of 49 CFR Part 674, "Sate Safety Oversight".

CATEGORY 17. DEMAND RESPONSIVE SERVICE.

If the applicant operates demand responsive service and will apply for an award to purchase a non-rail vehicle that is not accessible within the meaning of 49 CFR Part 37, it must make the following certification. This certification is required by 49 CFR § 37.77.

The applicant certifies that the service it provides to individuals with disabilities is equivalent to that provided to other persons. A demand responsive system, when viewed in its entirety, is deemed to provide equivalent service if the service available to individuals with disabilities, including individuals who use wheelchairs, is provided in the most integrated setting appropriate to the needs of the individual and is equivalent to the service provided other individuals with respect to the following service characteristics:

(a) Response time;
(b) Fares;
(c) Geographic area of service;
(d) Hours and days of service;
(e) Restrictions or priorities based on trip purpose;
(f) Availability of information and reservation capability; and
(g) Any constraints on capacity or service availability.

CATEGORY 18. INTEREST AND FINANCING COSTS.

*If the applicant will pay for interest or other financing costs of a project using assistance awarded under the Urbanized Area Formula Grants Program (49 U.S.C. § 5307), the Fixed Guideway Capital Investment Grants Program (49 U.S.C. § 5309), or any program that must comply with the requirements of 49 U.S.C. § 5307, including the Formula Grants for the Enhanced Mobility of Seniors Program (49 U.S.C. § 5310), "flex funds" from infrastructure programs administered by the Federal Highways Administration (*see *49 U.S.C. § 5334(i)), or awards to urbanized areas under the Grants for Buses and Bus Facilities Program (49 U.S.C. § 5339), the applicant must make the following certification. This certification is required by 49 U.S.C. §§ 5307(e)(3) and 5309(k)(2)(D).*

The applicant certifies that:

(a) Its application includes the cost of interest earned and payable on bonds issued by the applicant only to the extent proceeds of the bonds were or will be expended in carrying out the project identified in its application; and
(b) The applicant has shown or will show reasonable diligence in seeking the most favorable financing terms available to the project at the time of borrowing.

CATEGORY 19. CYBERSECURITY CERTIFICATION FOR RAIL ROLLING STOCK AND OPERATIONS.

If the applicant operates a rail fixed guideway public transportation system, it must make this certification. This certification is required by 49 U.S.C. § 5323(v). For information about standards or practices that may apply to a rail fixed guideway public transportation system, visit https://www.nist.gov/cyberframework *and* https://www.cisa.gov/.

The applicant certifies that it has established a process to develop, maintain, and execute a written plan for identifying and reducing cybersecurity risks that complies with the requirements of 49 U.S.C. § 5323(v)(2).

CATEGORY 20. PUBLIC TRANSPORTATION ON INDIAN RESERVATIONS FORMULA AND DISCRETIONARY PROGRAM (TRIBAL TRANSIT PROGRAMS).

Before FTA may provide Federal assistance for an Award financed under either the Public Transportation on Indian Reservations Formula or Discretionary Program authorized under 49 U.S.C. § 5311(c)(1), as amended by the FAST Act, (Tribal Transit Programs), the applicant must select the Certifications in Category 21, except as FTA determines otherwise in writing. Tribal Transit Program applicants may certify to this Category and Category 1 (Certifications and Assurances Required of Every Applicant) and need not make any other certification, to meet Tribal Transit Program certification requirements. If an applicant will apply for any program in addition to the Tribal Transit Program, additional certifications may be required.

FTA has established terms and conditions for Tribal Transit Program grants financed with Federal assistance appropriated or made available under 49 U.S.C. § 5311(c)(1). The applicant certifies that:

(a) It has or will have the legal, financial, and technical capacity to carry out its Award, including the safety and security aspects of that Award.

(b) It has or will have satisfactory continuing control over the use of its equipment and facilities acquired or improved under its Award.

(c) It will maintain its equipment and facilities acquired or improved under its Award, in accordance with its transit asset management plan and consistent with FTA regulations, "Transit Asset Management," 49 CFR Part 625. Its Award will achieve maximum feasible coordination with transportation service financed by other federal sources.

(d) With respect to its procurement system:

  (1) It will have a procurement system that complies with U.S. DOT regulations, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards," 2 CFR Part 1201, which incorporates by reference U.S. OMB regulatory guidance, "Uniform Administrative Requirements, Cost

Principles, and Audit Requirements for Federal Awards," 2 CFR Part 200, for Awards made on or after December 26, 2014,

(2) It will have a procurement system that complies with U.S. DOT regulations, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments," 49 CFR Part 18, specifically former 49 CFR § 18.36, for Awards made before December 26, 2014, or

(3) It will inform FTA promptly if its procurement system does not comply with either of those U.S. DOT regulations.

(e) It will comply with the Certifications, Assurances, and Agreements in:

(1) Category 05.1 and 05.2 (Charter Service Agreement and School Bus Agreement),

(2) Category 06 (Transit Asset Management Plan),

(3) Category 07.1 and 07.2 (Rolling Stock Buy America Reviews and Bus Testing),

(4) Category 09 (Formula Grants for Rural Areas),

(5) Category 15 (Alcohol and Controlled Substances Testing), and

(6) Category 17 (Demand Responsive Service).

CATEGORY 21. EMERGENCY RELIEF PROGRAM.

An applicant to the Public Transportation Emergency Relief Program, 49 U.S.C. § 5324, must make the following certification. The certification is required by 49 U.S.C. § 5324(f) and must be made before the applicant can receive a grant under the Emergency Relief program.

The applicant certifies that the applicant has insurance required under State law for all structures related to the emergency relief program grant application.

FEDERAL FISCAL YEAR 2024 CERTIFICATIONS AND ASSURANCES FOR FTA ASSISTANCE PROGRAMS

(Signature pages alternate to providing Certifications and Assurances in TrAMS.)

Name of Applicant: Mariposa County Local Transportation Commission

The Applicant certifies to the applicable provisions of all categories: (*check here*) ___X____.

Or,

The Applicant certifies to the applicable provisions of the categories it has selected:

Category		**Certification**
01	Certifications and Assurances Required of Every Applicant	_____
02	Public Transportation Agency Safety Plans	_____
03	Tax Liability and Felony Convictions	_____
04	Lobbying	_____
05	Private Sector Protections	_____
06	Transit Asset Management Plan	_____
07	Rolling Stock Buy America Reviews and Bus Testing	_____
08	Urbanized Area Formula Grants Program	_____
09	Formula Grants for Rural Areas	_____
10	Fixed Guideway Capital Investment Grants and the Expedited Project Delivery for Capital Investment Grants Pilot Program	_____
11	Grants for Buses and Bus Facilities and Low or No Emission Vehicle Deployment Grant Programs	_____

12	Enhanced Mobility of Seniors and Individuals with Disabilities Programs	_____
13	State of Good Repair Grants	_____
14	Infrastructure Finance Programs	_____
15	Alcohol and Controlled Substances Testing	_____
16	Rail Safety Training and Oversight	_____
17	Demand Responsive Service	_____
18	Interest and Financing Costs	_____
19	Cybersecurity Certification for Rail Rolling Stock and Operations	_____
20	Tribal Transit Programs	_____
21	Emergency Relief Program	_____

CERTIFICATIONS AND ASSURANCES SIGNATURE PAGE
AFFIRMATION OF APPLICANT

Name of the Applicant: Mariposa County Local Transportation Commission

BY SIGNING BELOW, on behalf of the Applicant, I declare that it has duly authorized me to make these Certifications and Assurances and bind its compliance. Thus, it agrees to comply with all federal laws, regulations, and requirements, follow applicable federal guidance, and comply with the Certifications and Assurances as indicated on the foregoing page applicable to each application its Authorized Representative makes to the Federal Transit Administration (FTA) in the federal fiscal year, irrespective of whether the individual that acted on his or her Applicant's behalf continues to represent it.

The Certifications and Assurances the Applicant selects apply to each Award for which it now seeks, or may later seek, federal assistance to be awarded by FTA during the federal fiscal year.

The Applicant affirms the truthfulness and accuracy of the Certifications and Assurances it has selected in the statements submitted with this document and any other submission made to FTA, and acknowledges that the Program Fraud Civil Remedies Act of 1986, 31 U.S.C. § 3801 *et seq*., and implementing U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to any certification, assurance or submission made to FTA. The criminal provisions of 18 U.S.C. § 1001 apply to any certification, assurance, or submission made in connection with a federal public transportation program authorized by 49 U.S.C. chapter 53 or any other statute

In signing this document, I declare under penalties of perjury that the foregoing Certifications and Assurances, and any other statements made by me on behalf of the Applicant are true and accurate.

Signature _____ Date: 3/19/2024

Name Shannon Hansen, Executive Director – MCLTC Authorized Representative of Applicant

AFFIRMATION OF APPLICANT'S ATTORNEY

For (Name of Applicant): Mariposa County Local Transportation Commission

As the undersigned Attorney for the above-named Applicant, I hereby affirm to the Applicant that it has authority under state, local, or tribal government law, as applicable, to make and comply with the Certifications and Assurances as indicated on the foregoing pages. I further affirm that, in my opinion, the Certifications and Assurances have been legally made and constitute legal and binding obligations on it.
I further affirm that, to the best of my knowledge, there is no legislation or litigation pending or imminent that might adversely affect the validity of these Certifications and Assurances, or of the performance of its FTA assisted Award.

Signature _____ Date: 3/19/2024

Name Steven W. Dahlem Attorney for Applicant

Each Applicant for federal assistance to be awarded by FTA must provide an Affirmation of Applicant's Attorney pertaining to the Applicant's legal capacity. The Applicant may enter its electronic signature in lieu of the Attorney's signature within TrAMS, provided the Applicant has on file and uploaded to TrAMS this hard-copy Affirmation, signed by the attorney and dated this federal fiscal year.

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Discussion and Direction Regarding the Mariposa County Hotel and Conference Feasibility Study

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RECOMMENDATION AND JUSTIFICATION

Discussion and Direction Regarding the Mariposa County Hotel and Conference Feasibility Study.

Mariposa County staff, under the direction of the Board of Supervisors, contracted with the PKF Hospitality Group to study the hospitality industry in Mariposa County to determine the feasibility of constructing additional hotels and/or conference Centers within the County. The study was initiated in County Administration by the former Economic Development Specialist and funded through a Community Development Block Grant for economic development. Community Design and Development Planning staff worked with Administration staff to seamlessly administer and complete the study with the current absence of an Economic Development Specialist.

The study focused on identifying current capacity and market gaps based on lodging demand nights and demands placed on preferred lodging typologies and amenities. It also identified potential sites for hospitality development and programmatic recommendations for bolstering local businesses and hospitality providers.

The final recommendations identified several demographics that could be marketed to increase the regularity and duration of visitation. There are also recommendations for supporting and increasing local outdoor activities outside of Yosemite National Park that visitors can enjoy during a trip to the region. The study also includes recommendations for hotel amenities that would fill current gaps in service. These favor higher quality service levels, adequate space to support large events and opportunities to promote “wellness and health travel”. Finally, the study provides recommendations for the development of alternative local amenities that would serve travelers and provide economic opportunity for local business.

Staff recommends the Board consider the study recommendations and provide direction to staff for advancing priority recommendations.

BACKGROUND AND HISTORY OF BOARD ACTIONS

Resolution 2023-53 Approving the Hotel and Conference Center Feasibility Study

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Alternatively, the Board could ask for minor changes. Negative action would affect the ability to be

reimbursed with grant funds for the final study deliverable.

FINANCIAL IMPACT

Study is funded though a Community Development Block Grant and does not have a direct impact on the General Fund.

ATTACHMENTS

1. **PKF Feasibility Study_Mariposa County March 2024(BOS)**

VOTE RESULT

RESULT:	**(UNANIMOUS)**
MOVER:	None
SECONDER:	None
AYES:	None



Mariposa County

Hotel + Conference Center Feasibility Study

DRAFT

Mariposa, CA

February 2024

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Assignment Outline

Mariposa County, represented by Mr. Ben Goger, awarded PKF the contract to prepare a market study for a Resort/Hotel Conference Center in Mariposa, California. The study assesses conference center uses, alternative hotel uses, and the existing, planned and proposed hotel projects in the area, with the aim of increasing the peak season from 5 months to 9 months. PKF is proud to provide a comprehensive market study in order to identify current trends within the county, surrounding hotels/ accommodations, and the expected demand (as well as requirements) of a resort hotel facility with a conference center.

We conducted the assignment from August 2023 to February 2024. The market research on site was conducted August 9 to 14, 2023. The study is based on the site and market conditions at the time of the site and market research as well as the relevant hotel, event and conference center supply and demand at that time.

The following people have worked on the assignment:

- project controller: Channing Henry (Managing Director, US)
- project team members: Ryan Swanson (Analyst), Kris Swanson (Consultant), Madi Buck (Analyst)

New York, February 2024

PKF Hospitality LLC

Channing Henry

Managing Director | Head of US

Methodologies

In the course of collecting information, the project team interviewed – either personally or by telephone – several experts in Mariposa County, hospitality, tourism, housing, and real estate. The following information was included in the study:

- Analysis and evaluation of the collected market data and results of the interviews
- Assessment of hotel & public spaces in the county for various guest segments based on the current and future market conditions, including known or projected new supply coming into the market
- Understanding of the different operating implications across the competitive set of hotels throughout the county
- Assessment of the income potential of a new hotel and conference center based on a market-wide analysis of hotels' financial performance and the results of our market analysis
- Survey of areas within the county, conversations with local brokers, and a study of available parcels that could be potential sites for a future hotel and conference center location

Ratios

The following ratios are used throughout the reports:

- occupancy: occupied rooms divided by the number of available rooms per period
- multiple occupancy factor: number of guests divided by the number of occupied rooms per period
- ADR: Average Daily Rate = rooms revenue (after deduction of breakfast, VAT and allowances/discounts) divided by the number of occupied rooms in each period
- published room rate (= rack rate): published room rate including VAT and – if applicable – breakfast
- revenue per available room/revpar (= rooms yield): occupancy multiplied by the average net room rate respectively rooms revenue (excluding VAT, breakfast and allowances/discounts) divided by the number of available rooms per period
- STR: Depending on the context in which it is used, STR can signify the data-collecting company, STR, which is a part of Co-Star and collects hotel performance data from participating hotels; or it can be used to indicate Short-Term Rental, as in vacation rental housing.

Executive Summary

Key Conclusions

Key Conclusions

Mariposa County is distinguished by a diverse mix of land areas, communities, and attractions throughout its 1,460 square miles of land. With two entrances to Yosemite National Park, roots in agriculture, treasured rural character and a unique history, Mariposa has untapped potential to grow its economy through an enhanced tourism strategy.

Mariposa is topographically constrained by rugged, steep terrain. The County also faces significant land use constraints with two thirds of the County designated as public land (National, Park, National Forest and BLM) or set aside for exclusive agricultural use. The majority of the County's employment is based around Yosemite Valley and the town of Mariposa. This is largely driven by a robust tourism industry in the region, which is also shared by nearby Tuolomne, Merced, Fresno and other Sierra Nevada counties.

The topography of the County ranges across the following characteristics:

- Lake Don Pedro: A mix of hills and valleys, the reservoir area is known for the landscapes, including rocky formations and wooded areas, strong hospitality market
- Mariposa/ Midpines: Varying elevations, coniferous forests, warm/dry summers and cool winters with occasional snow, strong hospitality market
- El Portal: Located next to Merced River, varying topography with canyons and rolling hills, and wildflowers in the spring, not a strong hospitality market
- Cathey's Valley: Rolling hills, oak trees, hot summers, mild winters, not a strong hospitality market
- Coulterville/ Greeley Hill: Diverse topography, with rugged terrain, rolling hills and steep slopes. The area encompasses coniferous forests, varied elevations, and water features such as the Merced River. Strong hospitality market

PKF has assessed the viability of added tourism opportunities in these communities, with a broader consideration of how the County's land compares to other nearby areas. We believe there is strong opportunity for the County to encourage development of retreat-style conference center hotels and nature-based hospitality operations in several areas within Mariposa.

Key Conclusions, continued

The county updated its Economic Vitality Strategy in 2017 with the aim of creating a vibrant community based on innovation, economic health and diversity. Goal #1 is to strengthen and enhance the tourism sector through a multi-pronged approach that includes:

1) Create a year-round destination
2) Expand the activities and type of tourism to capture more market share
3) Promote agritourism (experiences that are rooted in the enjoyment of natural surroundings and agricultural opportunities such as apple-picking, farm-to-table dining, and hands-on work with animals), events, and other local partner-related opportunities
4) Reduce the seasonal ebbs and flows of visitors with conferences, group travel, off-season weekend getaways and more
5) Build more hotel room and event space capacity to absorb increasing demand from visitors seeking special experiences and up-to-date facilities

The greater goal of an enhanced tourism sector is to improve the overall economic resilience of the County. The current economic downturn is leading to a decreasing population in the County. Additionally, housing stock is being purchased by investors who rent the homes to tourists, further displacing Mariposa County residents. Currently, the County is approaching 900 vacation rentals that could otherwise be used as primary housing.

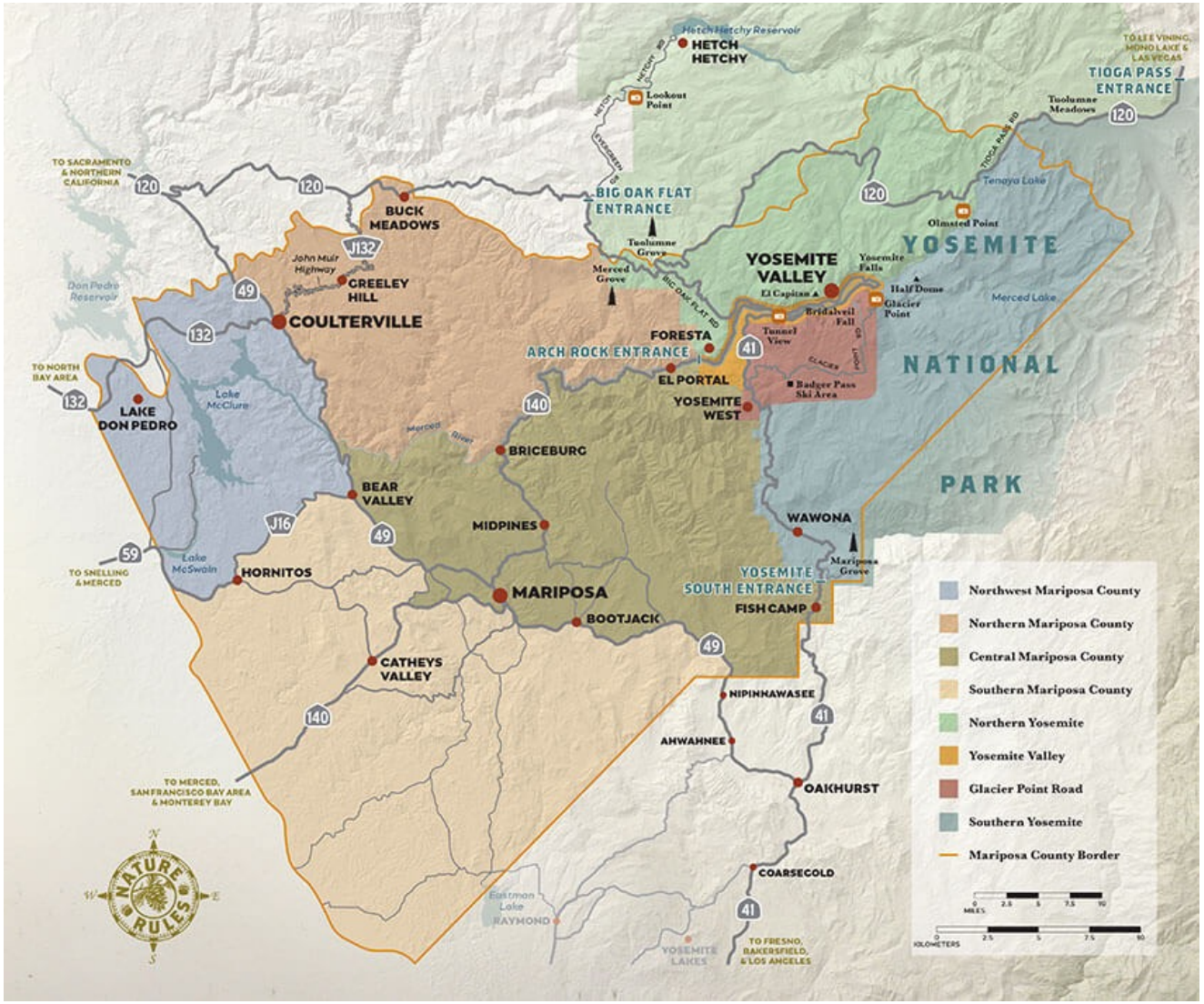
The substantial vacation rental market and the success of non-Park properties such as Tenaya Lodge and the Best Westerns in Mariposa and Oakhurst is an indicator that better hotel stock and offerings will yield an increase in tourism, for longer stays and during more months of the year.

Executive Summary

Mariposa County Map

- According to the Yosemite Mariposa County Tourism Bureau (YMCTB), the official Destination Marketing Organization (DMO) for the County of Mariposa, the County is divided in 8 sections:
  - Northwest Mariposa County
  - Northern Mariposa County
  - Central Mariposa County
  - Southern Mariposa County
  - Northern Yosemite
  - Yosemite Valley
  - Glacier Point Road
  - Southern Yosemite

- The Town of Mariposa is the county seat and largest town in the county with a population of approximately 1,526 people.
- Lake Don Pedro subdivision is the third largest with just under 1,400 residents.
- The next largest community is Yosemite Village, headquarters for Yosemite National Park with over 1,300 full time residents.



Summary Findings

General Market

- Mariposa County is comprised of hotels and motels within the town proper (Best Western, Comfort Inn) while resort-style properties are spread across more acreage throughout the area and en route to Yosemite National Park (Tenaya Lodge, for example). Additional unique product such as Autocamp and the soon-to-open Wildhaven glamping operation (high-end camping in well-appointed tents and cabins) can be found in close proximity to Mariposa town. Within the park, the valley is home to legacy hotels including The Ahwahnee and more casual glamping-style product such as Curry Village.
- The properties within the park have remained relatively unchanged since inception, as management of the lodging operations are contracted out to a concessionaire with minimal investment from the park in terms of renovating or re-concepting to meet the needs of a more contemporary traveler. The current concessionaire is Aramark through its subsidiary, Yosemite Hospitality LLC.
- The changes in seasons has a significant impact on hotel performance. Occupancy ranges from 40% - 90% throughout the seasons, from peak Summer to off-season Winter, creating challenges for efficient staffing, which impacts overall profitability.
- The vast majority of visitors to the region come from the Western States (approximately 61% during high and low seasons) while New England visitors are highly under-represented (less than 4%).
- The resorts outside of the park cater to a range in clientele seeking a full-service product with a suite of amenities including pool, sport courts and games, numerous on-site food and beverage (F&B) outlets, event space, and concierge services. The guest profile is comprised of transient travelers (those that are coming on their own, not in an organized group), with a large portion coming from families and groups in the form of corporate retreats, religious gatherings, and celebrations.
- The region is defined by a lack of new and boutique properties with localized and compelling design – though new entrants such as Autocamp and the planned Silver Tip and Brown Bear will likely bring more modern offerings.
- Tuolumne County is offering more contemporary product type with Rush Creek Lodge, which has been well received, and the Firefall hotel under development, which is being developed by the same ownership.

Summary Findings

Hotel Market

- Many hotels throughout the United States submit their operating performance data to a company called STR. PKF orders reports from STR that include the daily, monthly and annual ADR (Average Daily Rate – the actual, not marketed, hotel room rates received from guests) and occupancy rates from a "comp set" of a minimum of five comparable properties.
- The greater Mariposa hotel market has historically achieved above 70% occupancy, with the exception of 2020 and 2021, which were negatively impacted by the COVID-19 pandemic (referred to hereinafter as "COVID").
  - Within a representative "comp set" of five comparable properties for which PKF has an STR report, occupancies of 72% in 2019 and ADR's of $278 as of September 2022 were reported. This is up from an ADR of $247 in 2019.
  - The supply of home rentals is significant in the region, causing downward pressure on the hotels and housing supply. The increase in **short term** rental options drives ADR down while also increasing the cost of housing.
  - The hotel-comparable single room rentals achieve a $100 ADR premium over traditional hotel rooms but are also only occupied about 60% of the time. This is lower than the strong 70%+ occupancies across the hotels.
- Hotel supply is older in the region, with a handful of exceptions, due to regulatory and community-driven market constraints, including concerns about water and population density during the summer months, as well as the high cost of construction:
  - The Yosemite National Park grants a 15-year concession for the management of the hotels and F&B operations inside the park, making a capital investment in property improvements a significant hurdle for the concessionaire's profitability.
  - Entitlements in this very protected region (environmentally, culturally, and vis-à-vis health and safety) are a challenge, as noted by Silver Tip's 10+ year effort to get entitled for new development, across the road from Tenaya at Yosemite, which was recently achieved.
  - While Autocamp opened its doors in 2019 and Wildhaven is set to open in May 2024, the proposed Terramor glamping project **and new** KOA campground in the Midpines area is experiencing a strong backlash from the local community, which is concerned about water resources and additional environmental impact.

Summary Findings

Conference / Retreat Center Opportunity

The conference / retreat center opportunity represents a viable path towards creating meaningful impact from tourism in the region.

- Meeting and event planners, as well as groups traveling for personal reasons, are often looking for quality lodging and event spaces in one of the most beautiful parts of the US.
- Events bring much-needed midweek (Monday – Thursday) and off-season (Fall and Winter) business.
- Yosemite Park's closure to group business during the high season of April to Sept 30 has caused market compression (higher prices due to lower space availability) in the existing few locations that welcome groups during that time. Hotels outside of the Park have notably had to turn business away due to a lack of available event space in the county and region.
- Currently the Tenaya at Yosemite offers the best event space in the region, followed by a very nice but somewhat limited private events area at the nearby Rush Creek Lodge (in Tuolomne) and Autocamp's smaller events area + wedding lawn.
- Based on the amount of business that Tenaya Lodge receives for events, particularly when the Park properties are closed to group business, PKF believes opportunity exists for developers to build conference and event spaces that both 1) capture existing unmet demand and 2) create a greater demand pool from groups looking for updated spaces.
- While conferences, events and retreats offer lower group rates on the hotel rooms than what the transient/ leisure guests pay, e.g. the higher "rack" rates, group business is positive for hotels since they offer consistent business and a known guest count months in advance, which helps stabilize operations for a property, its employees, and the surrounding businesses that support it.
- A well-run sales operation is critical to the success of a new events location in a destination as meaningful, and far away from major cities and Metropolitan Statistical Areas (MSA's), as Mariposa County. Capacity to staff a new hotel will need to take into account the addition of the Brown Bear and Silver Tip Village properties, which plan to add 5,000 & 8,000 SF of conference center space, respectively.

Summary Findings

Project Opportunity

- As a result of our site and market analyses, we consider additional conference center + hotel offerings to be very well suited for the Mariposa market.
- Events offer an opportunity to bring more visitors, during the midweek and off-peak times, and for longer lengths of stay.
- The new product should be positioned in the 4-star to 5-star categories, with ample amenities (spa, gym, game rooms, fire pits, etc.) throughout the property to attract both groups and transient guests.
    - Current F&B (food and beverage) options are limited in the county, including few options in Mariposa town after 9 pm.
    - Wellness offerings - including yoga, hiking, and health/ spiritual retreats – represent an underserved opportunity in the market, which counts on a small handful of spas at the existing hotels throughout the county.
- A number of areas within Mariposa County would welcome a hospitality operation with event space and resort amenities, the best of which are: Lake Don Pedro, Mariposa town, Midpines and Coulterville.
    - While new development is happening in Tuolumne County (Firefall) and outside of Oakhurst (Silver Tip), the town of Mariposa can offer visitors a different experience – akin to the surrounding mining towns that are undergoing new investment due to an influx of visitors from San Francisco, Fresno, and other MSA's.
    - Coulterville represents a similar "semi-urban" opportunity to attract visitors to the region for a good base of exploration, whether for National Park visitors or groups looking for a well-amenitized excursion around their meetings.
    - Miners Inn represents one strong opportunity in Mariposa town to utilize an existing large site for refurbishment into an updated, full-service conference and hotel offering.
- Additional product that caters to the nature-based travel segment, akin to the Autocamp, Wildhaven and Terramor projects, will be well utilized by casual groups (assuming ample event center space) and transient guests. Like Brown Bear's proposed 6-person cabins, the form of accommodation can service both group and transient/ family segments.

Summary Findings

Project Recommendations

- Emphasizing sustainability and incorporating nature-connected components in new projects is key. This strategy not only aligns with the County's commitment to responsible tourism but also ensures that the developments contribute positively to the local environment.
- A commitment to working with local suppliers, contractors and other employees will be welcome and have a strong impact on the local economy.
- Since repetitive visits to the Park might be challenging due to heavy traffic and other accessibility issues, new projects should focus on providing activities that capture the area's beauty while ensuring ease of access, such as offering transportation connections to surrounding hospitality centers and Yosemite National Park. Designing recreational options that minimize stress and enhance the overall visitor experience will contribute to the projects' success. This approach aligns with the goal of creating a destination that not only showcases the natural beauty of Mariposa County but also offers an enjoyable experience for visitors.
- Positioning the project(s) in a similar way to Rush Creek Lodge would be advised. This would entail a development that includes premium amenities such as a spa with connection to the surrounding natural beauty, indoor-outdoor event space, and high-end (4- or 5-star) accommodations.
- Furthermore, projects should plan for event spaces that can target:
  - 400-person seated dinners, which requires a minimum of 5,000 Square Feet (SF)
  - 60-person intimate events, dinners, Audio /Visual presentations with a designated space of at least 2,000 SF
  - Good outdoor reception areas with exceptional ways to appreciate the surrounding nature
  - Performances and programming, which would include a stage for musicians and special backdrop for weddings
  - Flexibility for hosting events of varying sizes, from large-scale gatherings to smaller, more intimate occasions
  - Adaptable layouts to accommodate different event styles, such as conferences, workshops, weddings, or trade shows

Summary Findings

Project Recommendations, continued

- Integrate a wellness component to create a more holistic and enriching experience that creates a sense of retreat.
  - Include a fitness center, yoga studios, and spa facilities for physical well being.
  - Build green spaces, walking trails, and outdoor recreational areas to help foster mental health and connection to nature.
  - Design should prioritize natural lighting, eco friendly practices, good ventilation, and an overall healthy indoor space.
- Add exceptional Food & Beverage and dining spaces that cater to not only visitors, but also local residents.
  - Emphasize daytime, relaxed all-day dining options with a more formal dinner service.
  - Incorporate inviting spaces with fireplaces, water features, etc.
  - Include a unique culinary dimension by exploring collaborations with chefs from Mariposa County as well as various regions in California for pop-up events and other special series.
- Offer diverse daytime programming to prolong stays and enhance visitor engagement.
  - Provide chef courses for hands-on culinary experiences.
  - Collaborate with adventure guides for outdoor activities.
  - Host camping skills courses to cater to the demand for experiential learning and outdoor adventures.
  - Educate guests on the flora and fauna that can be found in the region, with guided walks to deepen their understanding of the region.

Location Overview

California Economy

California Tourism

California Traveler

Mariposa County Economy

Mariposa County Tourism

Mariposa Demand Generators

National Park Visitation

California - Economy

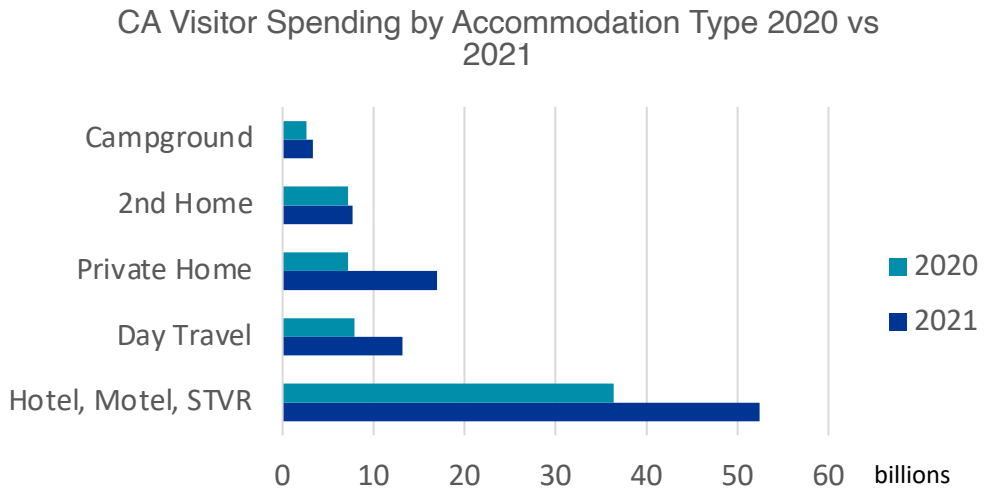
- California is located on the West Coast of the United States, bordered by Oregon to the north, Nevada to the east, and Arizona to the southeast. The state stretches along the Pacific Ocean's shoreline.
- As of 2022, the estimated population of California is approximately 39 million people. With a land area of approximately 163,700 square miles, California has a population density of about 242 people per square mile. The distribution of the population across the state is uneven, with about half of the state's population located in the Los Angeles and San Francisco Bay areas.
- California's population demographics are as follows: 36.5% White (not Hispanic or Latino), 39.4% Hispanic or Latino, 15.5% Asian, 6.5% Black or African American, and 1.6% Native American or Alaska Native.
- In 2022, California's GDP was over $3.59 trillion, contributing the most out of any state to the country's GDP.
- California has a workforce of about 19.1 million people. Technology, entertainment, agriculture, tourism, and manufacturing are some of California's largest industries in terms of overall contribution to GDP as well as the number of jobs they create
- The median age in California is about 37 years old.
- California's median household income in 2021 was $80,097. About 13% of households make less than $25,000 per year. Racially, Hispanics have the lowest median household income at around $58,000, followed by Blacks at $52,000. Asians have the highest median household income at around $105,000, while Whites have a median income of around $82,000.
- California's reported poverty rate is at 12.3%, which is slightly above the national average. The current unemployment rate as of July 2021 is 7.6%.
- About 82.5% of California residents hold a high school diploma or higher, while 34.2% have earned their bachelor's degree or higher.

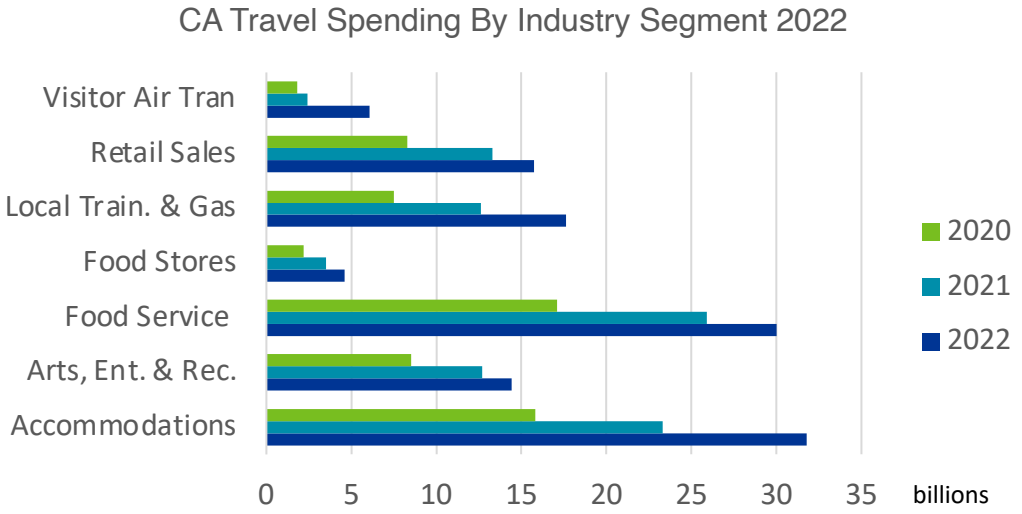


Sources – Census.gov

California – Tourism Overview

- Total visitor travel spending reached $134.4 billion in 2022, an increase of 32% over 2021. **The total spending for California is projected to hit $155 billion in 2023, surpassing the previous high of $144.9 billion from 2019.**
- In 2022, tourism spend was $134 billion, contributing $83.2 billion to California's overall GDP. Overnight tourism accounted for about 75% of the total tourism expenditure at $108.75 billion in direct spending.
- In 2022, California welcomed around 285 million visitors, of which approximately **214 million were overnight visitors**. A significant majority of overnight visitors came from out of state.
- Rising to $11.9 billion in 2022, travel-generated state and local tax saw an increase of 21.6% from 2021. Compared to 2019, travel-generated tax revenue has fallen by 3%.
- Residents of California accounted for 70% of all travel spending in California in 2021 and were followed by U.S. residents of other states at 24%, while international visitors accounted for 6% of travel spending in the state.
- In 2022 spending on accommodations rose to $31.8 billion, an increase of 36.1%. This was followed by spending on food services which was $30 billion, an increase of 18.1% from 2021.
- California has a number of international airports, with Los Angeles International Airport (LAX), San Francisco International Airport (SFO), and San Diego International Airport (SAN) being the most prominent. Additionally, the state boasts a variety of regional and municipal airports. In the year 2022, LAX, SFO, and SAN collectively welcomed a over 68 million passengers.

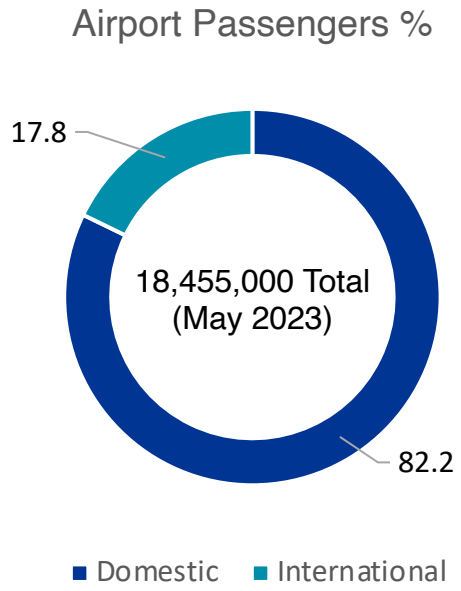




Sources - Visit California Economic Impact

California – Traveler Profile

- California sees a high number of repeat visitors, with **approximately 60% of tourists returning for another visit.**
- On average, **people travel to California in groups of 2.5 people and stay for an average of 5 nights.**
- **Roughly 78% of visitors stay in paid accommodations during their visit**. Of these, about **70% stay in hotels**, motels, or resorts, followed by 15% who stay in rented homes or condos. About 7% stay in inns or B&Bs, 5% use RV parks or campgrounds, and 3% opt for other types of accommodation.
- The majority of overnight visitors are from within the US, with significant numbers coming from neighboring states as well as from the Midwest and the East Coast. International visitors make up a significant portion of California's tourism market, with tourists from Mexico, Canada, China, and the UK among the most common.
- California's **largest feeder markets for overnight visitors include Texas, Arizona, Nevada, Washington, and Oregon.**
- Day visitors often come from within California itself, followed by travelers from neighboring states such as Nevada and Arizona.
- Tourists come to California for a variety of reasons, including its beaches, national parks, historic sites, and major cities like Los Angeles and San Francisco. **Outdoor recreation and cultural tourism are major draws**, as is shopping, particularly in high-end districts like Rodeo Drive and Silicon Valley's tech stores.
- **Business travelers often come to California for meetings, conventions, and professional development opportunities, particularly in major economic hubs like San Francisco and Los Angeles.**





Mariposa County- Economy

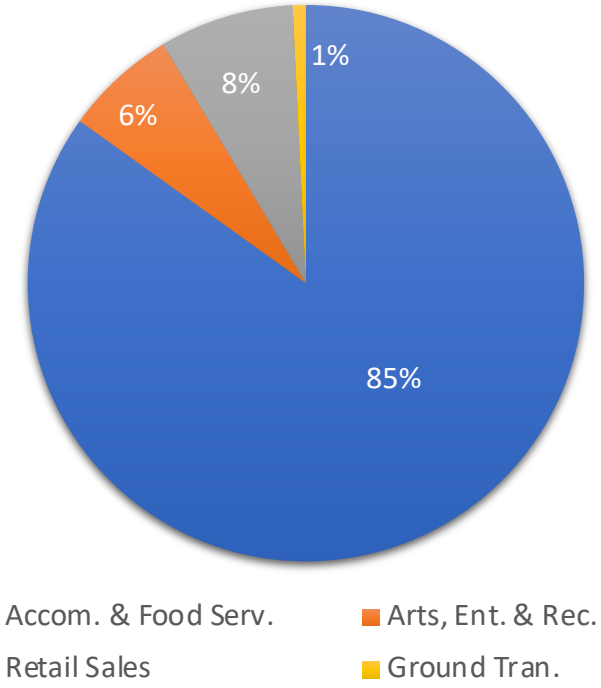
- Mariposa County, where the town of Mariposa is located, has **a population of about 17,147 people.**
- Mariposa County covers about 1,463 square miles, making up around 0.9% of California's total area. It is located in the western foothills of the Sierra Nevada mountains, north of Fresno, east of Merced, and southeast of Stockton.
- The County has an American Indian or Alaska Native population of about 3.7%, which is almost double that of the California's state average of 1.7%.
- **The County's largest industries by employment are Accommodation and Food Services, Retail Trade, and Health Care and Social Assistance.** The highest paying jobs are in industries that include Utilities, Public Administration, and Professional, Scientific, and Technical Services.
- The poverty rate in the County is approximately 14.9%, slightly higher than the state's average. **The median household income is about $49,174, which is significantly lower than California's average.**
- Following the trends seen at the state level, the **Healthcare and Social Assistance sector** ranks as the **leading industry** in the County among resident workers, accounting for **14 percent**. This industry also witnessed the most substantial expansion in its labor force between 2010 and 2020, with an increase of nearly **400 resident workers** in the County.
- In response to the COVID pandemic, Mariposa County was awarded funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, which were used to offset negative economic impacts, bolster the public health response, provide hazard pay for essential workers, and improve infrastructure in the County.



Mariposa County- Economy

- Home to Yosemite National Park, Mariposa County attracts a large tourism base for the outdoor activities and beauty of the park; its economy is largely based on serving this specific population.
- **Mariposa has almost twice the number of employed residents (labor force) than available jobs.** Historically, tourism in Mariposa County accounts for roughly 50% of the total work force.
- As tourism spending in Mariposa County continues to increase, so do jobs in the sector, which improved by 1,320 new jobs in 2022 – a 30% increase over 2021. Mariposa County's workforce growth was nearly twice the state average of 16%.
- In 2022, Mariposa County led all of California with 26.3% of all taxable sales being visitor generated.
- The total travel industry earnings in Mariposa County increased from $120.6 million in 2021 to $170.5 million in 2022. The top earnings came from Accommodation & Food Service.
- No new industrial, retail, or office spaces have been added to the County's limited industrial and commercial market in the last decade.
- The County's largest demographic group is compromised of residents aged **65 years** and above, making up nearly **30 percent** of the total population.
- According to the Mariposa County Nonresidential Market Analysis report, the County is looking to prioritize expanding the supply of workforce and affordable housing. With a small, aging, and declining population, which is expected to continue to decline, the County is working on ways to stimulate and support housing production.

Visitor Spending by Commodity Purchased in 2022 (Millions)



Sources: Economic & Planning Systems, Inc. (EPS). (2023). *Mariposa County Nonresidential Market Study Final Report*.
CA Economic Impact of Travel 2021

Mariposa County - Tourism

- In 2022, about 3.7 million people visited Yosemite National Park, a slight increase from the previous year.
- In the years leading up to the COVID pandemic, Mariposa County experienced a surge in tourism visits and subsequent economic impact. While on a smaller scale compared to some of its neighboring counties, **Mariposa County documented more than 1.2 million annual tourism visits in both 2018 and 2019**.
- In 2018, tourists contributed approximately $128 million to the local economy through expenditures on accommodations, dining, retail purchases, fuel, and leisure activities. This figure slightly increased to $130 million in 2019. These consecutive years saw an approximate 6% rise in both the number of visitors and the amount spent in comparison to figures reported in 2017.
- **Direct Travel Spending was about $350.6 million in Mariposa County in 2022,** a slight increase from the previous year.
- The primary purpose of visits to Mariposa County is **outdoor recreation**, with over 50% of visitors coming for this reason. This is followed by those who come to visit friends and relatives, and those who come for a vacation.
- In 2019, the majority of visitors to Mariposa County were from California, but the area also saw significant numbers of visitors from other states and countries. **The largest out-of-state visitor markets were Texas, New York, Florida, and Illinois**.
- Overnight visitors to Mariposa County are likely to be diverse in gender and educational background and come from a variety of employment situations. Many visitors are residents of California or other western states.





Mariposa Town – Development

The unincorporated town of Mariposa is undergoing several initiatives to improve the extent and quality of activities and other offerings in the area. Some of these include:

- Expected to be completed in 2024, the **Mariposa Creek Parkway** will provide a variety of community-driven recreational programs and paths for pedestrians and cyclists on Mariposa Creek in the town of Mariposa. It will tie together a number of tourist facilities and destinations, running along the creek and enhanced with biking and walking trails.
- Small but full of history and backed by renowned climbers, the new **Yosemite Climbing Association Gallery and Museum** tells stories of boldness and bravery high up on Yosemite's famous cliffs.
- With a commitment to regenerative farming, **Happy Goat** operates an expansive 1,850-acre farm, located just outside of town. This farm not only fosters sustainable agricultural practices, but also ensures access to the entire Happy Goat ecosystem through agritourism offerings – dining, events, animal petting areas and more.
- The **California Department Of Transportation (Caltrans)** started a maintenance project in July 2023 that will **improve State Route 140** East Whitlock Road and The Yosemite National Park entrance in Mariposa County. This project will benefit tourists and residents traveling to and from the town of Mariposa to Yosemite, as well as general travel throughout the County. The project is expected to be completed Spring 2024.
- **The Mariposa County Creative Placemaking Strategy,** which began in 2021, aims to implement a Mariposa-specific plan that will impact tourism in the region significantly. By leveraging art and design to create authentic and engaging experiences, the strategy aims to transform Mariposa into a destination rather than just a transit point for visitors heading to Yosemite.





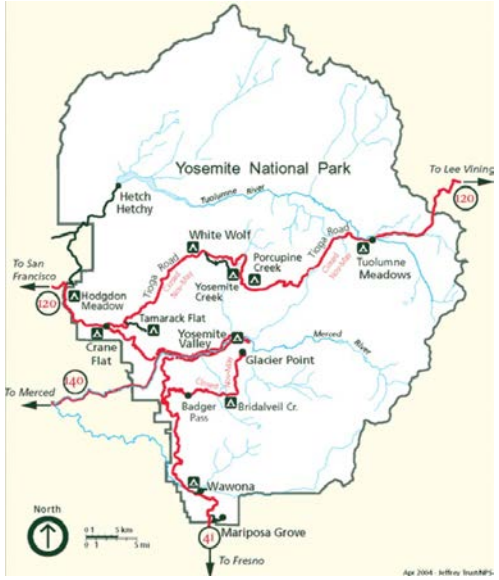
Mariposa County Access

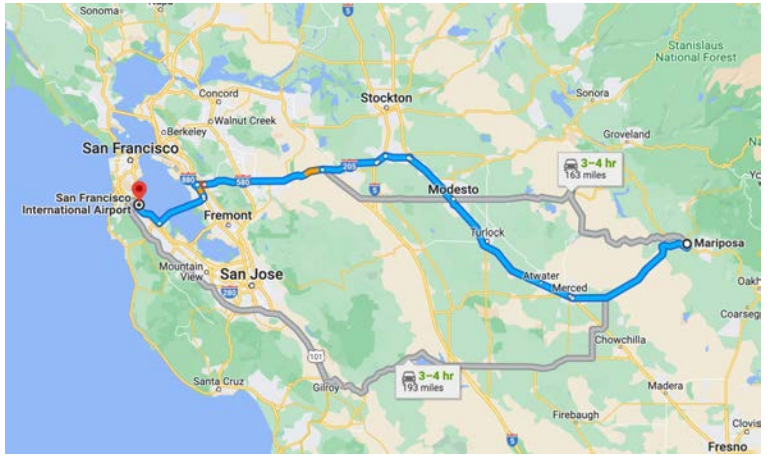
Car Traffic

- When coming in from the west, visitors can take CA-140 E through Merced. Entering from the north, Mariposa County can be accessed via CA-49 S from cities such as Sonora. From the south, inbound visitors can use CA-99 N and CA-140 E through cities like Fresno.
- Average travel time via car from **San Francisco** is 3 hrs, from **Fresno** 1 hr 15 min, and from **Los Angeles** around 4 ½ hrs.
- Yosemite operates a free shuttle system that connects visitors to major points of interest in the park for those without a car.

Rail, Bus, and Plane Traffic

- The closest major airport to Mariposa County is Fresno Yosemite International Airport (FAT). From FAT, cars are available to rent and drive to Mariposa County, which is approximately a 1.5 to 2-hour drive.
- More than 31 million passengers arrived in San Francisco International Airport (SFO) and Oakland International Airport (OAK), combined, in 2022.
- While there are no direct passenger train services to Mariposa County, the Amtrak train can be taken to Merced, which is the nearest city with a train station. From Merced, continue the journey to Mariposa County by car. Amtrak's San Joaquin line serves Merced, connecting it to various locations within California.







Mariposa Demand Generators







Recreational Tourism Destination

Yosemite National Park and Adjacent National Forests

Mariposa County, home to Yosemite National Park and Sierra National Forest, is renowned for its stunning natural beauty. Upwards of 3 million people visit Yosemite National Park every year. Yosemite spans about 1,200 square miles, with towering waterfalls, millennia-old Sequoia trees, and some of the most unique rock formations in the United States. Landmarks, such as El Capitan, Half Dome and Glacier Point, attract people from all over the world. Yosemite is also bordered by two other parks, Stanislaus National Forest to the North and Sierra National Forest to the south. Both forests serve as an outdoor destination for those visiting the area looking to go outside of Yosemite.

Summer Activities

During the summer months, Yosemite National Park becomes a haven for outdoor enthusiasts. Hiking takes center stage with trails suitable for all levels, leading to different waterfalls, viewpoints and the iconic Half Dome. Rock climbers are drawn to legendary formations such as El Capitan, while biking is a great way to explore designated paths and roads. The park's rivers provide opportunities for swimming and white-water rafting, and wildlife enthusiasts can spot different critters in their natural habitats. Guided tours and programs provide insights into Yosemite's history and ecological wonders, ensuring a fulfilling summer experience.

Winter Sports

Cross-country skiing and snowshoeing are two of the most popular winter activities in Yosemite National Park and the trails around Mariposa County. Visitors can also go skiing and snowboarding at nearby Badger Pass, Dodge Ridge, and Bear Valley resorts. Ice-skating at Badger Pass Ski Area or and snow tubing are two additional options to seek out. Finally, hikers come year-round to the area to appreciate the terrain in all conditions.

Mariposa Demand Generators



Wineries

Mariposa County boasts a small but growing wine industry. Among the notable wineries in the region are Casto Oaks Fine Wine and Art, Silver Fox Vineyards, Yosemite Cellars, Butterfly Creek Winery, and John David Winery. While not as robust a part of the economy as other wine-producing areas in the state, Mariposa County's wineries offer visitors a unique tasting experience amid the region's scenic beauty.



Western History

In the mid-19th century, the discovery of gold along the banks of the Merced River sparked the California Gold Rush, leading to a frenzied influx of prospectors and settlers to the region. Legendary mining towns such as Mariposa, Coulterville, and Hornitos quickly emerged as bustling hubs of activity, attracting fortune seekers from far and wide. These towns bore witness to the boom-and-bust cycles of gold mining, experiencing periods of unparalleled prosperity followed by economic downturns. Despite the eventual decline of the mining industry, the legacy of Mariposa County's mining towns endures through their well-preserved historic buildings, museums, and cultural landmarks, offering visitors a glimpse into the rugged frontier spirit of the American West.



Agritourism

From ranches to family-owned farms, the County's agritourism attractions showcase the region's rich agricultural heritage and diverse landscape. Visitors can find farm tours to learn about sustainable farming practices and pick their own fruits at orchards, participate in hands-on activities such as cheese-making or olive oil pressing, and attend seasonal harvest festivals. Mariposa County's agritourism offerings provide an immersive opportunity to connect with nature, support local farmers, and enjoy the fresh flavors of the region.

Mariposa Demand Generators



Nearby Museums

Mariposa is home to multiple museums including The Climbing Museum, The Mariposa Museum and History Center, and The CA State Mining and Mineral Museum. The Climbing Museum in Mariposa County stands as a captivating testament to the region's climbing heritage and the pioneering spirit of climbers. The museum showcases a diverse collection of artifacts, memorabilia, and interactive exhibits that chronicle the evolution of climbing in the area. Both The Mariposa Museum and History Center, and The CA State Mining and Mineral Museum provide a testament to the area's rich history and origins.



Annual Events

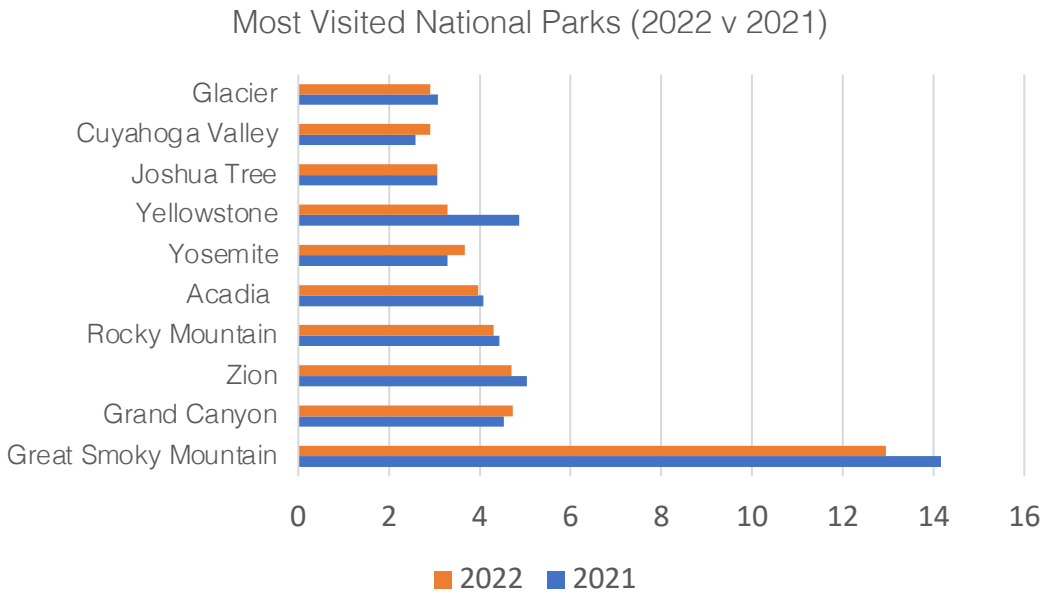
Mariposa County hosts a number of annual events including the Butterfly Festival, Music on the Green, Art, Wine & Wheels, The Mariposa Fair, Mariposa Pride, The Annual Crab Feed, The Gem & Mineral Show, and many more. These events draw many visitors to the area as well as provide guests visiting the park with alternative activities during their stay. Further, these events support the local community of artists, musicians, and wine makers.

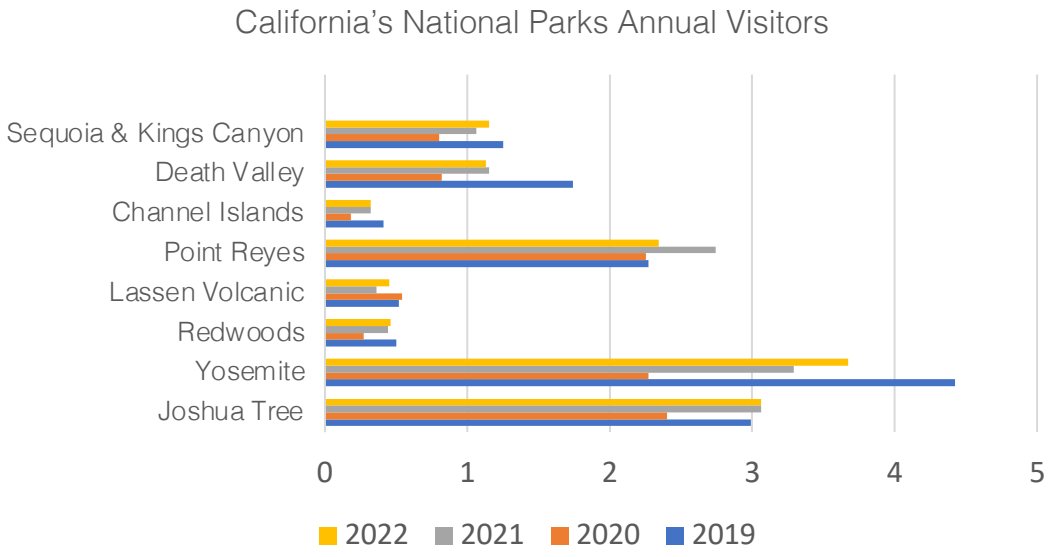


Educational Programs, Tours and Camps

Camp Kids in Yosemite is an educational program that provides kids with an opportunity to connect to nature, learn about the park's diverse ecosystem, and gain a better understanding of conservation efforts. Through guided hikes, informative programs, and interactive activities, Camp Kids in Yosemite aims to cultivate an appreciation for the park's natural history and the importance of preservation. In addition to Camp Kids, there are many other education and tour programs in Mariposa County, such as rafting and sky-diving. Also plane, biking, hiking, and yoga tours.

National Parks Visitation

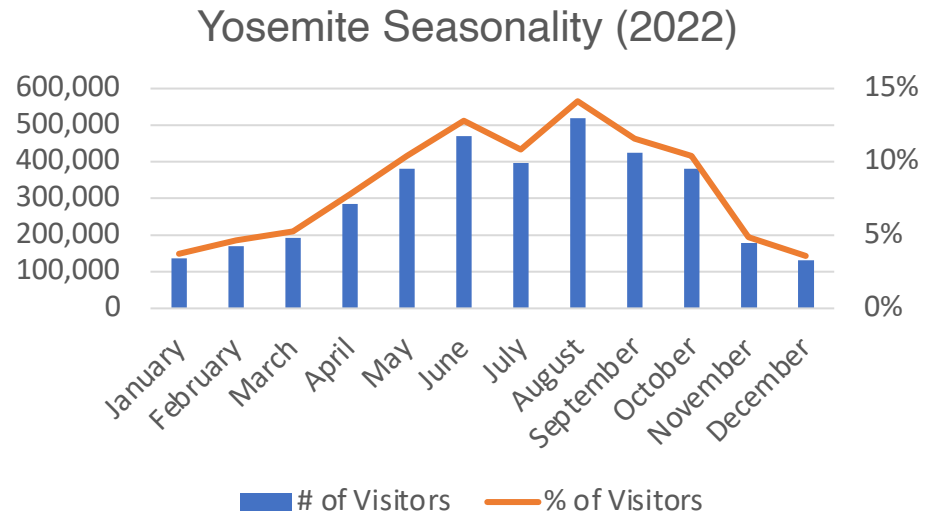




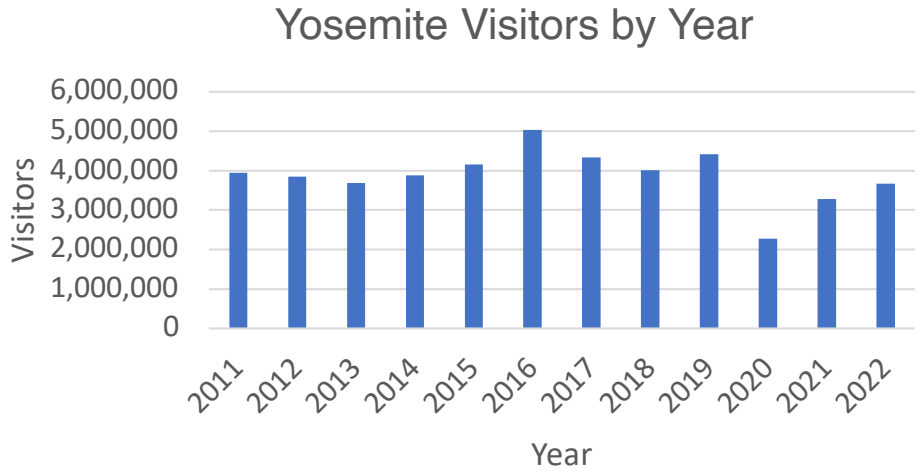
- The National Parks System consists of over 423 parks made up of parks, monuments, memorials, beaches and recreational areas. Out of the 423 parks, 62 are considered "National Parks."
- Recreational visits to U.S. National Parks fluctuated in recent years: 2019 saw 327.5 million visits, followed by a pandemic-induced drop of 27.5% to 237.1 million in 2020. Visitation rebounded to 297.1 million in 2021 and continued to rise to around 312 million in 2022, marking a 5.1% increase from the previous year and a positive trend towards pre-pandemic levels.
- While 8 of the top 10 most visited National Parks maintained their rank in the top 10 in 2022, Yosemite and Glacier lost their top rank and were replaced by Joshua Tree and Cuyahoga Valley. This is likely due to the individual Parks' imposed restrictions as well as each location's accessibility by car and plane during COVID.
- Please note that the Great Smoky Mountains contains a road connecting North Carolina and Tennessee. It does not charge an entrance fee and is considered a commuter road, not a pure park destination. This, in addition to its proximity to cities such as Knoxville, TN and Ashville, NC, can be used to justify its abnormal popularity and visitation numbers.
- The Mighty Nine: California has nine National Parks driving tourism including (in descending order of 2021 visitors) Yosemite (2.8 mm visitors), Joshua Tree (2.3 mm visitors), Death Valley (1.7 mm visitors), Redwood (1.6 mm visitors), Sequoia & Kings Canyon (1.5 mm visitors), Channel Islands (1 mm visitors), Lassen Volcanic (500k visitors), Pinnacles (400k visitors), and Point Reyes (300K visitors).

Source: National Parks Services (2022

Yosemite National Park



Source: National Parks Services (2021)



Source: National Parks Services (2021)

- **Yosemite National Park was the sixth most visited park in 2022 and eighth most visited park in 2021 in the US.** It is the most visited of the nine National Parks in California.
- Between 2010 and 2019, Yosemite experienced a 48% overall growth in visitors. All of Yosemite's visitors are considered recreational guests.
- **The South Entrance located in Mariposa County is the most popular entrance to get into Yosemite National Park, accounting for around 38% of visitors entering.** The second most popular is the West Entrance, which sees 25% of visitors.
- Historically, tent campers within the Park made up approximately 50% of the overnight stays in Yosemite, while concession lodging and RV's each accounted for approximately 25%. However, in 2020, Tent Campers and RVs increased to approximately 60% and 30% respectively, while concession lodging decreased to approximately 10% of Yosemite's overnight stays.
- Yosemite's overall visitation numbers for 2020 were down from 2019 due to the pandemic. However, the Park experienced a surge in visitors during the last three months of the year. Approximately 30% of its total annual visitors came during those months in 2020, compared to around 20% during the same period in 2019.

Source: National Parks Services (2021)

Travel Trends

Nature-based & Experiential Travel

Adventure Travel

Staying Local & Sustainability

Agritourism

Travel Trends

There are a confluence of factors that are driving demand for hospitality product that is nature-based, recreational, and cultural, all of which have been made more poignant during – and since – the COVID pandemic. Remote work has led people to embrace life beyond the urban center in far greater numbers, knowing they can get to the office 2 or 3 times a week, if at all. Visitation to National Parks increased as families discovered newer product to help them enjoy a nature-based holiday. Travel trends that were once prevalent have become even more relevant, as people across the world gave up air travel in search of more connected, cultural, and nature-based experiences in "drive-to destinations" from major cities.

Mariposa County offers a great canvas to embrace these trends with improved hospitality offerings. While Yosemite National Park has been the single largest driver to attract visitors, the area is teeming with more offerings, including the upgrades to the Mariposa Creek Parkway trail, an agritourism-centered Happy Goat Farm that will provide visitors the chance to interact with farm animals, and a strong connection to the region's western history with a wide variety of towns to visit such as Amador City, Coulterville, Murphy, and Sutter Creek.

These trends are described in the forthcoming pages as unique factors driving demand to more remote areas and forcing products and services to subsequently evolve into appropriate supply.



Adventure Travel



Cultural Tourism



Agritourism

Experiences and a “Return to Nature”

- Nature-based tourism had upwards of **$25 billion in direct expenditure, contributed $13.5 billion to the GDP,** and held a 2% share of the travel industry, according to 2019 data from the World Travel & Tourism Council.
- The need for a digital detox within our busy, connected lives has led to the widely acknowledged trend that millennials are the first generation to value experiences over possessions.
- According to a Bloomberg study, 55% of US millennials spend more on live experiences than they were previously.
- TripAdvisor reported that in a recent survey, **59% of respondents prefer destinations that are off the beaten path with nature-based activities** such as boating, canoeing, horse riding, and skiing.
- Data from Bloomberg finds that almost 70% of people over 40 years old, and 60% of people under 40, define success in terms of personal fulfilment. Self-actualization is at the forefront of the new concept of luxury, and experiences that foster and promote this have taken center stage in our traveling choices.
- A Skift Research 2018 survey found that 67% of affluent travelers would rather spend their money on activities, than on a nicer hotel, up 8% from the previous year.





Adventure Travel

While adventure travel may be an aspirational concept and can mean different things for different people, it is **a combination of nature, culture, and physical activities that inspire and motivate people to get outside and explore** beyond their comfort zones.

- The global adventure tourism market was valued at **$586 billion in 2018, and is expected to rise to $1.6 trillion by 2026**, experiencing a CAGR of 13.3% in 7 years. In the upcoming decade it is expected that **North America will be the biggest destination** for adventure tourism, in part because of the attraction of the National Parks and their social media popularization.
- In the U.S., **7% of the population (15 million people)** take part in outbound **intensive adventure** experiences, a market worth $40 billion. Intensive means pushing their limits and actively seeking out new destinations where the culture and lifestyle are different from their own.
- Popular adventure activities include mountaineering, hiking, scuba diving, river rafting, along with activities that revolve around a theme such as culinary or wellness.
- Two prominent emerging adventure travel trends include nomadic sabbaticals and intrepid families. People are taking more time off from work to have new experiences. Millennial parents are increasingly including their children in adventure travel trips as learning opportunities to increase awareness of new cultures.
- One of the biggest market drivers in the upcoming decade will be the increase in disposable income.
- In the U.S., average retail trip price for an 8-day adventure trip is $3,000. On average, 74% of trip costs are spent with local suppliers.
- In the U.S., the **majority of adventure tour guests are couples (47%)**, followed by solo travelers (19%) and groups (18%).





Mariposa County, CA - 2023

Staying Local & Sustainability

Staying Local: While not a new trend, it is notable in this context that domestic travel represents a large majority of the travel expenditures in the world.

- U.S. domestic tourism spending peaked in 2019 at $972 billion, with a CAGR of 51% between 2010 and 2019. Domestic tourism spending is expected to return to 2019 levels by 2024. **"Domestic travel helps address seasonality within regions, while also dispersing tourists to less visited rural areas, which tend to be overlooked by foreign visitors."**
- During border closures during COVID, domestic travel was more resilient than international travel, dropping 45% in spending from the previous year compared to the approximate 70% decline of international visitor spending. Prior to COVID, domestic leisure travel in the US increased 1.9% in 2019 to a total of 1.9 billion trips. **The pandemic increased the share of domestic travel in the US to account for 95% of tourism spending.**

Sustainable and eco-conscious travel is led by a growing concern for the environment. It is used as a method to appreciate natural beauty before it disappears. It is also rooted in one's desire to reduce their ecological footprint through more local travel.

- Booking.com publishes an annual sustainable travel report around Earth Day and notes the **increasing trend among travelers intending to stay at least once in an eco-friendly or sustainable accommodation** in the year ahead – from 62% in 2016 to 81% in 2021. The survey (consisting of more than 29,349 travelers across 30 countries) states further that **83% of travelers believe sustainable travel is an important issue.**
- A 2019 National Geographic consumer survey of 3,500 adults in the US found that **42% of respondents remarked sustainable travel decisions as a priority.** The same survey found that half of US travelers who prioritize sustainability in their travel decisions are 18 – 34 years old.
- **66% of millennials say they are willing to pay more for services by companies committed to creating a positive environmental impact.**

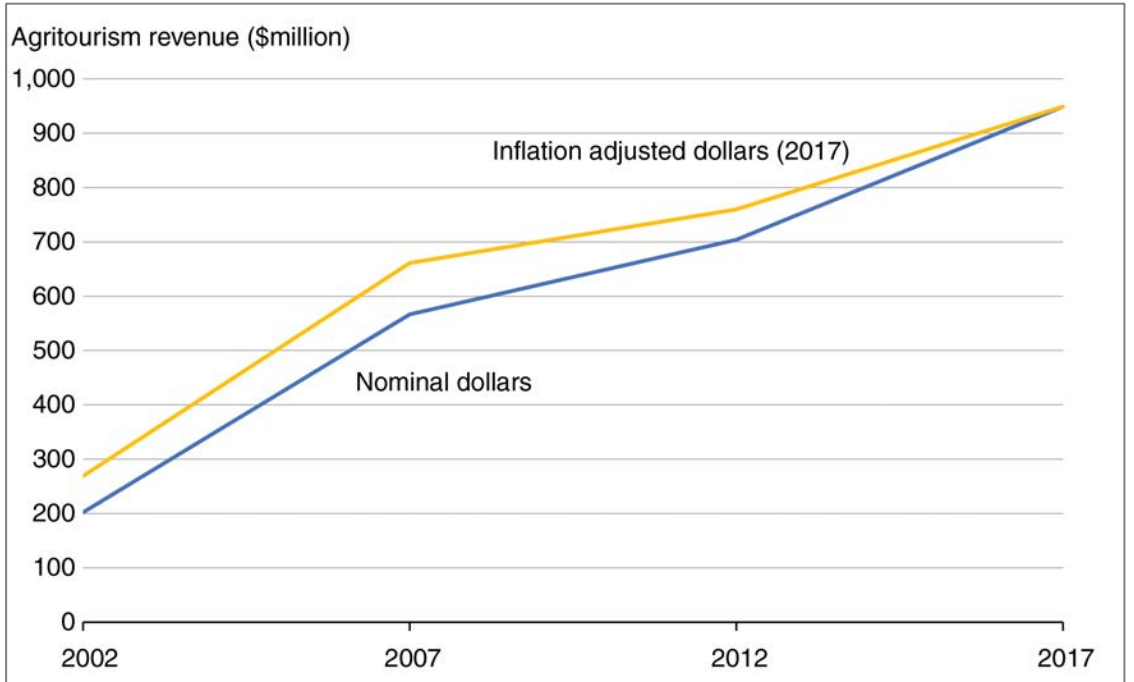
Agritourism Trends

Agritourism – the use of working agricultural land for non-farming, income-generating recreational activities – is a recently renewed phenomenon in the US that has grown out of a mutually beneficial desire for travelers to connect to nature and experience the American farmland in its authenticity, and for farmers to engage in a diversification of income streams.

Consisting of farms, wineries and ranches, agritourism in the US has seen significant growth since 2002, accounting for 5.6% of farm-related income in 2017. As of 2017, 28,575 farms offered agritourism and recreational services.

According to the US Department of Agriculture, the revenues generated from US agritourism more than tripled in 15 years, reaching $950 MM in 2017.

Note: 2017 is the most current data available.



Note: Values for the blue line are adjusted for inflation using the chain-type gross domestic product (GDP) deflator (2017 = 100). Nominal dollars are not adjusted for inflation.
Source: USDA, Economic Research Service using data from USDA, National Agricultural Statistics Service, 2002, 2007, 2012, and 2017 Census of Agriculture.



Market Analysis

Customer Analysis

Hotel Supply

Hotel Demand

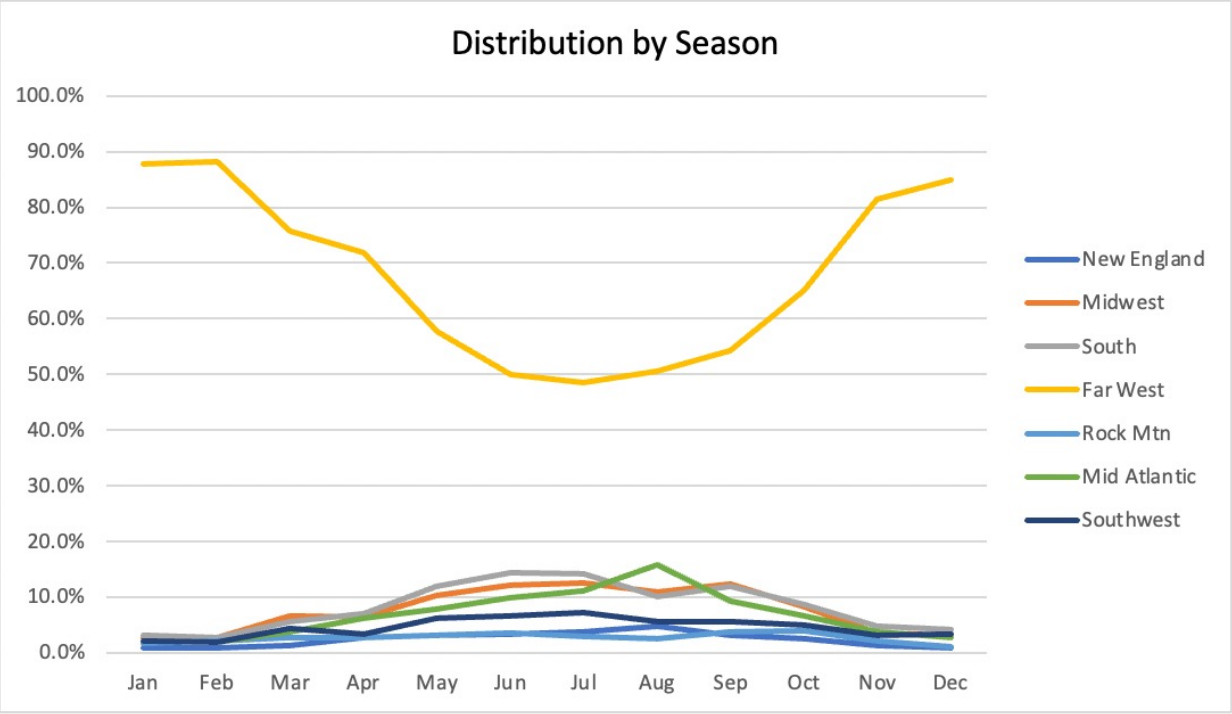
Demand Pool

Competitive Environment

Customer Analysis – Mariposa County

The Yosemite / Mariposa County Tourism Bureau contracted HMA Intelligent Marketing to perform an assessment of the visitor base and trends to the region in 2019. PKF presents relevant findings from this study in the following pages.

- HMA received 829,993 guest history records from the following properties: Best Western, Cedar Lodge, Tenaya Lodge, Yosemite Bug and Yosemite View Lodge.
- Data involved in this study is from January 2014 to 2019.

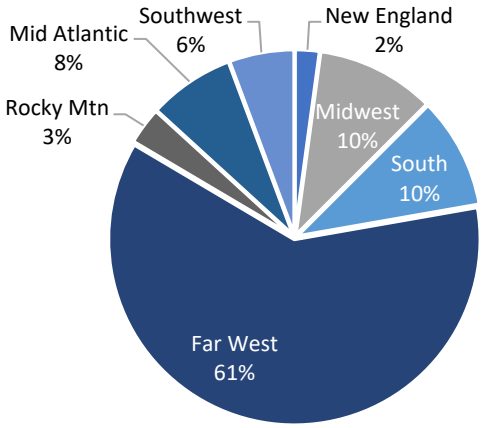


HMA 2019 study

Guests by Origin and Season

- Visitors from the Far West consistently account for the largest percentage of total visitors, regardless of season.
- The high season is considered to be from May to September. The influx of guests from all geographic regions during high season balances out the otherwise dominant presence of visitors from the Far West.
- During the rest of the year from October to April, tourists from the Far West comprise an average of 69.4% of total Yosemite visitors.
- New England has the lowest percentage of total visitors hitting just 3.8% in its best performing month, and 0.8% in its worst.

Customer Analysis – Mariposa County



Top Markets — Averages				
	% Vis	% Nts	Avg	Tot/Nt
San Francisco Bay Area	19.7%	17.7%	2.1	$204
Los Angeles	11.6%	12.9%	2.6	$222
Sacramento - Stockton	6.0%	9.7%	3.8	$165
Fresno — Visalia	4.6%	6.3%	3.2	$164
New York	2.6%	2.4%	2.1	$268
San Diego	2.6%	2.6%	2.3	$228
Montere - Salinas	2.1%	1.9%	2.0	$203
Santa Barbara - SLO	1.8%	1.8%	2.3	$212
Chicago	1.2%	1.1%	2.3	$249
Boston	1.1%	1.0%	2.2	$262
Washington DC	1.0%	1.0%	2.2	$250
Total			2.3	$208

HMA 2019 study

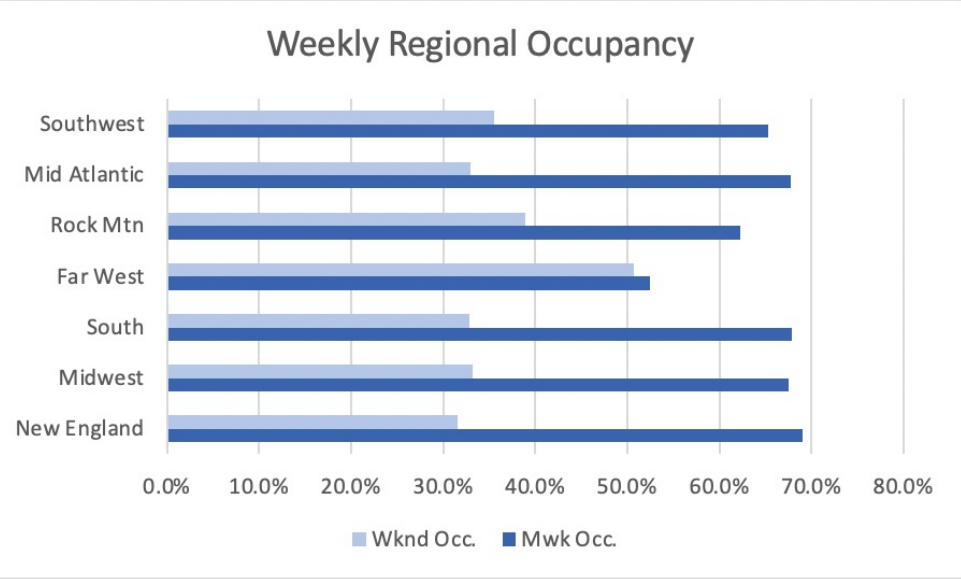
Distribution by Market

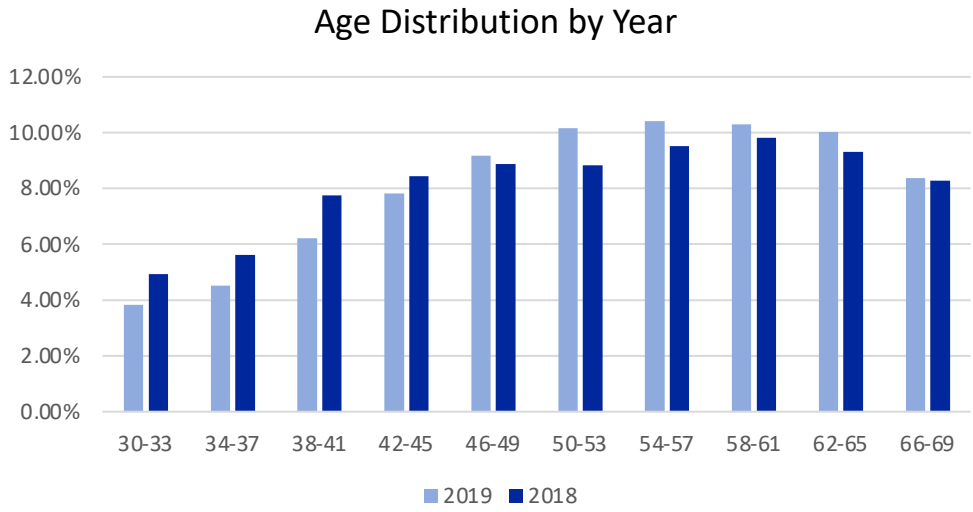
- With 61% of total yearly visitors arriving from the Far West, a few key cities within the region carry fundamental value to Yosemite and Mariposa County's tourism: San Francisco, Los Angeles and Fresno.
- 7 of the 11 highest markets come from the state of California, while the other four – New York, Chicago, Boston and Washington DC – represent areas much further east.
- The Midwest and South represent opportunity for greater marketing and increased capture as they do not provide many visitors.
- Nearly 1 in 5 visitors comes for the San Francisco Bay Area, spending some of the lowest number of nights (2.1) and money per night ($204) within the study.
- New Yorkers and Boston visitors spend the most per night ($268 and $262) while only spending 2 days on average.
- More local Sacramento and Fresno visitors spend more than 3 days on average and ~ $165 per night.

Customer Analysis – Mariposa County

Distribution by Market

- Weekly occupancy by region stays quite consistent across the board with only the Far West seeing nearly an equal number of visitors regardless of the day of the week: 52.5% (midweek) and 50.7% (weekend).
- The largest difference in occupancy comes from New England where midweek occupancy normally reaches 69% while weekend occupancy typically reaches just 31.6%.
- Not shown on graph is that the San Francisco Bay and Fresno markets uniquely have stronger midweek patronage than weekend patronage. They can avoid the crowds.



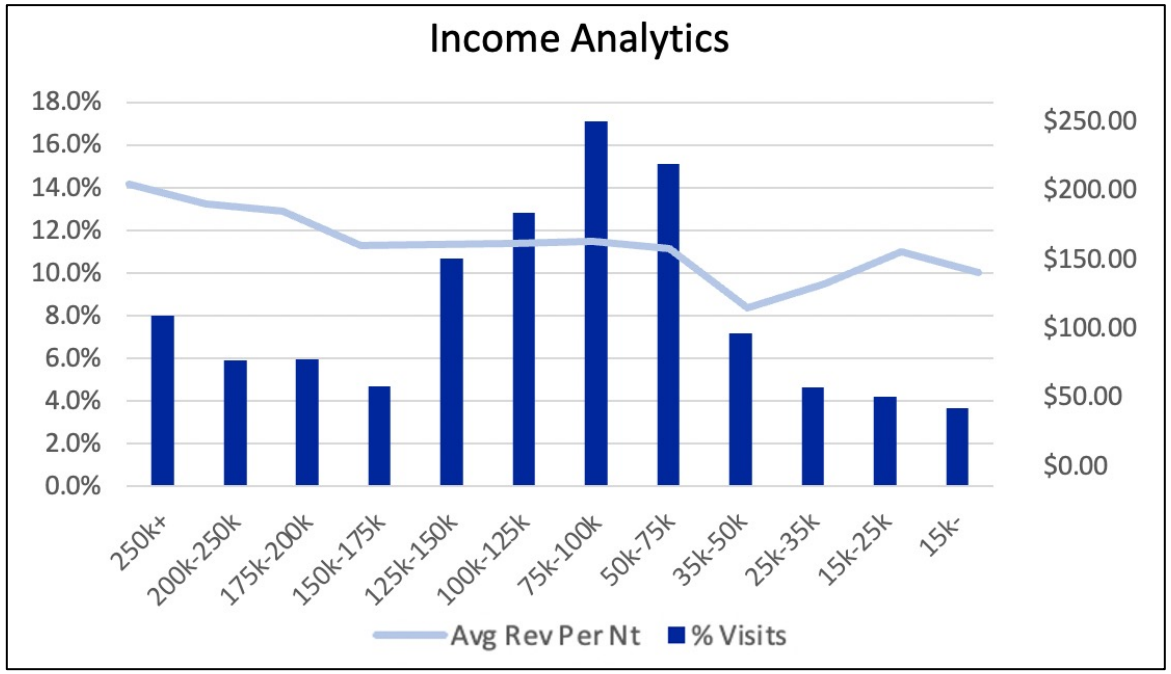


Distribution by Age

- We have condensed the data of all age ranges to show just the key demographic of 30-69 years old (81% of the total tourism market in Yosemite and Mariposa County), making it the target range for future endeavors.
- The bell curve demonstrates that 54-57-year-olds made up the largest percentage of park visitors in 2019, and that the years surrounding it have consistently grown in numbers relative to 2018.
- Of the ages shown, 30-33-year-olds have constituted the least amount of Yosemite tourists. This may be a result of surveying hotel stays, not campers.

HMA 2019 study

Customer Analysis – Mariposa County



HMA 2019 study

Distribution by Income

- This graph demonstrates the correlation between a patron's annual income, their average nightly revenue, and the total percent of visits their income bracket comprises.
- As to be expected, the higher one's income, the more they are usually willing to spend per night on a hotel room.
- People making $250k+ spend an average of $204.82 per night, while those making $35-50k spend the lowest at $115.16 per night.
- Across different income brackets there are many fluctuations in how often guests visit the park and its surrounding areas, but the range between $35-175k in income depicts a traditional bell curve:
  - Overall, this general range is 67.6% of the total tourism population.
  - Here, families with a $75-100k yearly income have the largest group making up 17.1% of all visits.
  - The lowest is found with families that generate less than $15k per year, as they only bring in 3.7% of all tourists.

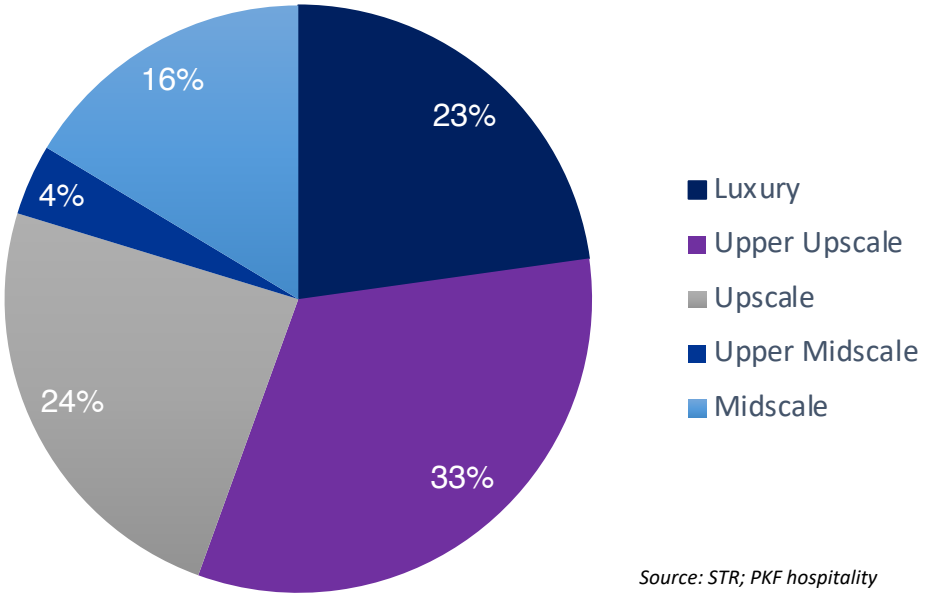
Hotel Supply – Mariposa County

Existing Hotel Supply

- As of June 2023, and according to STR, a hotel data collection company, there are only six hotels within the Town of Mariposa, CA.
- 17 hotels exist in Mariposa County (including the six in town), which encompass Yosemite National Park and surrounding areas. Only four of the 17 report to STR with performance data.
- With regards to hotel class in the County, there are two luxury, five upper upscale, three upscale, one upper midscale and six midscale hotels.
- In total, the California North Central region [Merced/Central, Stockton/Modesto] has a total supply of 1,988 keys
- In contrast, the city of Groveland, within Tuolumne County, measures 83% of its rooms in the upper upscale or luxury category.



Hotel Class By Key Count



Source: STR; PKF hospitality

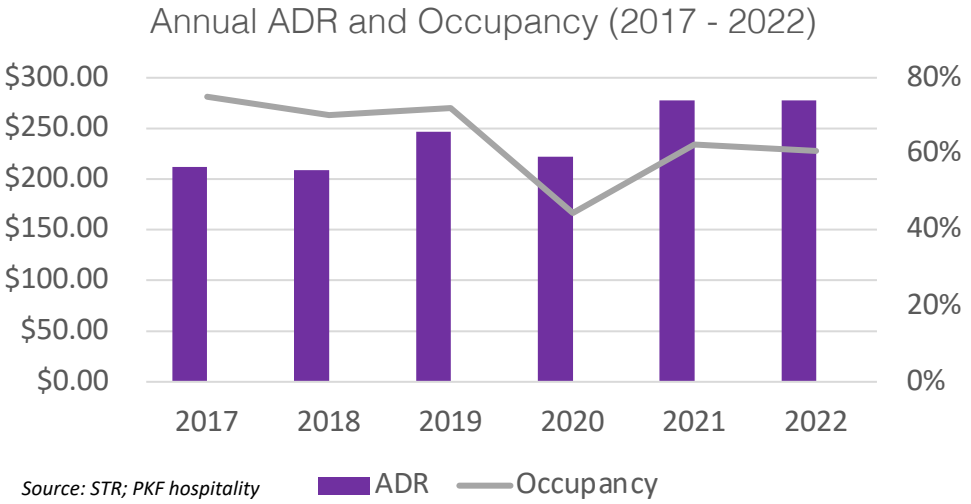
Hotel Classifications

- The classification of hotels by STR into the above categories addresses industry-wide standards on service levels, amenities, and overall cost/ positioning.
- Note: the data-collecting company, STR, is different than the widely-used term STR to indicate Short-Term Rental.

Hotel Demand – A Yosemite Comp Set

PKF consulted a data set provided by an STR Trend Report to assess market performance at a higher-end of the market: upper midscale to luxury, as seen in the box to the lower right. Our findings include the following:

- Supply in the competitive "comp" set experienced a significant surge from 2018 to 2019. Autocamp added 103 rooms in 2019, increasing room count 16.5% from 667 in 2018 to 770 in 2019.
- Those rooms were absorbed by market demand, as seen in the comp set's *increase* in occupancy from 2018 to 2019 from 70% to 72%. Normally, the addition of rooms causes a drop in occupancy across the comp set supply.
- Following the onset of the COVID pandemic in 2020, occupancy levels still have not returned to what was seen pre-COVID, with a reported occupancy rate of 60.8% in 2022 compared to 75% in 2017.
- After 2020, 2021 saw a surge in ADR with the average nightly rate from February – December measuring $278 (January information was not provided) versus a previous high in 2019 of approximately $250.

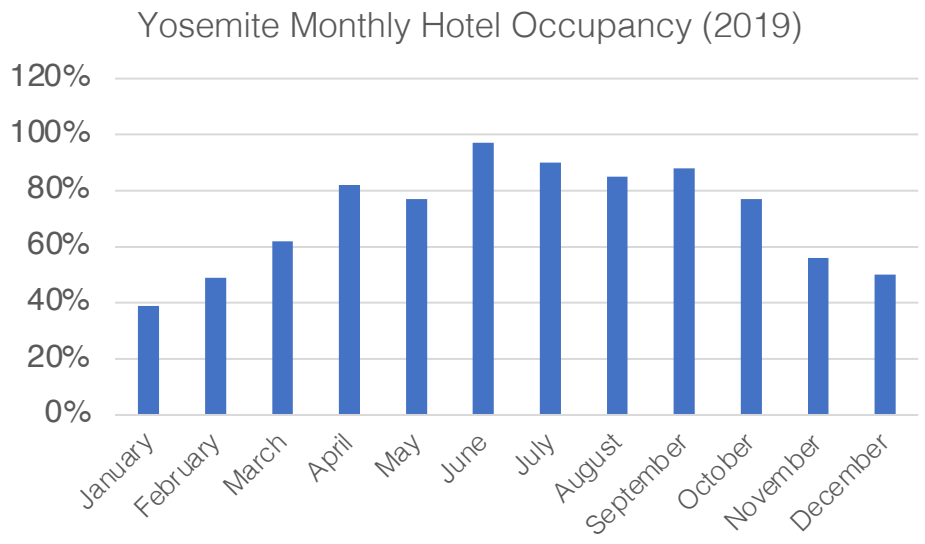


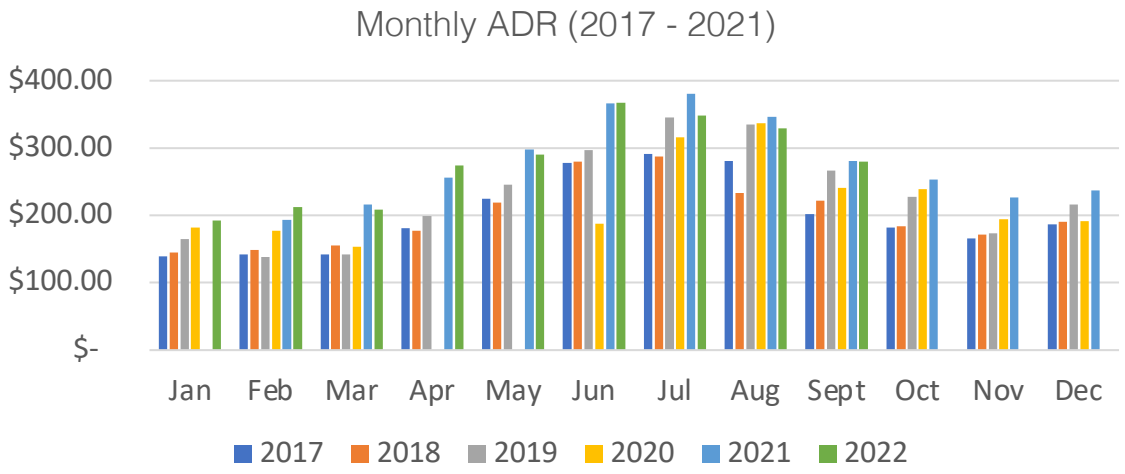
Source: STR; PKF hospitality

Name of Establishment	Class	Rooms
Name	Name	#
The Pines Resort & Conference Center	Luxury Class	104
Tenaya Lodge at Yosemite	Luxury Class	352
Best Western Plus Yosemite Gateway Inn	Upper Midscale Class	133
Best Western Plus Yosemite Way Station Model	Upper Midscale Class	78
Autocamp Yosemite	Luxury Class	103
Average	X	154

Hotel Demand – A Yosemite Comp Set, cont'd.

- During the period spanning from 2017 to 2022, the **months of May through July consistently boasted the highest average occupancy**, while January experienced the lowest levels.
- **From 2017 onwards, there has been a consistent increase in the Average Daily Rate (ADR) for almost every month**. The highest ADR aligns with the monthly occupancy during May to August, while the lowest ADR is observed from January through March.
- Note: Average Daily Rate is different from published rack rates in that it is actual revenues from room sales, including discounts.
- In 2018, the Average Daily Rate (ADR) experienced a slight 1.4% decline, primarily occurring between April and August.
- ADR and occupancy saw an increase in 2021, but 2022 saw a slight decline in numbers most likely due to the continued concerns with the pandemic and economic conditions.
- Occupancy during August of 2019 saw a major spike from the previous year, jumping from 53% to 85%. This was due to the Ferguson Fire in 2018.

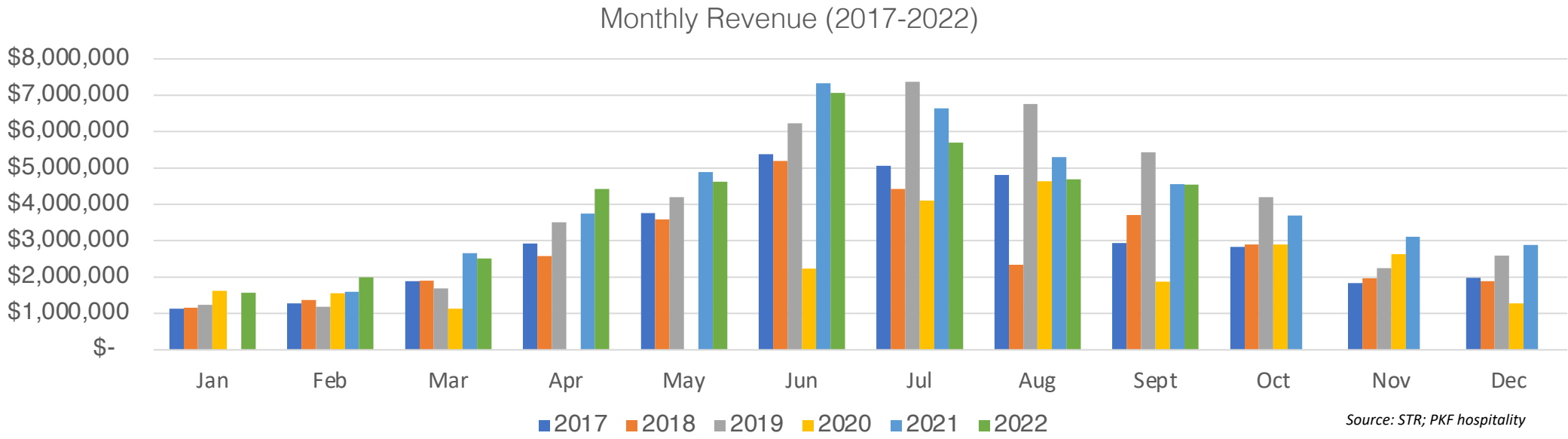




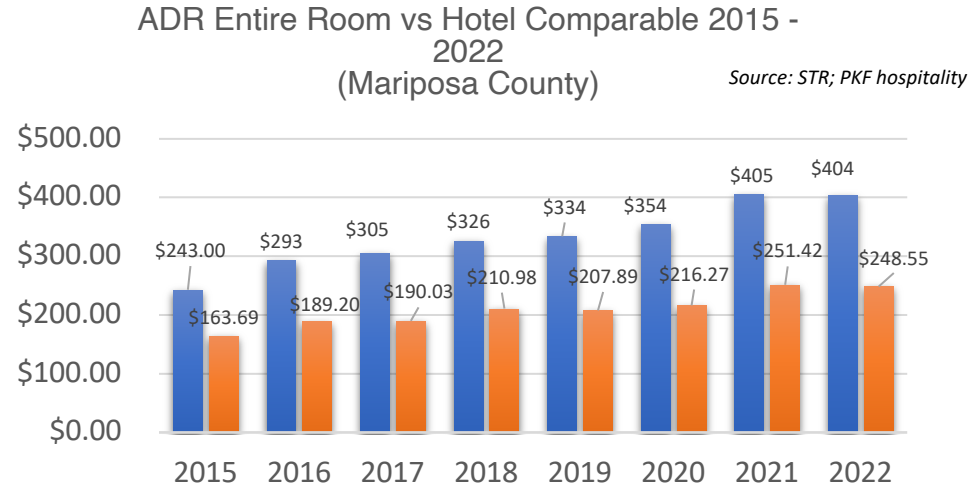
Source: STR; PKF hospitality

Hotel Demand – A Yosemite Comp Set, cont'd.

- The year 2019 marked a notable upswing in revenue, registering an impressive 41.3% increase when compared to the preceding year, 2018, which had encountered a discouraging 7.8% downturn. The increased revenue in 2019 could be due to inflation and an increase in visitation.
- Data is missing for April & May of 2020 and January 2021 due to the impact of the COVID pandemic. Additionally, the data for 2022 ends in September.
- A noticeable upward trend in revenue is observed during the months of June through August from 2017 to 2022, while January and February consistently exhibit the lowest revenue figures across all the years.
- There has been overall growth over time, outside of the drop in 2020, and if the growth trend continues revenue should surpass pre-COVID years.



Short Term Rental Demand





PKF looks at data for Short-Term Rentals in addition to hotel performance to assess market activity. The following is for Mariposa County from AirDNA, a site that studies Airbnb, VRBO and Homeaway listings.

- ADR for the Mariposa market in 2022 was $404 for home listings.
- The 2022 ADR of $248.55 for hotel-comparable properties (single rooms or studios) was higher than the State's hotel average of $148.83 according to an STR report on hotel performance.
- Occupancy, however, measured 61% for the Hotel Comparable rooms, versus 72% for the representative comp set of 5 hotels. These units have a slightly longer length of stay than the traditional hotel rooms – closer to 3 nights' average than the 2 nights for hotels.
- Occupancy for the Hotel Comparable category in 2022 nearly outperformed all Short-Term Rentals in every month other than the months of June and December. This may be due to family travel during summer and winter holidays.
- According to a BAE Urban Economics study, "areas that were closer to the National Park had the highest rates at $400 and $600 per night, while areas like Mariposa and Midpines had more modest rates of $260 and $270 per night. Areas like Coulterville and Cathey's Valley had rates of $200 or less per night."

Competitive Environment – Hotels

To draw conclusions regarding the positioning and financial viability of the potential future investment and development in Mariposa, PKF carried out a comprehensive analysis of the local hotel market and conceptual competitors. The following pages contain an overview of the local hotel environment including inside and outside Yosemite National Park.

Mariposa Town/County				
Hotels	# of keys	Distance from Park Entrance	Amenities	Meeting Spaces
Tenaya at Yosemite	352	8 Minutes	game room, sauna, spa, pool, shops, gym	14 meeting rooms, 10,000 sq. ft. ballroom w banquet seating for 850 people
Autocamp Yosemite	103	39 Minutes	community fire pits, complimentary mountain bikes, pool, BBQ kits, hammocks, General Store	clubhouse for meetings of up to 48 guests
Yosemite Bug Rustic Mountain Inn	50	35 Minutes	health spa, cafe, amphitheater	have event venues for 50-120 people
Yosemite View Lodge	336	5 Minutes	game room, fire pits, pool, hot tub, gym	event spaces can fit 24 to 60 people
Little Valley Inn	6	55 Minutes	individual private shaded patio	n/a
Best Western Plus Yosemite Way Station	78	50 Minutes	pool, breakfast	one room fits 10-15
5th Street Inn	9	48 Minutes	n/a	n/a
The Monarch Inn	48 or 52	47 Minutes	complimentary cold breakfast, pool	n/a
Mariposa Lodge	42	47 Minutes	pool, whirlpool	n/a
Yosemite Inn	25-27	48 Minutes	n/a	n/a
Quality Inn Yosemite Valley Getaway	52	48 Minutes	pool, whirlpool, some rooms feature full kitchens	n/a
River Rock Inn	9	48 Minutes	Hotel deli on property	n/a

Competitive Environment – Hotels

Yosemite National Park				
Name	# of keys	Distance from Yosemite Valley	Amenities	Meeting Spaces
The Redwoods in Yosemite	125	1 hour	river, entire cabin rentals	up to 100 people for formal reception
Yosemite Valley Lodge	245	In Yosemite Valley	3 eating locations, Starbucks, pool, patio, gift shop, lounge	2 banquet rooms that accommodate up to 150 people
The Ahwahnee	121	In Yosemite Valley	pool, lounge, bar	meeting facilities accommodate 25-150 people
Wawona Hotel	104	56 Minutes	horse stable, golf course, pool, sunroom	meetings for 25-150 people
Curry Village	481	In Yosemite Valley	ice skating rink, food stands, pool, amphitheater	banquet space and patios for 10-400 people
The Tuolumne Lodge	69	90 Minutes	Wood burning stove and wood	n/a
Housekeeping Camp	266	In Yosemite Valley	grills	n/a

Note: All hotels in this chart are operated by Yosemite Hospitality (Aramark) other than The Redwoods in Yosemite.

Competitive Environment – Hotel Rack Rates

The chart below is an analysis of the average room rate for the local comp set hotels in Mariposa County comparing room type on weekdays vs weekend for high and low seasons

Mariposa Town/County					
Hotels	# of keys	Low Season Weekday Rate	Low Season Weekend Rate	High Season Weekday Rate	High Season Weekend Rate
Tenaya at Yosemite	352	$248-$664	$259-$710	$359-$848	$458-$1,076
Autocamp Yosemite	10 or 12	$248-$554	$238-$482	$353-$557	$453-$629
Yosemite Bug Rustic Mountain Inn	50	$80-$255	$105-$285	$139-$355	$139-$355
Yosemite View Lodge	336	$128-$448	$282-$642	$282-$642	$302-$662
Little Valley Inn	6	$179-$189	$179-$189	$179-$189	$179-$189
Best Western Plus Yosemite Way Station	78	$120.89-$130.19	$134.49-$153.44	$274.34-$283.64	$288.29-$302.24
5th Street Inn	9	$119-$149	$139-$165	$205-$375	$209-$375
The Monarch Inn	48 or 52	$89.63-$98.63	$96.75-$106.5	$196.33-$235.13	$242.25-$266
Mariposa Lodge	42	$95-$109.73	$109.25-$126.35	$180.03-$207.58	$206.63-$238.45
Yosemite Inn	25-27	$92.15-$102.60	$118.75-$133	$260.30-$286.90	$275.5-$308.75
Quality Inn Yosemite Valley Getaway	52	$113-$205	$137-$232	$238-$330	$298-$393
River Rock Inn	9	$89	$89	$179	$179

Competitive Environment – Hotel Rack Rates

The below is an analysis of the average room rate for the local comp set hotels in Yosemite National Park comparing room type on **weekdays vs weekend for high and low seasons**

Yosemite National Park					
Name	# of keys	Low Season Weekday Rate	Low Season Weekend Rate	High Season Weekday Rate	High Season Weekend Rate
Yosemite Valley Lodge	245	$239-$260	$249-$269	$289.00	n/a
The Ahwahnee	121	$429-$653	$521-$1,199	$521-$1,299	$521-n/a
Wawona Hotel	104	$114-$177	$154-$232	$154-$232	$232
Curry Village	481	$103-$249	$109-$248	$160-$264	$160-n/a
The Redwoods in Yosemite	125	$348-$2,291	$410-$2932	$539-$3,364	$455-$3,364
The Tuolumne Lodge	69	closed this summer		closed this summer	
Housekeeping Camp	266	$112	$112	$112	$112

Note: All hotels in this chart are operated by Yosemite Hospitality (Aramark) other than The Redwoods in Yosemite.

Geographic Comp Set

Yosemite National Park Relevant Comp Set

The geographical comp set includes relevant sites, of varying size, operations, and unit types within the region that can be construed as potential competitors. It includes:

- Rush Creek Lodge
- Sierra Sky Ranch
- Evergreen Lodge
- Pines Resort & Conference Center

Pipeline

In addition to the existing competitive set, PKF is aware of other pipeline projects in the region that are currently being planned or under development. These projects are:

- Silvertip Lodge
- Brown Bear Development
- Wildhaven Yosemite
- Hyatt Place Mariposa

Pipeline – Pre-Application

- Terramor Yosemite
- KOA RV Resort
- Whispering Pines

Pipeline – Other

- Firefall
- Gautam Patel Hotels Collection

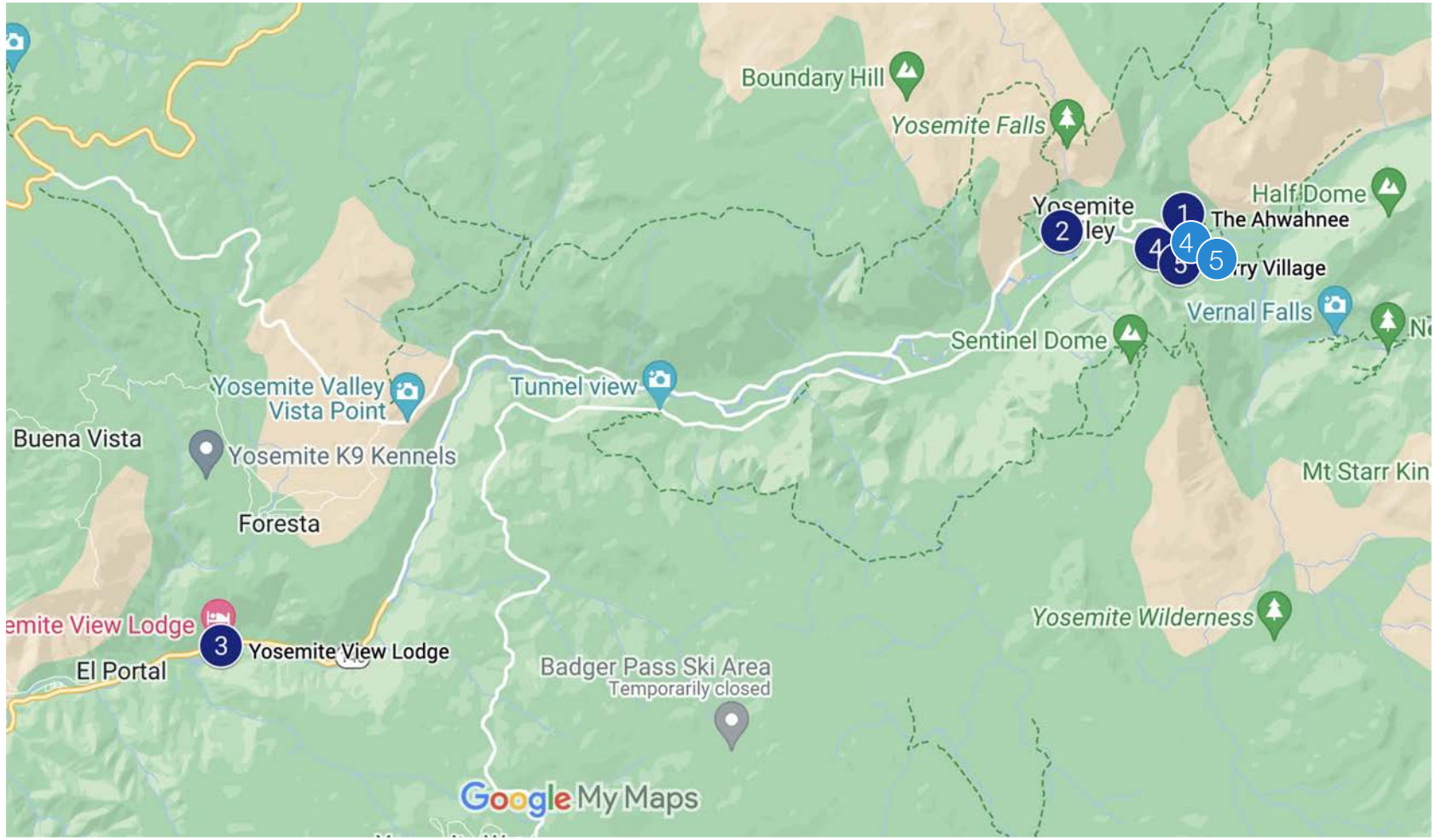
Mariposa County - Relevant Comp Set

The geographical comp set includes relevant sites, of varying size, operations, and unit types within the region that can be construed as potential competitors. It includes:

- Tenaya at Yosemite
- Autocamp Yosemite
- Yosemite Bug Rustic Mountain Inn
- Best Western Plus Yosemite Way Station
- Yosemite View Lodge
- The Ahwahnee
- Yosemite Valley Lodge
- Wawona Hotel
- The Redwoods in Yosemite
- 5th Street Inn
- The Monarch Inn
- Mariposa Lodge
- Yosemite Inn
- Quality Inn Yosemite Valley Getaway
- River Rock Inn
- Housekeeping Camp
- Curry Village
- Little Valley Inn

Competitive Set

Yosemite Valley - Map

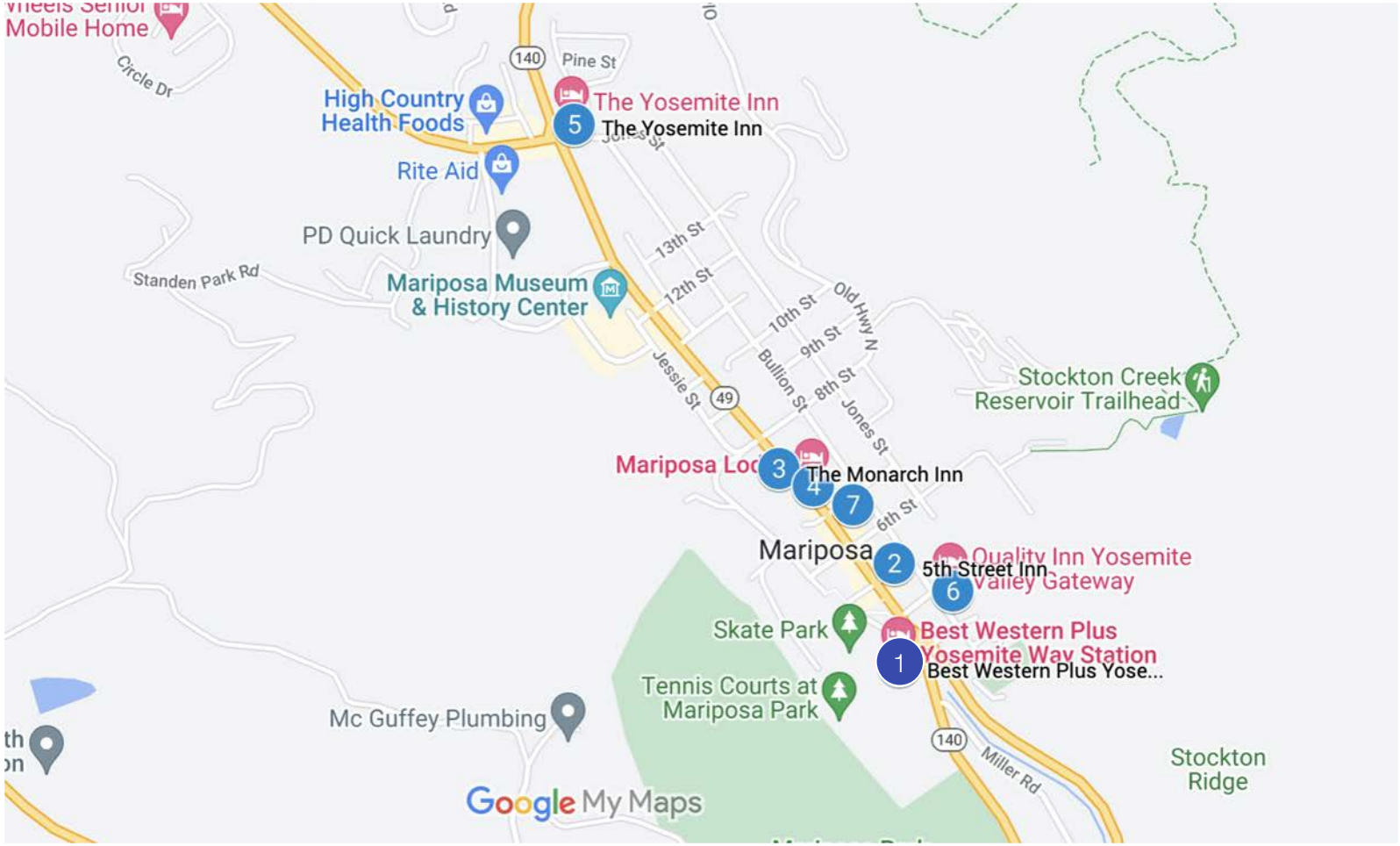


1. The Ahwahnee - 123 keys
2. Yosemite Valley Lodge - 245 keys
3. Yosemite View Lodge - 78 keys
4. Housekeeping Camp - 266 keys
5. Curry Village - 481 keys

- Conference Center
- No Conference Center

Town of Mariposa - Map

Competitive Set

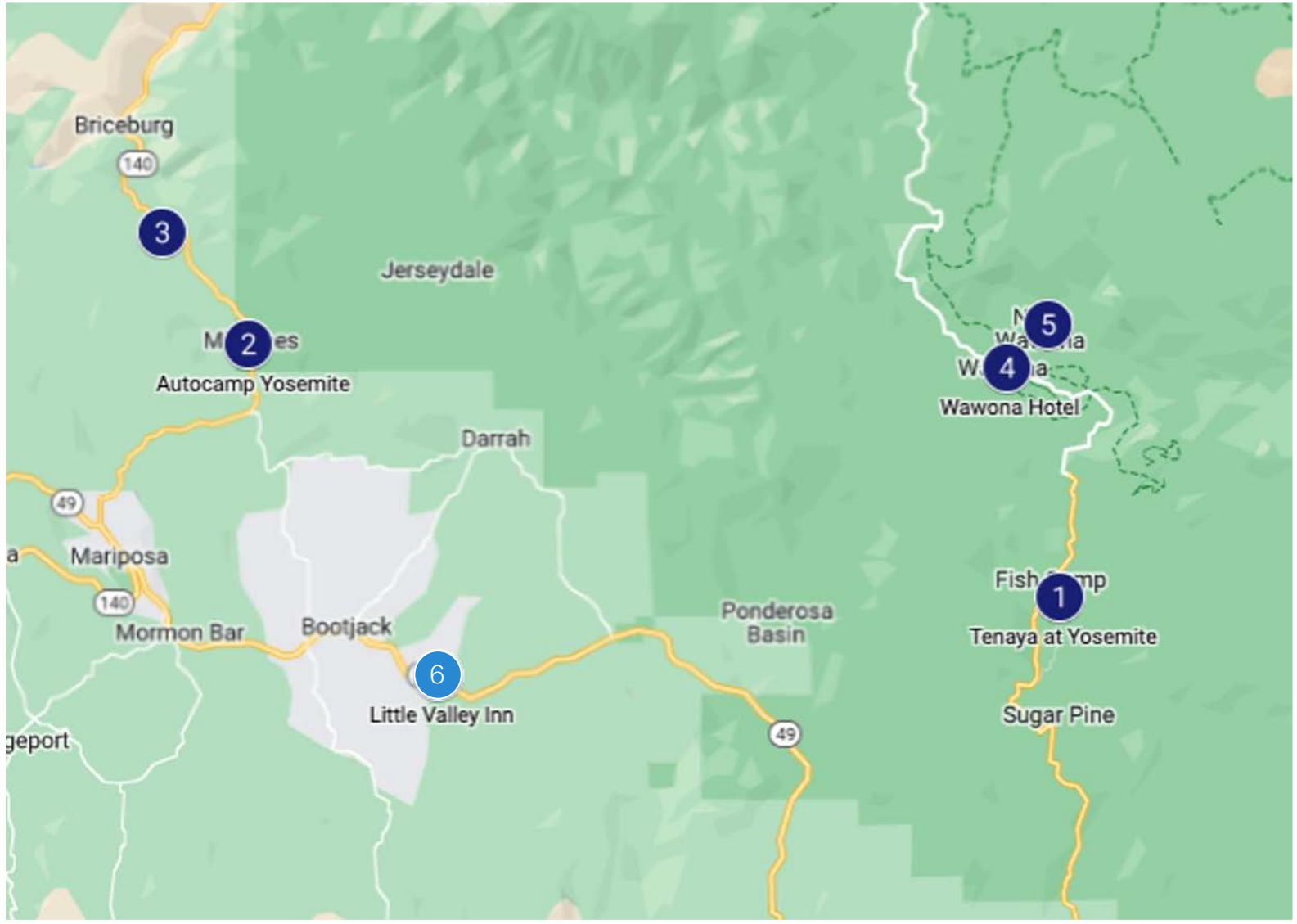


1. Best Western Yosemite - 78 keys
2. 5th Street Inn - 9 keys
3. The Monarch Inn - 52 keys
4. Mariposa Lodge - 42 keys
5. The Yosemite Inn - 27 keys
6. Quality Inn Yosemite Valley Gateway - 52 keys
7. River Rock Inn & Deli Garden Cafe - 9 keys

- Conference Center
- No Conference Center

Competitive Set

Mariposa County - Map



1. Tenaya at Yosemite - 352 keys
2. Autocamp Yosemite - 103 keys
3. Yosemite Bug Rustic Mountain Resort - 50 keys
4. Wawona Hotel (Big Tree Lodge) - 104 keys
5. The Redwoods In Yosemite - 125 keys
6. Little Valley Inn - 6 keys

Conference Center

No Conference Center

Competitive Set

Mariposa County - Relevant Comps





Tenaya at Yosemite

Key Characteristics

Tenaya is a resort and conference center located 2 miles from the south gate entrance to Yosemite National Park. It is surrounded by the trees, hiking trails, and other natural features of the Yosemite area, creating a resort destination just outside the park. The property has 352 keys, including rooms, lodges, explorer cabins, and cottages.

The conference center offers 14 meeting rooms, including a 10,000 sq. ft. ballroom with banquet seating for 850 people. Resort amenities vary from daily guided nature hikes, nightly movies at the pool, access to the fitness, steam, and sauna rooms, a game room, several pools for guests of all ages. Additionally, the Ascent Spa has 12 treatment rooms where massages, wraps, and facials can be booked. Each night has an added $30 amenity fee.

- 8 minutes to closest park entrance
- 1 hr 8 minutes to Yosemite Valley
- 55 minutes to Mariposa Town

Rooms

- 352 keys
- Rates: Cottage Room: $343; Double Queen: $317
- Patio, TV, refrigerator, microwave, desk, wet bar, coffee maker

Food & Beverage / Events

- Sierra Restaurant Embers, Jackalope's Bar & Grill, Timberloft Pizzeria, Parkside Deli and In- Room Dining
- Occasionally offers workshops and activities, such as cooking classes, wine tastings, art sessions, or outdoor excursions
- 18,000 SF of event spaces

Additional Facilities

- Outdoor pools and hot tubs
- Fitness center, spa and wellness center
- Activities include guided tours, hiking excursions, biking, and seasonal activities like snowshoeing during winter months

Competitive Set

Mariposa County - Relevant Comps





Autocamp Yosemite

Key Characteristics

Sitting on 35 acres, Autocamp Yosemite is the largest and most secluded of the brand's 6 total sites. The glamping resort is located in the Midpines area, west of Yosemite National Parks Arch Rock entrance. Offerings include an isolated community with private airstreams, cabins, tents, and basecamps available for guests to use while having community amenities at its center.

The indoor event space of 650 sq. ft. fits up to 48 guests, and the outdoor lawn measures 4,200 sq. ft. with space for up to 100 guests. 103 keys comprise the property, as well as communal fire pits, complimentary mountain bikes, a pool, BBQ kits, hammocks, and the General Store. Experiences can also be booked on and off property through Autocamp for classes, retreats, and tours.

- 39 minutes to closest park entrance
- 58 minutes to Yosemite Valley
- 10 minutes to Mariposa Town

Rooms

- 103 keys
- Rates: Luxury Tent: $209; Airstream: $459
- 31-foot custom designed airstream suites with pond/mountain views, walk-in shower, private outdoor fire pit

Food & Beverage / Events

- Campfire kits, Farm Stand or Food Truck, and picnic areas
- Events such as yoga and wellness sessions, outdoor movie nights, guided hikes and nature walks, stargazing events

Additional Facilities

- Communal spaces which include fire pits, seating areas, and picnic spots where guests can enjoy the outdoors together
- Bike rentals
- Camp Store, laundry facilities and lounge area

Competitive Set

Mariposa County - Relevant Comps





Yosemite Bug Rustic Mountain Inn

Key Characteristics

Situated 25 miles away from Yosemite National Park, Rustic Mountain Inn features an isolated hillside experience. The Inn has a total of 50 keys on the 50-acre site that fit a variety of needs. From full size vacation home rentals, standard/private rooms, tent cabins with campground baths, and youth hostel dormitories, guests can find the right stay for them.

Group facilities are capable of hosting venues for 50-120 people and food starting at $65 per person can be included for events. There is a café serving all meals, and the Yosemite Health Spa. This spa offers a large stainless steel hot tub, cedar sauna, specialty tub room, and yoga studio.

- 35 minutes to closest park entrance
- 56 minutes to Yosemite Valley
- 15 minutes to Mariposa Town

Rooms

- 50 keys
- Rates: Private room ranges from $135 to $219
- Full vacation home rentals, standard/private rooms, tent cabins with campground baths, and youth hostel dormitories

Food & Beverage / Events

- On-site dining at June Bug Cafe, which serves American cuisine
- Group facilities are capable of hosting venues for 50-120 people

Additional Facilities

- Yosemite Health Spa, hot tub and sauna
- Outdoor spaces offering patios, decks, campfire areas or gardens
- Yoga Classes

Competitive Set

Mariposa County - Relevant Comps





Best Western Plus Yosemite Way Station

Rooms

- 78 keys
- Rates: Single Bed Standard room ranges from $130 to $315
- The lodge offers a range of accommodations such as standard & double rooms, suites, and accessible rooms

Food & Beverage / Events

- Complementary Full Hot breakfast
- Conference & Meeting Facility
- In room Coffee / tea maker, Keurig coffee machine

Additional Facilities

- Health Club, Country Park with tennis courts
- Hot Tub, Pool (Outdoor Pool)
- Gift shop, laundry room, and common area

Key Characteristics

Best Western Plus Yosemite Way Station sits outside of the southern entrance of the park, offering a convenient location for guests looking to explore the park. The Best Western offers 78 keys with simple amenities such as an outdoor pool, year-round hot tub, complimentary full breakfast, and country park with tennis courts.

Additionally, there is one 2,400 sq.ft. meeting facility that is able to accommodate 50-100 people.

- 45 minutes to closest park entrance
- 1 hr 15 minutes to Yosemite Valley
- 35 minutes to Oakhurst Town

Competitive Set

Mariposa County - Relevant Comps





Yosemite View Lodge

Key Characteristics

Occupying approximately 18 acres, Yosemite View Lodge is nestled along the Merced River, offering guests a view of Yosemite National Park. Situated in the town of El Portal, California, the lodge is located just minutes away from the park's western boundary.

Meeting venues are located above the The River Restaurant and Lounge. Both event spaces are used for weddings, meeting reunions, etc. and can fit 24 to 60 people. Additionally, on site there is a game room, pool, hot tub, gym, and multiple fire pits for guests to use.

- 5 minutes to closest park entrance
- 25 minutes to Yosemite Valley
- 44 minutes to Mariposa Town

Rooms

- 78 keys
- Rates: Standard room ranges from $146 to $352
- The lodge offers a range of accommodations such as standard & double rooms, suites, and accessible rooms

Food & Beverage / Events

- Complementary Full Hot breakfast
- Conference & Meeting Facilities
- In room Coffee / tea maker, Keurig coffee machine

Additional Facilities

- Health Club, Country Park with tennis courts
- Hot Tub, Pool (Outdoor Pool)
- Gift shop, laundry room, and common area

Competitive Set

Mariposa County - Relevant Comps





The Ahwahnee

Rooms

- 123 keys
- Rates: Standard King: $518; Junior Suite: $650
- A/C, WIFI (in rooms), refrigerators, cable TV, daily housekeeping service

Food & Beverage / Events

- Full service dining restaurant and lounge/bar
- Dining room is transformed into a “17th Century English Tudor-style Great Hall” serving a seven-course dinner between mid December and Christmas

Additional Facilities

- Outdoor swimming pool, hot tub, concierge services, gift shop
- Laundry facilities, room service, Sweet shop, and meeting facilities
- Adventure activities in the national park

Key Characteristics

Dating back to 1927, The Ahwahnee in Yosemite National Park is a full-service hotel with views of Yosemite Falls, Half Dome and Glacier Point. The Ahwahnee provides its 123 keys with a historic atmosphere surrounded by newly renovated and refurbished amenities.

On site guests can enjoy the bar, fireplace, pool, guest lounge, laundry facility, and gift shop. The dining room is a popular upscale dining option in the park and provides in house catering for Ahwahnee events. Additionally, the six meeting spaces on property, in addition to the wedding lawn and terrace, measure over 5,572 sq. ft. and can accommodate up to 150 people. The hotel will undergo some structural enhancements from January 2023 until October 2023.

- 28 minutes to closest park entrance
- 3 minutes to Yosemite Valley
- 1 hr 18 minutes to Mariposa Town

Competitive Set

Mariposa County - Relevant Comps





Yosemite Valley Lodge

Key Characteristics

Sitting on approximately 10 acres of land, Yosemite Valley Lodge is a central location within Yosemite Valley, and is often a hub for activities and large groups. On site, the dining options include The Mountain Room Restaurant, The Mountain Room Lounge, Base Camp Eatery, and a Starbucks. The 245 Keys also access the pool, patio, gift shop, and guest lounge.

Yosemite Valley Lodge boasts state-of-the-art conference rooms, making it an ideal destination for corporate events, meetings, and conferences. They are able to accommodate up to 150 people and are equipped with modern amenities and technology.

- 29 minutes to closest park entrance
- 3 minutes to Yosemite Valley
- 1 hr 17 minutes to Mariposa Town

Rooms

- 245 keys
- Rates: Double Bed: $229
- No A/C in rooms, private bathroom, refrigerator, coffee maker, balcony

Food & Beverage / Events

- The Mountain room full service restaurant (dinner)
- Base Camp Eatery all-day dining
- Starbucks

Additional Facilities

- Outdoor pool, gift shop, activities desk, onsite bike rental
- Free guest parking
- Backpacking, biking, rafting, hiking, and guided bus tours through the national park

Competitive Set

Mariposa County - Relevant Comps





Wawona Hotel (Big Tree Lodge)

Rooms

- 104 keys
- Rates: Rooms range from $257 to $378
- Accommodations consist of 50 standard hotel rooms with private bath and 54 standard hotel rooms with shared bathrooms

Food & Beverage / Events

- Dining room - Breakfast, lunch and dinner served
- The hotel's conference and event facilities may be utilized for hosting workshops, seminars, and corporate retreats.

Additional Facilities

- Summer Saturday Night BBQ
- Golf Course
- Hiking Trails
- Swimming pool
- Tennis Courts

Key Characteristics

Originally established in 1856, Wawona Hotel sits on 80 acres and is an institutional facility within the park. With 104 keys, 54 of which are standard hotel rooms with a shared bathroom, the hotel offers plenty of amenities for guests on site. Seasonal excursions include a nine-hole golf course, swimming pool, BBQ nights, and riding stables. Year round there are also hiking trails near property, evening piano performances, and a sun room.

The hotel dining room serves breakfast, lunch, and dinner and also accommodates for all events hosted on property. The meeting facilities are meant to entertain 25-150 people.

- 8 minutes to closest park entrance
- 52 minutes to Yosemite Valley
- 1 hr 12 minutes to Mariposa Town

Mariposa County - Relevant Comps





The Redwoods in Yosemite

Key Characteristics

The Redwoods in Yosemite offers 125 rental cabins, each uniquely tailored to an individual's preference. From one-bedroom rentals to 7 bedroom luxury estates fitting 22 people, each cabin offers a kitchen, living space, yard, and privacy.

The Redwoods Wedding and Event Center comfortably seats 100 for group meetings and 80 for formal dining. This space can be rented out and includes a catering kitchen to help accommodate needs.

- 14 minutes to closest park entrance
- 1 hr 2 minutes to Yosemite Valley
- 39 minutes to Oakhurst

Rooms

- 125 keys
- Rates: The Two Bed Rustic Cabins range from $400 to $700
- Options range from cozy one-bedroom cabins to spacious luxury homes

Food & Beverage / Events

- No on-site dining. Fully equipped kitchens available in each rental unit
- Event spaces suitable for small gatherings, weddings, and other special occasions

Additional Facilities

- Private Decks and Patios
- BBQ Grills
- Fireplaces
- Wi-Fi access

Competitive Set

Yosemite National Park - Relevant Comps





Rush Creek Lodge

Key Characteristics

Rush Creek Lodge is situated on 20-acres of a hillside woodland setting at the Highway 120 West entrance to Yosemite National Park. The lodge features 143 rooms, suites, and hillside villas, all with a deck overlooking the natural surroundings. Its sister property is the nearby Evergreen Lodge, which is a lower price point.

Rush Creek Lodge offers event space totalling 22,225 sq. ft., comprising 7 meeting rooms with the largest room spanning 4,000 sq. ft. Additionally, there is 3,950 sq. ft. of outdoor meeting space, making it an ideal venue for destination events, retreats, and weddings.

- 10-minute walk to the entrance of Yosemite National Park
- 2.5-hour drive to Fresno, CA
- 3-hour drive to Fresno Yosemite International Airport

Rooms

- 143 keys
- Rates: King room: $180; one bedroom villa: $224
- Private deck, with forest/sunset views, bathroom, coffee, refrigerator, and earthy therapy bath products

Food & Beverage / Events

- Event space for weddings or group gatherings
- All-day dining restaurant serving mountain cuisine
- Lunch, dinner, and drinks at the tavern – local craft brews and signature cocktails
- Pool bar

Additional Facilities

- Outdoor pool & hot tub
- Rock waterfall
- Lounge chairs
- Open air patios, manicured lawns, stone pathways

Competitive Set

Yosemite National Park - Relevant Comps





Sierra Sky Ranch

Key Characteristics

Located four miles north of Oakhurst, Sierra Sky Ranch has been in existence for over 145 years. With 28 rooms and suites, the boutique hotel captures the charm of the California cattle ranching and logging.

Between the Yosemite Lawn and the Dining Room, up to 150 guests are able to be accommodated for group events. These two locations give access to indoor and outdoor experiences with 5,500 sq. ft..

- 10-minute drive to the entrance of Yosemite National Park
- 1-hour drive to Fresno, CA
- 1.2-hour drive to Fresno Yosemite International Airport

Rooms

- 28 keys
- Rates: King Bed : $280; one bedroom suite: $320
- Living room, pet friendly, fireplace, flat screen tv, coffee maker

Food & Beverage / Events

- Complimentary continental breakfast
- The Branding Iron Steak House (temporarily closed)
- Nearby restaurants in Oakhurst

Additional Facilities

- Outdoor swimming pool, library, great room with board games and puzzles
- Complimentary WIFI, 24-hour front desk, parking
- Weddings and parties

Yosemite National Park - Relevant Comps





Evergreen Lodge

Key Characteristics

Evergreen Lodge is a newly expanded 100-year-old historic resort located one mile from Yosemite National Park, featuring cabins amongst 22-acres. Providing cabins with private decks facing straight into Stanislaus National Forest, Evergreen also offers guests full-service dining, professional recreation, and wellness programs.

With space to accommodate groups ranging from 30 to 225 people, Evergreen Lodge can host a wide range of occasions. There are 6 meeting rooms to choose from, and the largest meeting room spans 1,550 sq. ft.. In total, Evergreen Lodge offers 11,850 sq. ft of event space.

- 20-minute walk to the entrance of Yosemite National Park
- 2.8-hour drive to Fresno, CA
- 3.2-hour drive to Fresno Yosemite International Airport

Rooms

- 88 keys
- Rates: Deluxe King: $125; One bedroom cottage: $250
- Living room, private deck, bathroom, coffee brewer, Alexa devices, ceiling fans, and refrigerator

Food & Beverage / Events

- Main lodge serving breakfast, lunch, and dinner
- Tavern
- General store and gift shop selling locally made crafts and nature books

Additional Facilities

- Swimming pool, live music and events, main plaza
- Outdoor fun, wellness, daily activities, bike rentals
- Yosemite flight tours, hiking trips, glass blowing experiences, painting

Competitive Set

Yosemite National Park - Relevant Comps





Pines Resort & Conference Center

Key Characteristics

Located just 17 miles outside of Yosemite's south gate, Pines Resort sits on Bass Lake, and offers many recreational opportunities. It is a popular venue for weddings, reunions, parties, receptions and corporate events.

With 7 meeting rooms capable of holding up to 400 people, the largest conference room spans 2,635 sq ft, offers a spacious setting for bigger conferences and gatherings. In total, the resort has 10,000 sq ft of event space.

- 28 minutes to closest park entrance
- 1 hr 25 minutes to Yosemite Valley
- 45 minutes to Mariposa Town

Rooms

- 106 keys
- Rates: Standard rooms range from $129-$289
- 84 inviting mountain chalets, 20 deluxe lakefront suites or two private, fully-furnished houses

Food & Beverage / Events

- Conference Rooms
- Room service, coffee & tea maker, microwave
- On-site dining - Ducey's on the Lake, The Pines Bar, and a Market with Deli

Additional Facilities

- Indoor pool, outdoor tennis courts, & fitness center
- Lake Frontage with a private beach
- Playground
- Hair Salon
- Massage services

Mariposa County Additional Supply

5TH Street Inn





Key Characteristics

5th Street Inn is a "homey" property comprised of 9 keys and located directly within Mariposa's Downtown. From small single sleeping rooms to a large suite with a full kitchen and balcony, many types of accommodations can be found on this smaller property.

- 48 minutes to closest park entrance
- 1 hr 7 minutes to Yosemite Valley
- 1 minute to Mariposa Town

The Monarch Inn





Key Characteristics

Located on Mariposa's Main Street, The Monarch Inn is centrally located within the town. With 48-52 keys, it provides the basic essentials including complimentary cold breakfast.

- 47 minutes to closest park entrance
- 1 hr 6 minutes to Yosemite Valley
- 1 minute to Mariposa Town

Competitive Set

Mariposa County Additional Supply

Mariposa Lodge





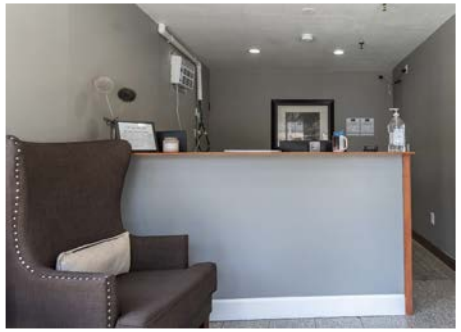
Key Characteristics

This newly renovated, main street lodge offers 42 keys directly in downtown Mariposa. The property's amenities include an outdoor pool and whirlpool spa. Rooms vary from standard double queens to deluxe double kings.

- 47 minutes to closest park entrance
- 1 hr 6 minutes to Yosemite Valley
- 1 minute to Mariposa Town

Yosemite Inn





Key Characteristics

Known for having the largest rooms in Mariposa, all 25-27 keys boast 300 sq. ft. rooms. Additionally, Yosemite Inn is located on the Mariposa main street.

- 48 minutes to closest park entrance
- 1 hr 4 minutes to Yosemite Valley
- 2 minutes to Mariposa Town

Mariposa County Additional Supply

Quality Inn Yosemite Valley Getaway





Key Characteristics

Tucked in the hills outside of the park, the Quality Inn has 52 keys each with access to the property's amenities. These include free hot breakfast, seasonal pool and hot tub, and a guest laundry facility.

- 48 minutes to closest park entrance
- 1 hr 7 minutes to Yosemite Valley
- 2 minutes to Mariposa Town

River Rock Inn





Key Characteristics

As Mariposa's oldest motel, River Rock Inn boasts 9 historic keys. On site guests receive complimentary breakfast at the on site café, an outdoor patio, and access to Mountain Fitness Gym just down the street.

- 48 minutes to closest park entrance
- 1 hr 7 minutes to Yosemite Valley
- 2 minutes to Mariposa Town

Competitive Set

Mariposa County Additional Supply

Housekeeping Camp





Key Characteristics
Located along the Merced River near the sandy beaches, Housekeeping Camp is made up of three-sided concrete structures with canvas roofs and privacy curtains. It provides basic lodging and is a great location for campers who don't wish to build their own campsite.

Within the camp guests can prepare dinner on their campfire ring's grill, and eat it under covered patios. Each of the 266 units features two electrical outlets and two lights.

- 27 minutes to closest park entrance
- 6 minutes to Yosemite Valley
- 1 hr 13 minutes to Mariposa Town

Curry Village





Key Characteristics
Curry Village has some one of the largest and most diverse lodging options on park grounds. It holds 481 separate types of lodgings, ranging from cabins with private baths, canvas tent cabins, motel rooms, and cabins with a shared bathhouse. The campground style places an extra emphasis on the surrounding nature. Curry Village also has on-site bike rentals, dining, ice skating rink, and outdoor pool.

The meeting spaces on property range greatly in purpose, size, and amenities. Breakout rooms provide meeting spaces for as few as 10 people, while the banquet halls can serve as many as 400.

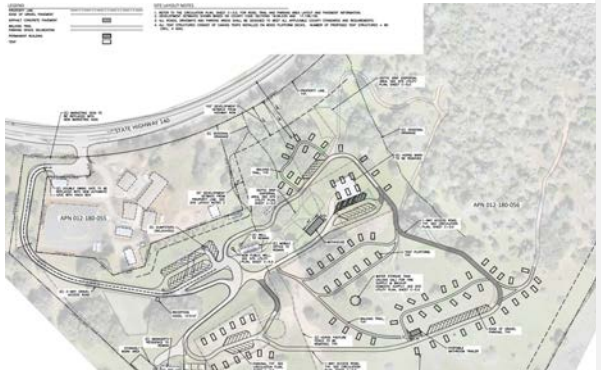
- 38 minutes to closest park entrance
- 6 minutes to Yosemite Valley
- 1 hr 14 minutes to Mariposa Town

Supply Pipeline



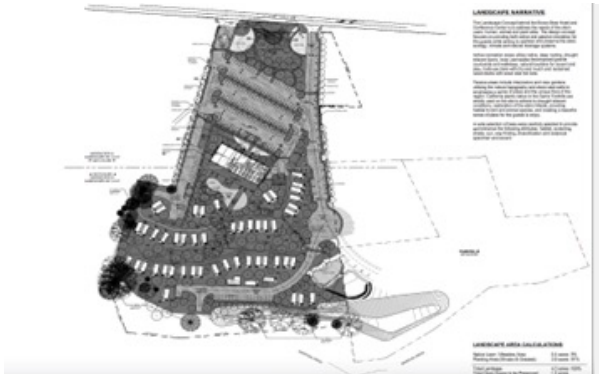
Silvertip Lodge

- Fully entitled and vested for a 167-key, 200,000 sq ft luxury resort hotel. Premier location adjacent to the south entrance to Yosemite National Park. Situated on 44.5 total acres, the property is shovel ready with grading permits in hand.
- Approved components include main hotel, conference center, cabins, and mixed-use.
- Project was first introduced in 1997 for a 2-year buildout but has now been a protracted entitlement process that moved forward in 2023.
- Ownership is in discussion with Marriott and Hyatt for brand and operations.



Wildhaven Yosemite

- This will be the second location opened by glamping operator Wildhaven, which opened its first property in June 2020 in Sonoma County.
- The glamping tents will open on the former site of Yosemite Ziplines and Adventure Ranch just outside of the historic town of Mariposa.
- The new grounds will expand the glamping options in Yosemite Mariposa County by as many as 80 glamping tents once it is fully completed. Set to open in May 2024.



Brown Bear Development

- This project includes the development of 50 cabins that would sleep up to 300 guests, and a structure with a lobby/lounge, restaurant, conference center, and fitness center, located in Mariposa.
- In the building permit stage – hasn't been issued yet but grading permit has been issued.
- The original property was downsized a while back; small conference center and small number of cabins.
- The proposed project will be 10,400 SF facility conference center (5,000 Sf), lobby lounge, restaurant bar on the 6.5 acres

Supply Pipeline



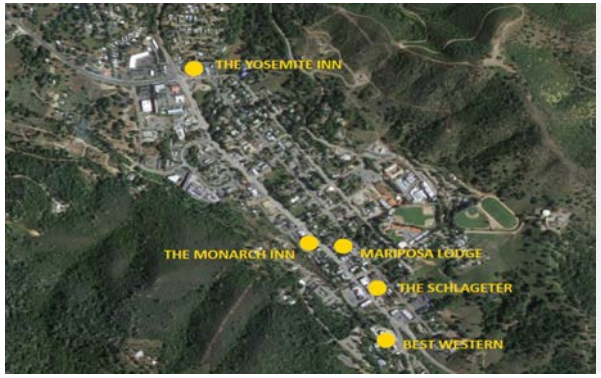
Yosemite Ridge

- The Ridge resort off Highway 120 was previously approved as resort commercial parcel; it has 32 RV spaces, and they are working on advancing that and what they need to do to reinvigorate the space.
- 43-acre parcel of land
- By-right zoning allows for commercial development; currently in site plan review.



Hyatt Place

- This property is currently in the building permit stage and intended to have 104 keys.
- There will be a small meeting room; pool and kitchen room for a continental breakfast.
- The hotel will be located close to Rite Aid and Graveyard; Fornier road and off Highway 49.



Gautam Patel Hotel Collection

- Four hotel assets with a combined 127 keys which is under consideration for redevelopment into 3.5-to-4.5-star positioning, activating the town for a motel/hotel portfolio that will be a destination for lifestyle hotels.
- The Mariposa Collection comprises four hotels: Best Western Plus Yosemite Way Station, Mariposa Lodge, The Monarch, and Yosemite Inn. A potential fifth addition, the Schlageter Hotel, is to be addressed in a future report. These hotels are situated along the town's main road, with varying degrees of walkability to the central Main Street shopping area.

Supply Pipeline – Pre-Application



Terramor Yosemite

- Located on the site of the previous KOA-intended development; Terramor and KOA are treated as two separate projects and they are pursuing entitlements in two separate processes.
- The project will span approximately 80 acres, accessible primarily via Yosemite Oaks Road, with components including an 8,000 SF Lodge, 80-90 luxury Glamping Units, a 2,000 SF open-air Pavilion and a Wellness/Spa Center.
- Its aim is to create a luxury outdoor experience with amenities like full bathrooms, power supply, and climate control in individual tent structures spaced at least 50 feet apart.



KOA RV Resort

- Proposed KOA RV Resort covers roughly 90 acres, accessible from Triangle Road and Highway 140, featuring 400 RV campsites with full water, sewer, and power connections, along with 25-50 Tent Sites with water connections in ten locations.
- Amenities include bathhouse buildings, a 10,000 SF Registration building with various facilities, swimming pool, pavilion, playgrounds, hiking trails, and potential on-site employee housing, aiming to cater to RV campers and tent site users with a range of services and accommodations.



Whispering Pines

- This project is an older hotel with cabins; it was intended to be affordable housing and has been purchased by a hospitality group to convert into an upgraded hotel property.
- It is located adjacent to Yosemite Bug Rustic Mountain Resort, in Mariposa.

Pipeline - Other



Firefall Lodge – Located in Tuolumne County

- This project will include around 50 separate suites / cabins for guests to stay in, and provide a restaurant, pool house and main lodge.
- Located on Highway 120 in Groveland, it will be a resort business with additional event space.
- It is currently underway since they obtained necessary permits.
- The same ownership of Rush Creek and Evergreen Lodges is building this third property on the basis of strong performance.

Conference Center

Market Takeaways

PKF conducted a series of in-depth interviews with managers of Mariposa comparable properties and other sources of data. Some of the key takeaways are:

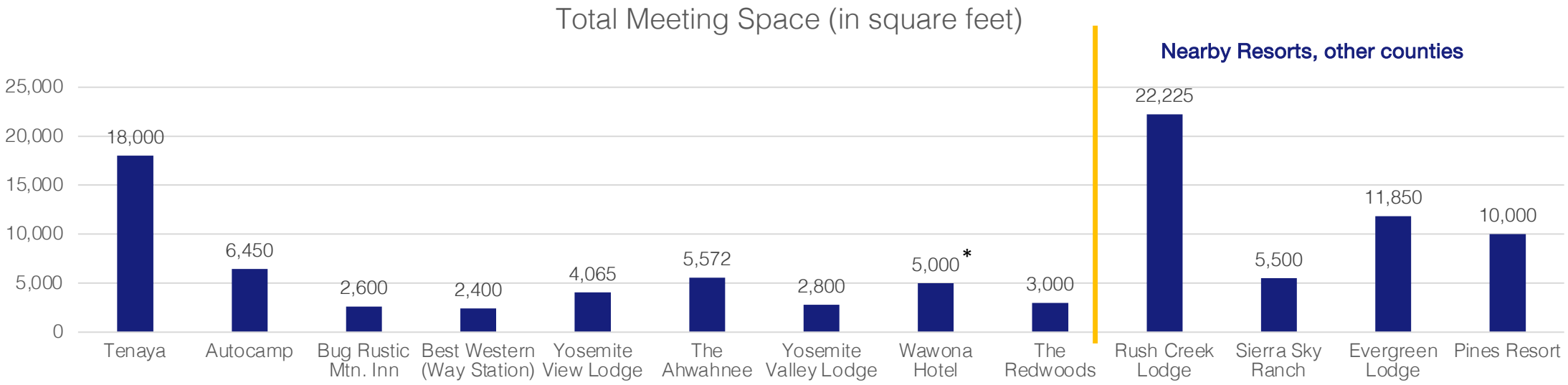
- Yosemite National Park does not allow events in accommodations within the Park from April through September 30 in order to provide available rooms for transient / leisure visitors who will pay non-group, premium rates.
- Offerings range from a 600-person event in the Curry Village campground lodge to a smaller high-end wedding at Rush Creek Lodge or a corporate event at Tenaya, which can cost upwards of $150 per person on top of high venue rental costs.
- Event business and group travel tends to be from September to May, both for greater availability of venues and lower off-season pricing.
    - The shoulder seasons are more popular with religious groups as they tend to be more price-conscious and would otherwise not be able to afford the venue and rooms at the full-service resorts.
    - The Mariposa resorts have legacy groups that continually return for conferences and events – they range in capacity from the low 100's to 800-900 people with a typical length of stay (LOS) between 3-4 nights.
    - Pricing for groups range between $50-60 per day for the event space and food/beverage allowance, while, for higher paying corporate groups, pricing is between $70-80 per day (not including room nights).
    - Tenaya is an example of a resort with a strong concierge service to cater to the needs of their guests with tours and excursions. The property also offers a range of on-site activities, which can be activated for groups and events.
    - Many of the group travelers extend their stay beyond conferences for personal visits to the Park and surrounding areas, allowing hotels to capture longer length of stays.

Mariposa County Supply

Existing Conference Center Hotel Supply

PKF studied the market to assess the types of meeting space, usage patterns, and amounts of square footage across hotels in the area. We share our findings on these hotels later in this section.

- Tenaya offers the largest meeting space and accommodations. The hotel offers 14 meeting rooms across 18,000 SF of meeting space. These can be configured in multiple layouts and sizes, as well as with public areas that can be reserved and utilized for indoor-outdoor space. Tenaya can accommodate up to 850 people at once, which is the highest capacity of all the event spaces in the area.
- The Best Western Plus Yosemite Way Station has 2,400 SF of meeting space, which is the smallest meeting space in terms of square footage.
- The Wawona Hotel (Big Tree Lodge) offers 2 plus a large events lawn. The Rush Creek Lodge offers a +/- 4,000-SF events room but can also utilize the entire property and public areas for an event buyout, hence the 22,000-SF total number.



**An estimate based on seating capacity at Wawona Hotel.*

Conference Center

Mariposa County Comps

Conference Center Comps	Total Meeting Space/ # of Accommodations
Tenaya at Yosemite	**Total Meeting Space:** 18,000 SF **Accommodates:** up to 850 people
Autocamp Yosemite	**Total Meeting Space:** 6,450 SF **Accommodates:** up to 100 guests
Yosemite Bug Rustic Mountain Resort	**Total Meeting Space:** 2,600 SF **Accommodates:** between 50 -120 guests
Best Western Plus Yosemite Way Station Motel	**Total Meeting Space:** 2,400 SF **Accommodates:** between 50-100 people
Yosemite View Lodge	**Total Meeting Space:** 4,065 SF **Accommodates:** between 60 - 175 guests
The Ahwahnee	**Total Meeting Space:** 5,572 SF **Accommodates:** between 25 - 150 people
Yosemite Valley Lodge	**Total Meeting Space:** 2,800 SF **Accommodates:** up to 150 people
Wawona Hotel	**Total Meeting Space:** 33,000 SF **Accommodates:** Up to 550 people
The Redwoods in Yosemite	**Total Meeting Space:** 3,000 SF **Accommodates:** Up to 100 people
Nearby Competitors, not in Mariposa County	
Rush Creek Lodge	**Total Meeting Space:** 22,225 SF **Accommodates:** Up to 250 people
Sierra Sky Ranch	**Total Meeting Space:** 5,500 SF **Accommodates:** Up to 150 people
Evergreen Lodge	**Total Meeting Space:** 11,850 SF **Accommodates:** 30-225 people
Pines Resort & Conference Center	**Total Meeting Space:** 10,000 SF **Accommodates:** Up to 400 people

Conference Center

Mariposa County Comps

Conference Comps	Range and Price of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
Tenaya at Yosemite	• 18,000 square feet (SF) of indoor meeting and event function area • 14 flexible meeting rooms, with the highlight being a grand 10,000-square-foot ballroom accommodating up to 850 guests in banquet seating • During the summer months, an additional 3,000 square-foot covered outdoor pavilion is available • Depending on the meeting room, rental costs between $800 and $5000	• **Total Meeting Space:** 18,000 SF • **Accommodations:** 850 people
Autocamp Yosemite	• The Clubhouse features a private 650 SF upstairs meeting and event space, accommodating up to 48 guests • 850 SF outdoor event terrace known as "The Lawn." Providing 4,200 SF of flexible outdoor space for up to 100 guests, The Lawn is ideal for reception dinners, large retreat gatherings, and various activities like outdoor games, movie nights, and yoga classes • The Upper Flat is a favored private spot, offering 750 SF of multipurpose outdoor space for up to 32 guests • The wedding rental fee starts at $500 for a small ceremony space and ranges up to $10,000 for a full-property buyout	• **Total Meeting Space:** 6,450 SF • **Accommodations**: Up to 100 guests

Conference Center

Mariposa County Comps

Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
Yosemite Bug Rustic Mountain Resort	• Bodie Room, boasting a 2,600-SF room with a maple floor that accommodates up to 120 people, the Amphitheater, which fits around 65 guests & Yoga Studio ideal for intimate wellness-related programming for up to 16 guests • The June Bug Cafe's Dining Hall, Tenaya Room, and Summer Deck serve as the center of attention for gatherings. While informal events for small groups thrive, larger groups can host dining events in the Dining Hall or the Summer Deck, accommodating up to 50 guests, for buffet-style setups. The Tenaya Room is good for smaller parties of 16 during midday • Generally, a wedding for 50 to 100 guests would be $1,000 and setting up for a corporate event would be around $250, before Food and Beverage costs	• **Total Meeting Space:** 2,600 SF • **Accommodations**: Group facilities are capable of hosting venues for 50-120 people
Best Western Plus Yosemite Way Station Motel	• There is one 2,400-SF meeting facility that is able to accommodate 50-100 people	• **Total Meeting Space:** 2,400 SF • **Accommodates:** 50-100 people
Yosemite View Lodge	• Two meeting venue locations totalling 4,065 SF • Cedar Lodge's conference room holds up to 175 people and is 2,800 SF. With customizable seating, this large room is a favorite for government and business groups and includes access to a full kitchen, fireplace, and BBQ grill • Master Suite at Cedar Lodge is a private vacation home that works well for executive retreats. The large outdoor patio also provides a private space for informal meetings and brainstorming sessions	• **Total Meeting Space:** 4,065 SF • **Accommodates:** 60 - 175 guests

Conference Center

Mariposa County Comps

Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
The Ahwahnee	• 6 meeting rooms, ranging in size from 754 SF to 1,344 SF • Combined, these six meeting spaces offer over 5,572 SF of flexible area, accommodating up to 150 people • For those seeking a unique outdoor setting, the resort also provides options like the charming wedding lawn and terrace • Weddings starting at approximately $6,000 for 50 guests	• **Total Meeting Space:** 5,572 SF • **Accommodates:** 25 - 150 people
Yosemite Valley Lodge	• They are able to accommodate up to 150 people and are equipped with modern amenities and technology • The two meeting spaces measure a total of 2,800 SF • Weddings starting at approximately $4,500 for 50 guests	• **Total Meeting Space:** 2,800 SF • **Accommodates:** Up to 150 people
Wawona Hotel (Big Tree Lodge)	• With a total of 16 meeting rooms, the lodge can accommodate up to 550 people in a single event • The meeting space spans an expansive 33,000 SF, providing ample room for conferences, corporate meetings, seminars, and special occasions • The largest meeting room has a capacity of 45 people, making it an ideal space for smaller, more intimate gatherings • Weddings starting at approximately $5,000 for 50 guests	• **Total Meeting Space:** 33,000 SF • **Accommodates:** Up to 550 people in a single event

Conference Center

Mariposa County Comps

Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
The Redwoods in Yosemite	• Seating capacity for 100 guests in group meetings and 80 guests for formal dining • The flexible meeting space seamlessly extends to a large open deck, featuring fireplaces both inside and outside. For added convenience, a nearby Board Room is available to facilitate breakout sessions • In total, the event space covers 3,000 SF, distributed across three meeting rooms, with the largest room spanning 2,000 SF, ensuring a well-equipped and versatile setting for all types of events. • $2k - $3k For 80 Guests	• **Total Meeting Space:** 3,000 SF • **Accommodates:** Up to 100 people

Nearby County Comps

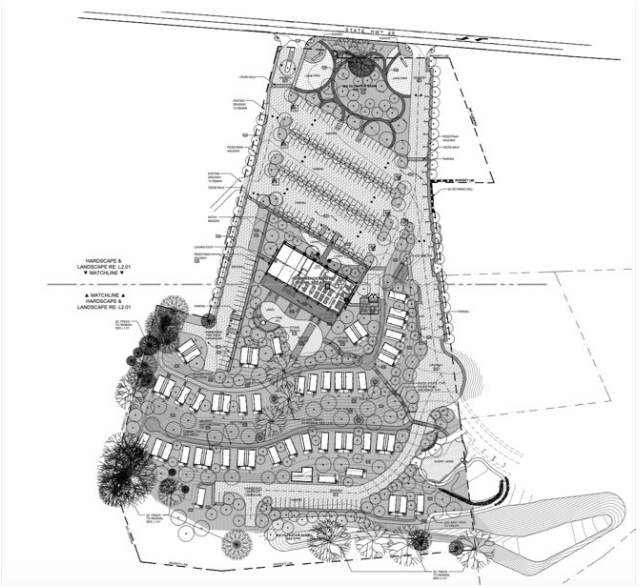
Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
Rush Creek Lodge	• Event space totalling 22,225 SF • 7 meeting rooms with the largest room spanning 4,000 SF. Additionally, there are 3,950 SF of outdoor meeting space. Can accommodate groups up to 250 people • Much of the event space is otherwise used as hotel amenities (pool deck, dining rooms) so full utilization of the square footage would entail a property buy-out	• **Total Meeting Space:** 22,225 SF • **Accommodates:** Up to 250 people
Evergreen Lodge	• Can accommodate groups ranging from 30 to 225 people • There are 6 meeting rooms to choose from, and the largest meeting room spans 1,550 SF. In total, Evergreen Lodge offers 11,850 SF of event space • The wedding rental fee ranges from $5,000 to $7400	• **Total Meeting Space:** 11,850 SF • **Accommodates:** 30-225 people
Pines Resort & Conference Center	• 7 meeting rooms capable of holding up to 400 people offer many options • The largest conference room is 2,635 SF. In total, the resort has 10,000 SF of event space • The set-up fee for a ceremony is $500 and ranges from $700 to $2,500 for a ceremony	• **Total Meeting Space:** 10,000 SF • **Accommodates:** Up to 400 people

New Projects



Silvertip Lodge

- The Silver Tip lodge will add 8,000 SF of meeting space to the region
- Located in the Fish Camp area outside of Oakhurst, a town easily accessible from Fresno, the Silver Tip Lodge is very near the established Tenaya Lodge
- The two lodges with meaningful conference center space will create a destination within the larger Yosemite region for conferences – and they offer ample private land
- This project will be 4.5 – 5 stars



Brown Bear Development

- The proposed project has a 10,400-SF facility commercial center with 5,000 SF dedicated to a conference area and the remaining to a lobby and restaurant
- Located on the outskirts of Mariposa town, Brown Bear intends to house 5-6 people per cabin across 50 cabins in what is likely to be a nature-friendly, more casual mountain resort than Tenaya or Silver Tip
- The conference space will likely cater to weddings, other private events, and less corporate business gatherings

Conference Center

Conceptual Comps

Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
Pajaro Dunes Resort Monterey Bay **Monterey, CA**	Spanning 1 1/2 miles of pristine beach, Pajaro Dunes Resort offers plenty of room for events and conferences. Accommodations include 210 guest rooms in beach homes, condominiums, and town homes within a secure gated community. Guests can enjoy custom full-service catering. Moreover, the resort's convenient location allows for easy access to the Bay Area, being only 45 minutes from San Jose and 90 minutes from San Francisco. This resort has four meeting and dining facilities complete with fireplaces, decks, and large windows. The resort provides 6,500 SF of flexible meeting space, fully furnished for convenience.	• **Total Meeting Space:** 6,500 SF • **Accommodates:** Up to 210 guests
Zephyr Point **Lake Tahoe (Nevada)**	The resort offers a variety of meeting spaces and amenities for groups. One complimentary meeting space is provided when booking a minimum of 10 Tallac or Tahoe Center guest rooms. Additional meeting spaces or reservations for groups in other facilities are subject to availability. Meeting spaces come equipped with tables, chairs, audio-visual equipment, and other essentials. On-site groups can reserve the Donaldson Memorial Amphitheater at no extra charge. Capacity: 200 people. Prices range from $100 - $275 depending on the space. There is a total of 7,136 SF of meeting space.	• **Total Meeting Space:** 7,136 SF • **Accommodates:** Up to 200 guests
Stanford Sierra Conference Center at Fallen Leaf Lake **Lake Tahoe (California)**	Nestled within a sprawling 20-acre campus, the conference center offers a diverse and accommodating range of meeting spaces. With 5 meeting rooms designed to accommodate groups ranging from 25 to 180 guests, guests are able to have a lake view. Small group meetings and breakout sessions can be held on the property's scenic decks and docks. Three meeting rooms are on the first floor of the main lodge. The remaining rooms are on the second floor along with the dining room, business center and common areas. The largest meeting room spans 350 SF, contributing to a total meeting space of 5,116 SF. Lake Tahoe conference center invites attendees to embrace recreation, offering easy access to outdoor activities such as hiking, boating, fishing, and sports like tennis and volleyball, enriching the overall meeting experience.	• **Total Meeting Space:** 5,116 SF • **Accommodates:** Up to 180 guests

Conference Center

Conceptual Comps

Conceptual Comps	Range of Large Group Accommodations (i.e conference centers, meeting space, etc)	SF and people and maybe indoor/outdoor and/or type of seating
Red Mountain Resort and Conference Center **Zion, Utah**	Red Mountain Resort is an all-encompassing wellness resort located in Greater Zion. Red Mountain Conference Center, with nearly 10,000 SF of event space, can accommodate groups of 8-80. The largest meeting space is 2,183 SF. Set amid vivid red rocks, carved canyons, songbirds, and fresh air event space, the facility is highly conducive to thinking outside the box. They add aromatherapy and stress reduction baskets to meeting spaces to "create great energy." The resort offers group adventures, spa parties and other innovative programs to contribute to take cooperation, communication and creativity.	• **Total Meeting Space:** 10,000 SF • **Accommodates:** Up to 80 guests
Spring Creek Ranch **Jackson Hole, Wyoming**	The event and conference space at Spring Creek Ranch, has a total of 3,200 SF of meeting space encompassing four rooms. They also offer outdoor gatherings during the summer months, which can accommodate up to 200 guests. The Sagebrush Ballroom is the largest meeting room spanning 2,800 square feet.	• **Total Meeting Space:** 3,200 SF • **Accommodates:** Up to 200 guests
Brush Creek Ranch **Saratoga, Wyoming**	The conference and event space boasts a total of 6 meeting rooms and an expansive event space measuring 6,337 SF. Whether it's a corporate event, a wedding, or a special celebration, the facilities are equipped for a variety of events. Accommodations, three daily meals, select beverages, and a plethora of on-ranch activities are offered. There is a seasonal closure from April 5 to May 20.	• **Total Meeting Space:** 6,337 SF • **Accommodates:** Up to 200 guests

Conference Center - IACC Guidelines

The IACC (Independent Association of Conferences & Conventions) promotes strong human resource development and ESG goals, which adhere to a strict code of ethics and guidelines for conference center and convention spaces. Only 300 facilities meet the stringent Universal Criteria of the IACC. Amongst those venues, there are acceptable and not acceptable standards which must be applied during the development and post development (continuation) phases of a meeting venue. Members must demonstrate a commitment to the highest standards in design, facilities and services, as well as technology and sustainability. Some of the acceptable and not acceptable IACC guidelines are listed below:

Acceptable

- The venue should have at least one flat – floored main conference room which contains a minimum 1,000 SF of floor space with unobstructed views.
- All conference and meeting rooms should provide access to high-speed Internet, either through a wired or Wi-Fi connection, as part of the meeting package, as well as in-room climate controls.
- The venue must provide at least three additional breakout spaces in addition to and in proximity to the main conference room.
- A range of equipment will be available to assist the delivery of a successful meeting, such as printers, laptops, digital media and copying services.
- Venue staff includes skilled conference planners who are thoroughly proficient in effective meeting room setups, menu and special event planning, conference technology (IT/AV) equipment and services, and any other special needs of the client.
- A range of equipment will be available to assist the delivery of a successful meeting, such as printers, laptops, digital media and copying services.
- Learning spaces that have sufficient power, signal infrastructure, design elements and physical arrangements.
- The venue has a program in place to consistently remain current in its technology and services offerings.
- Properties which are seasonal in nature or may close during periods of low activity – thus requiring reduced services during this timeframe.

Conference Center - IACC Guidelines

Not Acceptable

- Any venue, including a hotel, where meeting rooms are at all times multi- purpose, and the set- up is determined by the type of event.
- Any venue, including a dedicated conference venue, which does not have sufficient separation of meeting spaces from food and beverage and leisure or social space.
- Any venue, including a conference venue, which has pillars or other obstructions within its meeting rooms, thus preventing uninterrupted sight-lines for all corners of the room.
- A hotel or other venue which frequently converts existing meeting spaces into temporary dining spaces, regardless of the quality of the space.
- Equipment such as printers, laptops and copiers need to be prearranged to enable delivery from an outside provider.
- Internal conference planners are utilized across other divisions within the venue or are drawn from other areas to manage conference groups. Conference planners have little or no experience in meeting planning and are not conversant with conference technology or menu planning.
- A conference venue which applies a separate charge for the use of basic technologies such as digital projectors and computer/video image displays.
- The venue will not be able to demonstrate that its staff is dedicated to certain key services, such as AV support, Conference Planning and Conference Services.
- Staff who are not trained and developed to deliver meetings- focused services and instead work only to set generic procedures.
- The venue has no clear program of sustainability, leading to poor productivity; lack of cost savings in energy, water and supplies; not attracting new business and not building greater customer loyalty.

Areas of Consideration

Sample Sites

The below chart – on two pages - is a list of sites that PKF found from real estate listings in Mariposa County. They are described in further detail in this section, along with SWOT analyses of the regions within the County.

Site Listing	Description	Region	Viability
Miner's Inn	• 3.5 acres in Mariposa town, ripe for redevelopment • Large parking lot, outdoor pool, restaurant	Mariposa / Midpines	• **Strong Opportunity**
Lake Don Pedro Golf Course and Country Club	• Existing renovated gold club with open acreage and many developable residential lots • Close to Lake McClure and Lake Don Pedro	Lake Don Pedro	• **Strong Opportunity**
5058 E. Whitlock Road	• 44-acre lot with 3 homes, good accessibility, and very nice land for a retreat center • Some contingencies exist that would need to be addressed on a sale	Mariposa / Midpines	• **Good Opportunity**

Disclaimer: Most of the properties shown in this section would require an Area Plan/General Plan/Zoning Amendment to allow for a commercial use. This application would require review and approval from relevant county/state agencies, Planning Commission, and Board of Supervisors, in addition to a California Environmental Quality Act (CEQA) process, based upon the necessary findings on Page 9 of the application, county/state development standards, and project site constraints.

Please reach out to obtain more information regarding the specific parcel of your choice and your project description at 209-966-5151 or at planningdept@mariposacounty.org.

Sample Sites

Site Listing	Description	Region	Viability
10488 Converse Road	• 364-acre cattle ranch with fencing and water in place • 3 finished hay barns and 2 homes	Coulterville	• **Good Opportunity**
Blacks Creek Road	• 440 acres with unique topography and springs • Requires General Plan/Zoning Amendment to change Public Domain zone.	Coulterville (in Toulomne County)	• An Opportunity
Mariposa Mine site	• 29 acres located in Mariposa behind the Quality Inn • Potential hazards associated with the mine.	Mariposa / Midpines	• An Opportunity
Mt. Bullion Cut Off Road	• 665 acres near the Happy Goat Farm • Some beautiful sections, some challenging access • Raw land, no utilities	Mariposa / Midpines	• An Opportunity
7392 Henness Ridge Road	• Almost 900 acres adjacent to the Park • Tons of acreage of explorable land; steep hillsides in some areas • Complicated access, waste, and water conditions, and joint jurisdiction challenges	Yosemite West	• An Opportunity

SWOT Analysis – Mariposa / Midpines

SWOT Analysis

Strengths

- The historic charm of Mariposa is a draw for many tourists who come to enjoy the shops, museums, cafes, and the Mariposa Creek Parkway
- This is the first major entry to the region coming in from San Francisco; Significant accessibility from Route 140.
- Sidewalk improvements already in the works to help build upon the connectivity throughout town.
- Mariposa and Midpines is a good location for access to Yosemite National Park.

Weaknesses

- Located an hour away from Yosemite, competition exists from other hotels closer to the Park.
- The town's infrastructure and public services may not be as developed as in larger cities, potentially impacting services like transportation and utilities.
- A resort destination in town will need to add the amenities that are otherwise missing in town, e.g. restaurants with expanded hours, spas and daytime activities that are not associated with the Park.

Opportunities

- The market is lacking event and group space and would welcome it.
- Like Amador, Placerville, Bishop, and other mining towns being reinvented, Mariposa can connect to its "historic charm" while creating spaces that are unique in programming and design.
- Variety of pricing in accommodation can draw in a greater mix of guests.
- Miners Inn represents a strong candidate for potential expansion.

Threats

- A fair amount of new supply is planned in Mariposa County: Silvertip Lodge, Brown Bear Development, Terramor, Hyatt Place and Wildhaven Yosemite.
- Room counts will increase so positioning and amenities need to be carefully considered.
- California offers many beautiful destinations. Other counties outside of the Yosemite region continue to offer more accessible and updated retreat centers.

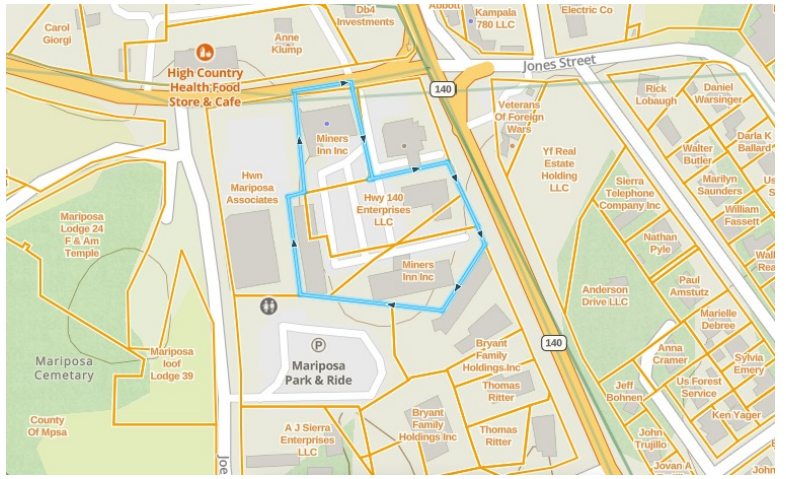
Mariposa Sample Available Property

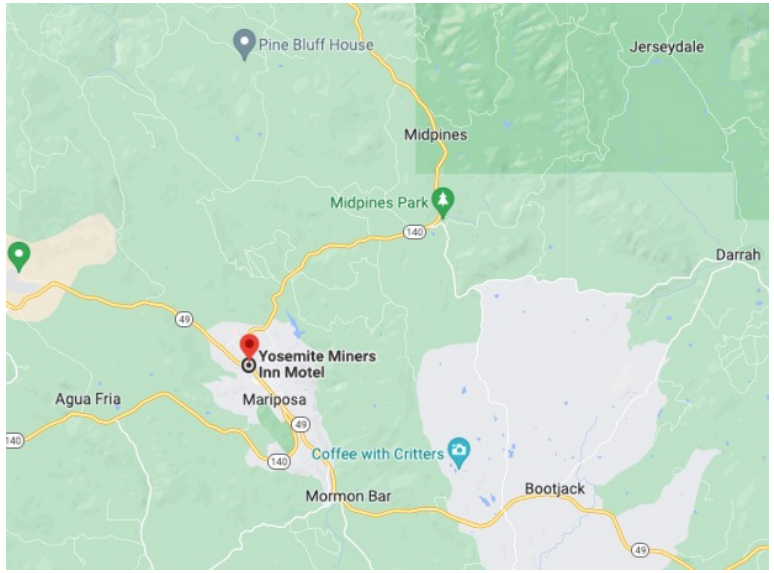




Location Overview	
Location	5181 CA-49, Mariposa, CA 95338
Target market / Distance	Yosemite – 1 hr Mariposa – `1 min

Property Overview	
Type	Yosemite Miners Inn Motel
Size	3.5 +/- acres
Asking Price	TBD
Property Description	Operating motel in the heart of Mariposa offering a variety of room options and group space. Large parking lot and a standalone restaurant and pool on site.
Strengths	Existing development with commercial zoning, located right in the town of Mariposa
Weaknesses	Will require design review prior to building permit for any exterior modifications.
Development Overview	
Utility Access	Yes
Access	The property is situated right off of Highway 140 in the Heart of Mariposa with access all year long.
Existing Structures	2 – operating motel + restaurant





Mariposa Sample Available Property

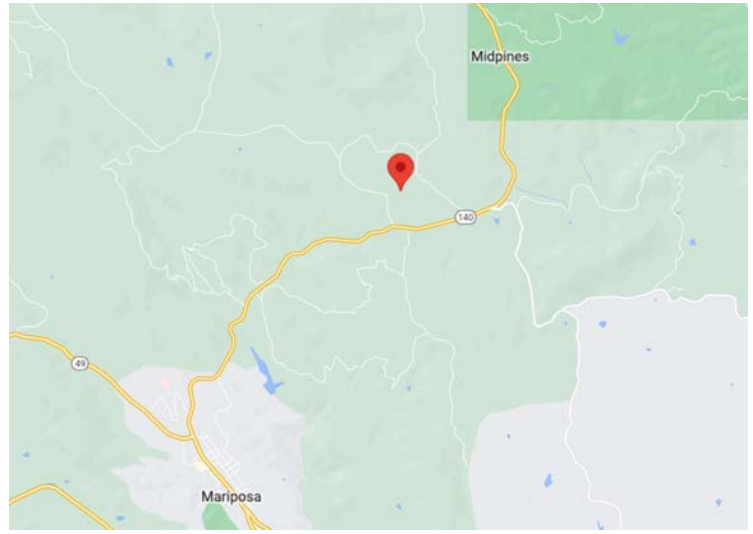




Location Overview	
Location	5058 E Whitlock Rd, Mariposa, CA 95338
Target market / Distance	Yosemite – 1 hr Mariposa – 11 minutes

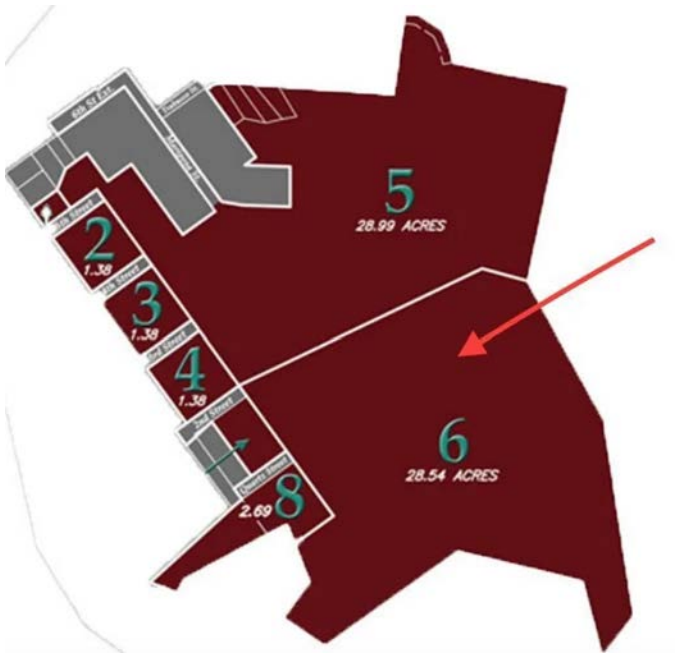
Property Overview	
Type	Large Lot Residential
Size	43.7 acres
Asking Price	$1,795,000
Property Description	The property has three homes, with the main home offering approximately 3,000± square feet of living space. There is also a cottage, caretakers house, and a 7-acre vineyard.
Strengths	Highway accessibility, large lot with developable land
Weaknesses	- Some lot line and contingency issues; has been on market for awhile but is otherwise very interesting for development + conference center -Will require a rezone
Development Overview	
Utility Access	Yes
Access	The property is situated right off of Highway 140 with access all year long.
Existing Structures	Three homes





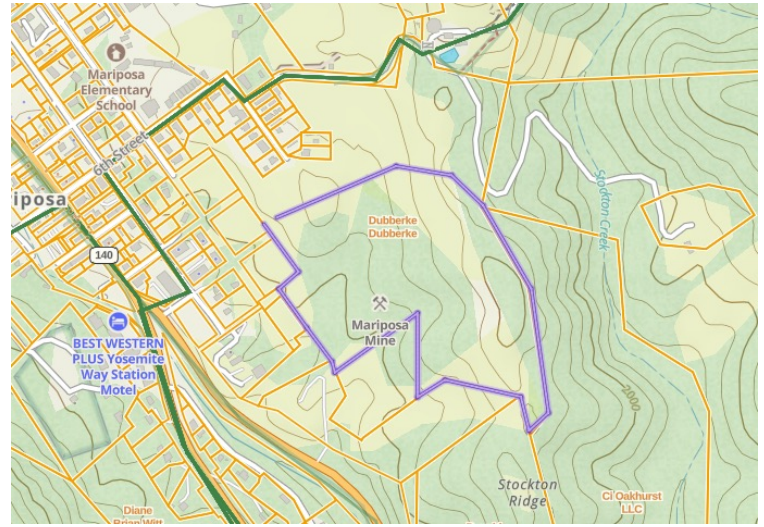
Areas of Consideration

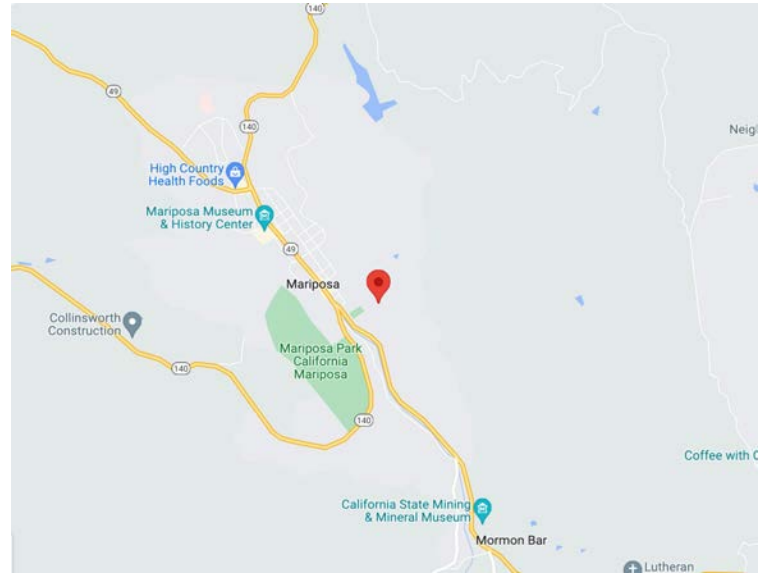
Mariposa Sample Available Property



Location Overview	
Location	37.4835, -119.9593
Target market / Distance	Yosemite – 1 hr Mariposa – 11 minutes

Property Overview	
Type	Residential Land
Size	28.54 acres
Asking Price	$450,000
Property Description	This parcel is home to the historic Mariposa Mine which had a significant impact on the development of the town in the mid 1800's.
Strengths	Location
Weaknesses	- Historical significance may be a hinderance to the local community's willingness to allow development. - Will require design review, rezone, and access development.
Development Overview	
Utility Access	TBD
Access	Located across from Mariposa Park off of Highway 49
Existing Structures	None





Areas of Consideration

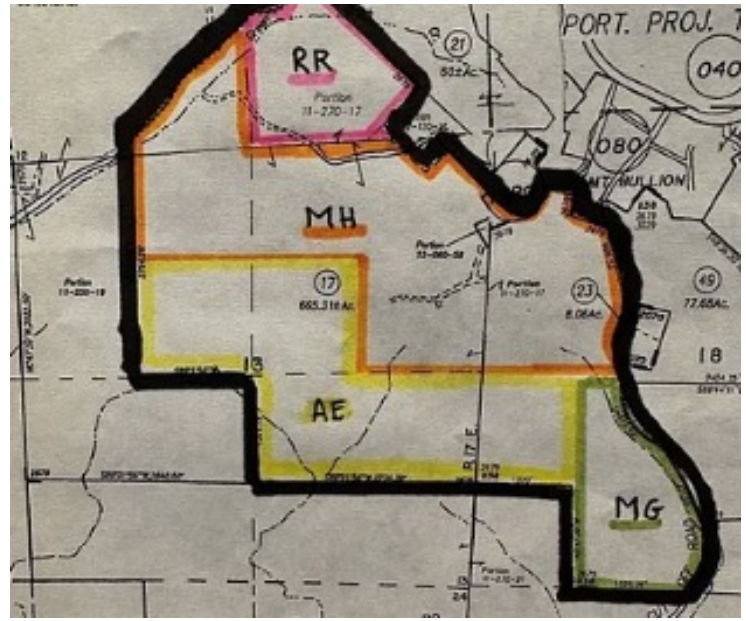
Mariposa Sample Available Property

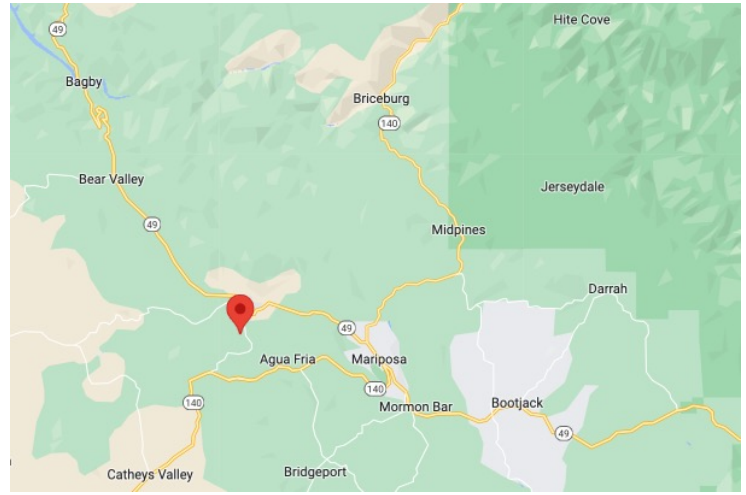




Location Overview	
Location	Mt Bullion Cut-Off Rd, Mariposa, CA 95338
Target market / Distance	Yosemite – 55 minutes Mariposa – 9 minutes

Property Overview	
Type	Raw Land
Size	665 acres
Asking Price	$2,600,000
Property Description	This property is close to the Mariposa Airport and has 4 separate Zoning Classifications: RRZ, MHZ, AEZ & MGZ. RRZ Zone is 2.5 ac minimum, MHZ is 5 ac. minimum, AEZ is 160 Ac minimum and MGZ in 40 ac. minimum.
Strengths	Large tract of land for developing, near Happy Goat Farm
Weaknesses	Access to utilities needs to be solved; not the most beautiful land; will require a rezone, which necessitates the replacement of any loss of agricultural land and the airport overlay limits high density development.
Development Overview	
Utility Access	Yes - power
Access	Turn off of Highway 49 onto Mt Buillon Cutoff Rd
Existing Structures	None





SWOT Analysis – Coulterville

SWOT Analysis

Strengths

- The location makes it a prime spot for access to Yosemite National Park.
- The town has historical value, with landmarks like the historic Hotel Jeffery and Coulter Café.
- Limited accommodation options currently exist in the area, providing an opportunity for a new hotel to cater to tourists and the local community.
- Coulterville offers a tranquil and serene environment, which can be appealing to those seeking a peaceful getaway.

Weaknesses

- The town may have limited infrastructure and services necessary for a hotel, such as access to high-speed internet, transportation, water and sewer services, and local amenities.
- The area's tourism may be seasonal, with fluctuations in visitor numbers, impacting the hotel's occupancy rates and revenue.
- Existing lodging options or accommodations in nearby towns may pose competition and limit market share.

Opportunities

- A hotel could offer services and amenities not currently available in the area, attracting a broader range of visitors and capturing the existing demand to the Park.
- A new hotel can contribute to the local economy by creating jobs and supporting small businesses in the area.
- A retreat center – geared towards smaller groups – would find a truly out-of-the-way opportunity for unique gatherings in this area.

Threats

- Seasonal variations in tourism might affect the hotel's revenue and sustainability.
- Developing a hotel might raise concerns regarding the preservation of the natural environment and wildlife in the area from the community/local residents.
- Given the limited access to population, it may be hard to service groups and meetings without good sales and marketing and consistent, professional 24/7 staffing. Many hotels struggle with this in large cities.

Sample Available Property

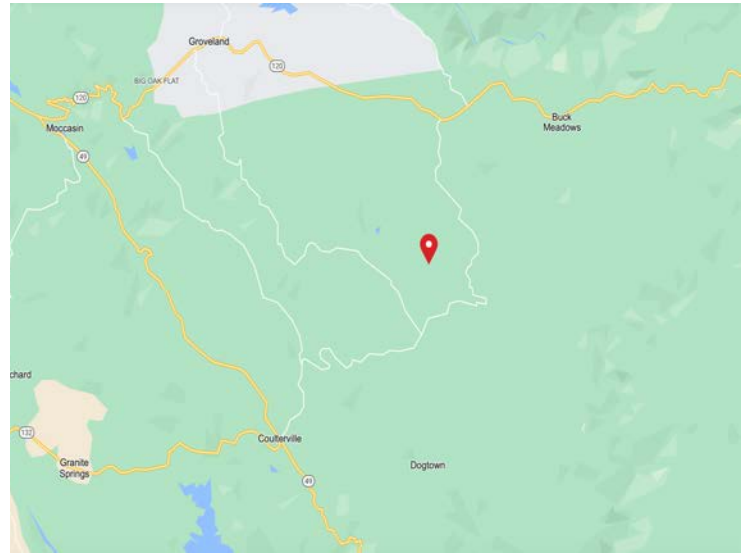




Location Overview	
Location	10488 Converse Rd, Coulterville, CA 95311
Target market / Distance	Yosemite – 38 minutes Mariposa – 57 minutes

Property Overview	
Type	Cattle Ranch
Size	353.97 acres
Asking Price	$2,200,000
Property Description	This property is s nestled against tree lined hills near Greeley Hill. Ranch has pipe and cable fencing around parameter. There are two solar powered ag wells and seasonal creek, three finished hay barns with concrete floors plus two homes.
Strengths	Large open land without much foliage or existing structures that has its own water supply
Weaknesses	Currently an active parcel in the Land Conservation Act and would require a rezone for commercial use
Development Overview	
Utility Access	Yes – power, water, electricity access
Access	Hwy 132 through Coulterville to Greeley Hill Rd then left on Converse Rd to property. Property is on the right.
Existing Structures	Three finished hay barns with concrete floors plus two homes.





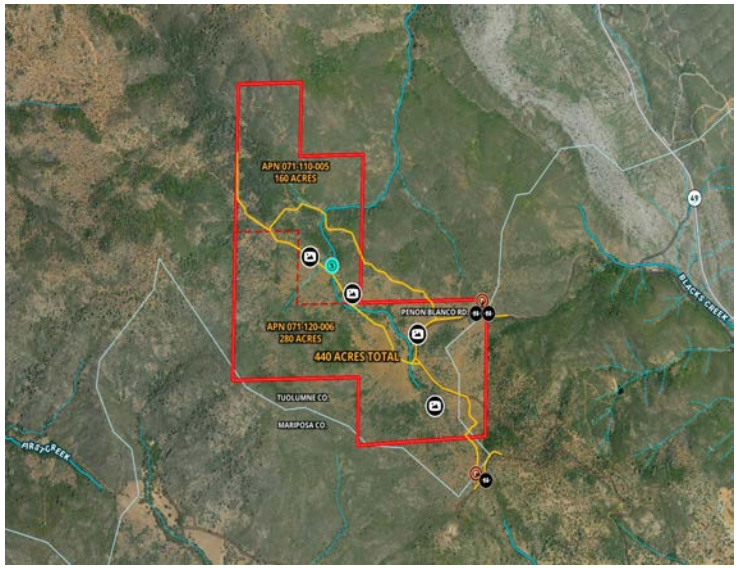
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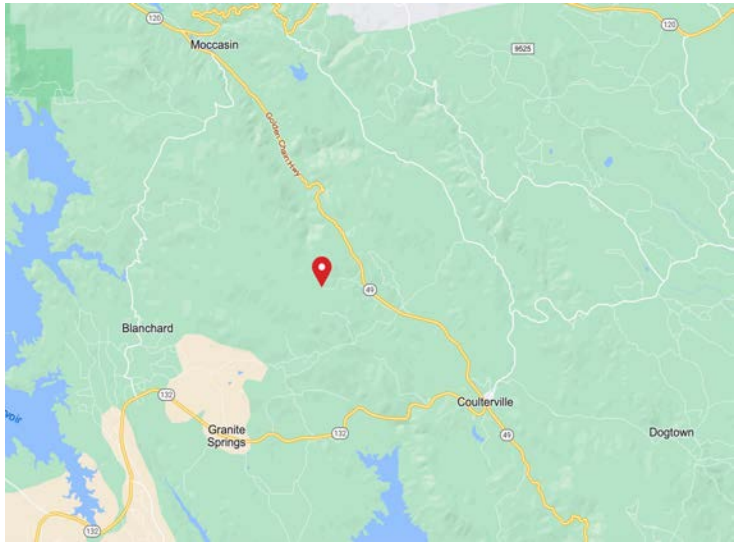




Location Overview	
Location	Tbd Blacks Creek Rd, Coulterville, CA 95311
Target market / Distance	Yosemite – 51 minutes Mariposa – 46 minutes

Property Overview	
Type	Ranch
Size	440 acres
Asking Price	$1,175,000
Property Description	Well maintained roads; the terrain ranges from nearly flat to gently rolling hills, including a valley portion. Water sources include Moccasin Creek, other streams, and a year-round spring. Zoning: AE-37 and AP within Tuolumne County.
Strengths	Has various building sites for homes, retreat facilities, and recreational storage
Weaknesses	Owned by BLM and would need to be rezoned by a private entity/individual for development use
Development Overview	
Utility Access	Yes – power and water access
Access	5-miles from Coulterville, 16-miles from Groveland on CA-120.
Existing Structures	Three finished hay barns with concrete floors plus two homes.





SWOT Analysis – Lake Don Pedro

SWOT Analysis

Strengths

- CA-132 and CA-49 are the two major thoroughfares that go through Lake Don Pedro, which connect to other nearby cities and major transportation hubs.
- Natural beauty, such as the Sierra Nevada foothills and the lake itself, that attract tourists and are looking to take part in recreational activities.
- Conference Center is very viable in this region due to the gap in hospitality offerings.

Weaknesses

- Lake Don Pedro is not as easily accessible as more urban areas. Depending on its exact location, it may require guests to travel longer distances by car, which could be a drawback for some potential visitors.
- Given that the resort is located near a lake, securing a reliable and sustainable water supply for the development and its operations is a critical concern, especially during drought conditions.

Opportunities

- The nearby Sierra Nevada mountains and lake provide opportunities for hiking, biking, camping, and water activities. A resort can position itself as a hub for outdoor enthusiasts, offering guided excursions and equipment rentals.
- A lot of developable land remains around the planned community, which could benefit from rezoning of the open space
- A great amount of interest in Lake Don Pedro exists from development community.

Threats

- Restrictive existing Planned Development Zone which would require a zoning amendment and offset for open space.
- All surrounding uses are residential, which may restrict intensity of commercial use.

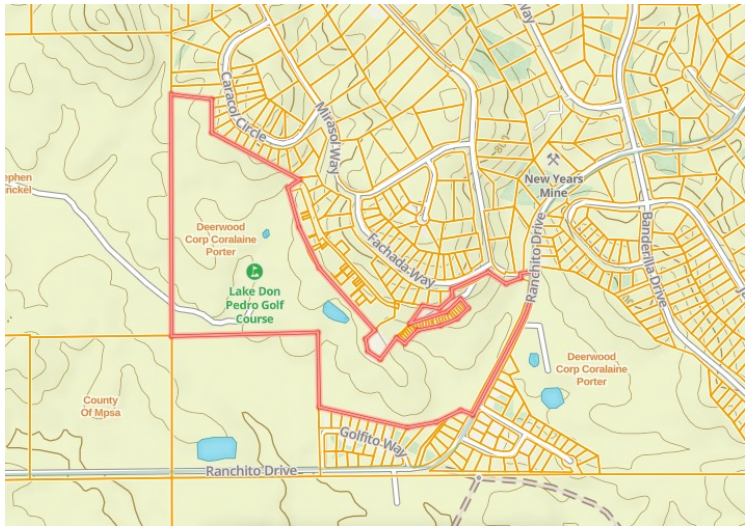
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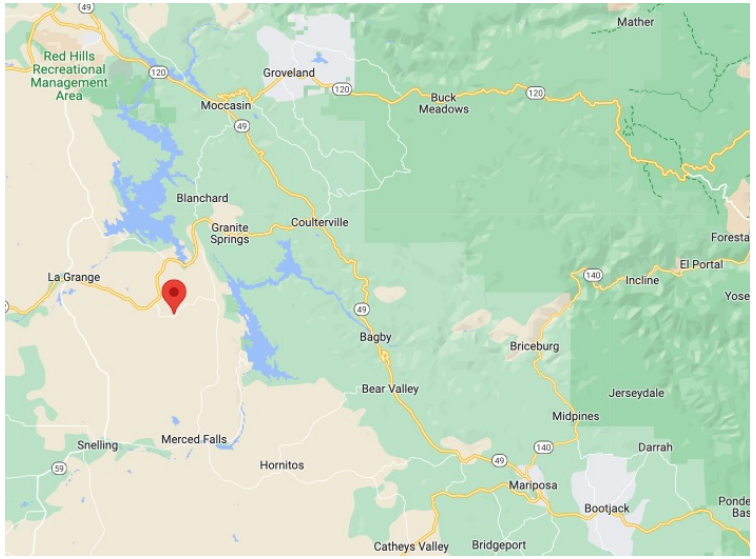




Location Overview	
Location	9643 Fachada Way, La Grange, CA 95329
Target market / Distance	Yosemite – 1 hr 10 min Lake Don Pedro – 4 minutes

Property Overview	
Type	Golf Course & Country Club
Size	139 acres
Asking Price	$2,250,000
Property Description	Renovated +/-15,000-SF Country Club sitting on 136 acres, 18-hole championship rated golf course. Near Lake McClure and Lake Don Pedro.
Strengths	Proximity to Lake Don Pedro and existing commercial use.
Weaknesses	Existing country club would have to be converted into usable hospitality space and requires rezone of existing Planned Development Zone.
Development Overview	
Utility Access	Yes
Access	Right off of Highway 132 north of Lake Don Pedro
Existing Structures	14000-15000+/-SF Country Club





SWOT Analysis – Yosemite West

SWOT Analysis

Strengths

- Prime spot for access to Yosemite National Park.
- Extraordinary land and sites for gatherings that would compete with highest end properties in other renowned Western settings (Montana, Wyoming).

Weaknesses

- A resort or conference center could attract a significant number of visitors, leading to increased traffic congestion on the limited roadways and within the community. This can negatively impact the quality of life for local residents and visitors.
- All utilities are a challenge for the existing ½ acre lots (700 in total).

Opportunities

- Opportunity to add more event and group space to the market in a unique setting
- Large tracts of land with stunning wilderness for activities, retreats, and more.

Threats

- The area that encompasses Yosemite West is ecologically significant. Some local residents and environmental groups may oppose development in the area, leading to potential conflicts and legal challenges that can delay or halt the project.
- Access is a challenge, because there is only one road in and out of the community, which requires travel through Yosemite National Park. New development will have difficulties meeting fires safety regulations, reconciling increase in traffic impacts, and remaining open during potential road closures.

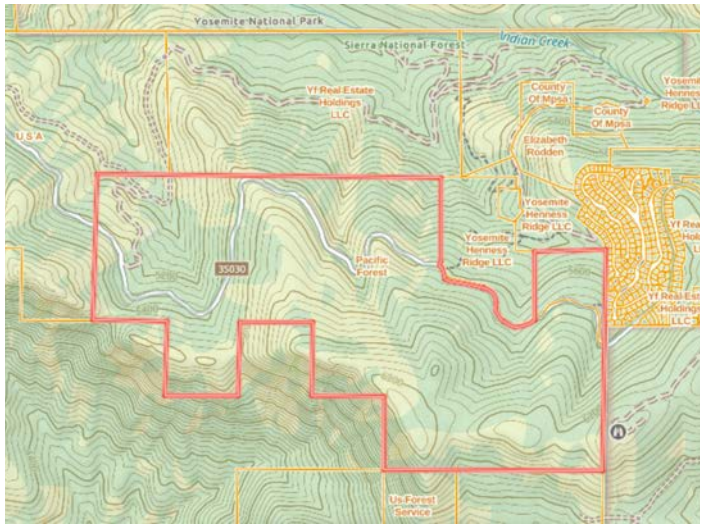
Sample Available Property





Location Overview	
Location	7392 Henness Ridge Rd, El Portal, CA 95389
Target market / Distance	Yosemite – 30 min El Portal – 40 min

Property Overview	
Type	Large Lot Residential
Size	897 acres
Asking Price	$2,452,000
Property Description	Built in 1973, 2500 sq. ft. mountain cabin home with high beams, wood frame, and decks on front and back. Proximity to Yosemite Park. You have direct access to tens of thousands of acres to explore.
Strengths	Near plenty of other cabin rentals and hotels, Yosemite National Park and Sierra National Forest are neighboring properties
Weaknesses	Hill/mountain terrain could prove to be challenging for development; access challenges. Further, rezone would likely be required.
Development Overview	
Utility Access	Yes
Access	Off of Wawona Road south of the town of El Portal
Existing Structures	1 cabin





SWOT Analysis – Cathey's Valley

SWOT Analysis

Strengths

- En route to Yosemite National Park and the other areas of tourism described above.
- Route 140 is a major highway that serves the western entrance to Yosemite National Park and it runs through Catheys Valley.
- Has warmer weather and less seasonality than the higher regions closer to the Park and further inland
- More accessible to San Francisco MSA

Weaknesses

- Smaller and more undeveloped than other prominent towns nearby, also further from Yosemite National Park than Mariposa.
- No sewer in the vicinity, which means all projects would need to put in septic.
- Town doesn't have as many activities, restaurants, etc. to offer visitors.

Opportunities

- Development of a project like this could stimulate economic growth in Cathy's Valley by creating jobs, generating revenue through tourism and events, and increasing property values.

Threats

- Population of just over 700 people. The local community could have pushback to a larger commercial project according to discussion with a local broker.

Product Recommendations

Overview of the Existing Market Recommendations

Overview of the Existing Market

Context to Consider

- Mariposa County is comprised of hotels and motels within the town proper (Best Western, Comfort Inn) while resort-style properties are spread across more acreage throughout the area and en route to Yosemite National Park (Tenaya Lodge).
    - Additional unique product such as Autocamp and the Wildhaven glamping operation, which is under development, can be found in close proximity to Mariposa town.
    - Within the park, the valley is home to historic legacy hotels including The Ahwahnee and more casual glamping-style product such as Curry Village. These Park properties have not been modernized, with the exception of the Ahwahnee's current necessary structural upgrades.
- The resorts outside of the Park cater to a range in clientele seeking a full-service product with a suite of amenities including pool, sport courts and games, numerous on-site food and beverage outlets, event space, and concierge services. The guest profile is comprised of transient travelers with a large portion coming from families and groups in the form of corporate retreats, religious gatherings, and celebrations.
- The existing hotels and motels in the market lack boutique and well-designed properties, presenting a notable missed opportunity considering the substantial influx of visitors and the overall beauty of the area.
- Mariposa County's current hotel supply includes two luxury, five upper upscale, three upscale, one upper midscale and six midscale hotels. The measure of luxury and upper upscale for these properties is less rigorous than for the hotel categorization in the cities that many of the visitors are coming from.
    - In contrast, the city of Groveland, within Tuolumne County and on the other side of the Park from Mariposa, measures 83% of its rooms in the upper upscale or luxury category.
- New properties (Hyatt Place, Silver Tip and Brown Bear Lodges) are adding over 23,400 SF of event space to the overall hospitality offering in the County.

Recommendations

I. Positioning

Mariposa County is ripe for added luxury and upper upscale product to remain competitive with the new product that has come on the market and will continue in surrounding counties. Please see the following guidelines / reasoning for the implementation of this recommendation.

a) PKF believes more higher-end supply will be absorbed once the area becomes known as a destination with comforts and activities beyond the Park and its existing traditionally outdated or limited-service product. The Silver Tip property will add this level of service and design to the Mariposa and Oakhurst region.

b) Positioning a new project in a similar way to Rush Creek Lodge would be advised. This would entail a resort that is well-integrated into its natural surroundings – from the spa to the F&B and event space.

c) If possible, a more distributed allocation of units across the land, as opposed to a single larger building, adds to a sense of luxury and privacy.

d) Due to the recommended positioning, event space that allows for a private dinner gathering / wedding, an all-day board meeting, or a larger presentation-style company retreat will be well received in the market.

e) Finally, significant sources of natural light, as well as a combination of both indoor and outdoor spaces are highly advised.

Please visit the Market Analysis chapter beginning on Page 36 and the Conference Center chapter beginning on page 75 for the data that informs many of PKF's recommendations.

Recommendations

II. Target market

Based on the previous recommendation regarding positioning, PKF recommends the targeting of specific markets for both weekday and weekend visitors.

a) The current developments draw guests primarily from the Western states, according to a recent survey of visitors.

b) Opportunity exists to attract many more visitors, especially those who spend more money on average and who are coming from further away than California, lending to a 3+ night stay.

c) PKF has found that there is strong untapped potential for producing visitors from the South and Midwest regions.

d) New York, Chicago, Boston, and Washington DC are in the top 11 markets of visitors to the region, while the remaining 7 are in California. New York and Boston visitors spend the most money (upwards of $260 per night) but only spend 2 days on average.

e) Nearly 1 in 5 visitors come from the San Francisco Bay Area, spending some of the lowest number of nights (2.1) and money per night ($204) within the study.

f) The market is largely a drive-to market, based on the strong representation of Western visitors. More transportation options for visitors within the County, perhaps hosted by the hotel offerings in the area, would induce more visitation from a wider geographic area.

g) Observations from interviews indicate that international travelers enjoy the area during the weekdays, while on longer US journeys. They are well aware of the benefits of visiting a popular area on the quieter days. Some marketing efforts to attract this traveler type will do well in conjunction with a San Francisco Tourism Board.

Recommendations

III. Enhance recreational activities

A notable market takeaway in our research is the deficiency of well-advertised recreational options outside the Park. PKF recommends a significant focus and dedication to expanding recreational programs at a property level as new developments are created.

a) Recognizing this gap, any new developments have the opportunity to fill the void by introducing a variety of activities, catering to different interests and demographics. This not only complements the existing natural attractions but also positions the County as a destination with offerings beyond the Park.

b) Since repetitive visits to the Park might be challenging due to accessibility issues, designing non-Park recreational options minimize stress and enhance the overall visitor experience. This not only broadens the market reach but also ensures a prolonged and enriching experience for visitors.

c) Coordinate sustainable transportation connections for Yosemite day-use guests. Yosemite National Park requires reservations for peak visitation hours in response to high traffic loads and vehicle congestion. We recommend any new large facility explore an arrangement with the Park Service for a day-use shuttle that could transport their guests into the Park without requiring a vehicle reservation.

d) Observing the current demographic trend of family-oriented visitors, there is potential to adjust and enhance offerings to cater specifically to families.

e) Introducing family-friendly activities, accommodations, and services can further tap into this market segment, creating a welcoming and enjoyable environment for families. By addressing the needs of this demographic, the development can solidify its appeal and establish itself as a preferred destination for family getaways.

Recommendations

IV. Enhance connection to nature for guests

As seen in the “Travel Trends” section of this report (pages 30 – 35) , visitors are looking for a destination in which they can truly connect with the environment around them, PKF recommends that developers take advantage of this new trend.

a) Emphasizing sustainability and incorporating nature-connected components in new projects is key. This strategy not only aligns with the County's commitment to responsible tourism but also ensures that the development contributes positively to the local environment.

b) Unique programming that has been well-received in successful nature-based hospitality projects include:

- Chef courses, wine tastings and other hands-on culinary experiences to engage guests on site, especially those that involve locally grown ingredients or locally produced wine
- Adventure guides; expert talks on the seasonal flora, fauna and celestial happenings, as well as camping skills courses
- 3- and 4-day retreats with invited climbing, yoga, kayaking, and other outdoor adventure instructors
- Self guided hikes on public lands like the Stockton Creek Preserve

Recommendations

V. Develop adequate conference and event space

Ideally, any new conference center space will follow IACC guidelines (see pages 87 and 88) and become one of the relatively few accredited venues in the United States in order to gain more marketing exposure.

a) As per the Tenaya example, which offers the largest guest capacity of the venues in the County, new meeting rooms should be versatile, beautifully designed with high ceilings and high-quality AV capabilities, exposed to natural light and views, and accompanied by outdoor and/or good pre-function areas as well as dedicated catering capacities.

b) This requires a minimum of 1,000-SF of unobstructed space, and 3 additional meeting rooms for breakouts and dedicated staff, technology, and furnishings

c) It may be challenging in Mariposa County to achieve this given stringent requirements on staff and highly updated technology, per the IACC guidelines. Seasonal labor trends in the region may make this a cost-prohibitive requirement. Furthermore, venues in Mariposa County should be multi-use, and the IACC prefers meeting-oriented venues.

d) A helpful requirement from the IACC guidelines is that the event venues have ample separation from leisure, social and F&B (food & beverage) spaces within the hotel. This will require a catering kitchen where food can be prepared and served for the purposes of the event and separated from the regular dining operations.

e) Some specific space allocations for meeting and event space in Mariposa County are outlined on the following page. These cover a wide variety of event, conference, and catering uses, per PKF's analysis of the comparable properties in the region and beyond (please see Conference Center section beginning on page 75.)

Recommendations

- 400-person seated dinners requiring a minimum of 5,000 SF, which is not currently addressed except at Tenaya in a more formal set-up and environment. Plans for Silver Tip and Brown Bear conference spaces should be understood by new developments before designing the space and full amenity package.
- 60-person intimate events, dinners, A/V presentations with a designated space of at least 2,000 SF should be included in plans.
- Good outdoor reception areas with exceptional ways to appreciate the surrounding nature are critical.
- Include a stage for musicians and other programming; this will be unique to the area and will offer the property the chance for live performance programming when groups are not scheduled in the space.
- Design for adaptable layouts to accommodate different event styles, such as conferences, workshops, and weddings.
- Tents should be well-utilized to expand the total amount of square footage – and outdoor space – in high season.



Rush Creek Lodge



Tenaya Lodge



Spring Creek Lodge, Wyoming

Recommendations

VI. Optimize conference and event space operations

Given the current market gap in well-designed event spaces in the area, it is vital that owners optimize the investment in rentable public areas with targeted marketing efforts and operational efficiencies in the day-to-day operations.

a) A dedicated sales and marketing team that focuses on revenues that can be made from events, conferences, retreats, and meetings, will be important for any new venue. Local, national and international target markets for groups that would benefit from a Yosemite National Park – adjacent operation will be plentiful once the spaces are built.

b) Large brands – Marriott, Hilton, Hyatt, IHG, Accor – and their more design-friendly soft brands will be ideal candidates for these properties since they have international sales and marketing teams to support the on-property teams in filling these venues. Loyalty programs are a big draw for conference planners, whose business clients often seek the added benefits of a long-standing relationship with one brand (or family of brands).

c) Hotels offering conference capabilities should provide and have ample storage for the tables, chairs, linen, cutlery and all other needs – quality rentals of these items should not be counted on in the area. Consideration should also be made for readily available decorations that are not seasonal, such as flowers.

d) As mentioned in recommendation 5c, locating a large number of staff members trained in events in Mariposa County could prove to be difficult due to seasonal labor trends.

Recommendations

VII. Provide alternative amenities

Ensure that adequate alternative amenities are provided to guests, such as wellness activities and diversified F&B.

a) Wellness represents an opportunity at a new conference center resort and is largely under-supplied in Mariposa County.

- Tenaya Lodge has a spa with 12 treatment rooms, which is well utilized by groups and transient travelers.
- The casual Yosemite Bug in Mariposa has a spa that is well utilized by hikers, climbers, locals and visitors to town.
- A holistic wellness component in a new property would represent a key product differentiator and should include a fitness center, yoga studio, and spa facilities with 4 – 8 treatment rooms, depending on staffing capacity.
- Design should prioritize natural lighting, eco friendly practices, good ventilation, and an overall healthy indoor space.

b) Exceptional Food & Beverage and dining spaces will be well-received in the region that does not offer enough food options for visitors.

- Nighttime dining and entertainment is limited across the County and, while it should not detract from the return to Nature, it should encourage longer stays with exciting options.
- PKF recommends emphasizing daytime, relaxed all-day dining options as well as incorporating inviting design elements such as fireplaces and outdoor water features to encourage guest interaction.
- Ideally, a new property would add unique culinary dimensions by exploring collaborations with chefs from various regions in Mariposa County and broader California for pop-up events, as well as food and wine festivals and other events to attract a non-Park tourism base.

Terms and Conditions

General Terms and Conditions for Management Consultants - 2015 Edition

§ 1 General Terms and Conditions/Scope
(1) All legal transactions between the Principal and the Agent (Management Consultant; MC) shall be subject to these General Terms and Conditions exclusively. The version valid at the time the Contract is concluded shall be applicable.
(2) These General Terms and Conditions shall also apply to any future contractual relationships even if these General Terms and Conditions are not expressly referred to in collateral contracts.
(3) Any conflicting General Terms and Conditions on the part of the Principal shall be invalid unless they have been explicitly accepted in writing by the Agent (MC).
(4) If any provision of these General Terms and Conditions is or becomes invalid, the other provisions and any contracts concluded pursuant to these provisions shall not be affected thereby. The invalid provision shall be replaced by a provision which best corresponds to the intention and economic purpose of the invalid provision.

§ 2 Scope of Consulting Assignments/Representation
(1) The scope of each particular consulting assignment shall be individually agreed by contract.
(2) The Agent (MC) shall be entitled to subcontract, in whole or in part, the services for which the Agent is responsible to third parties. Payment of said third parties shall be effected exclusively by the Agent (MC). No contractual relationship of any kind shall exist between the Principal and said third party.
(3) During the validity of this Contract and for a period of three years after termination thereof, the Principal shall agree not to enter into any kind of business transactions with persons or organisations the Agent (MC) employs to perform the Agent's contractual duties. In particular, the Principal shall not employ said persons or organisations to render consulting services the same or similar to those offered by the Agent (MC).
l commercial register FN 245617 b
PKF hotelexperts GmbH is a member firm of the PKF International Limited network. The network consists of legally independent member firms. PKF hotelexperts GmbH does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

§ 3 Principal's Obligation to Provide Information/Declaration of Completeness
(1) The Principal shall ensure that during the performance of the consulting assignment, organisational conditions in the Principal's place of business allow the consulting process to proceed in a timely and undisturbed manner.
(2) The Principal shall also inform the Agent (MC) in detail about previously conducted and/or currently active consulting projects, including those in other areas of competency.
(3) The Principal shall, in a timely manner and without special request on the part of the Agent, provide the Agent (MC) with all documents necessary to fulfil and perform the consulting assignment and shall inform the Agent of all activities and conditions pertinent to the performance of the consulting assignment. This includes all documents, activities and conditions that become known or available during the performance of the consulting assignment.
(4) The Principal shall ensure that all employees as well as any employee representation (works council) provided by law, if established, are informed of the Agent's consulting activities prior to the commencement of the assignment.

§ 4 Maintenance of Independence
(1) The contracting parties shall be committed to mutual loyalty.
(2) The contracting parties shall be obligated to take all necessary measures to ensure that the independence of all persons working for the Agent (MC) and/or of any third parties employed by the Agent is not jeopardized. This applies particularly to any employment offers made by the Principal or the acceptance of assignments on their own account.

§ 5 Reporting/Obligation to Report
(1) The Agent (MC) shall be obligated to report to the Principal on the progress of services performed by persons working for the Agent and/or any third parties employed by the Agent.
(2) The Agent (MC) shall deliver the final report in a timely manner, i.e. depending on the type of assignment, two to four weeks after completion of the assignment.
(3) The Agent (MC) shall not be bound by directives while performing the agreed service and shall be free to act at the Agent's discretion and under the Agent's own responsibility. The Agent shall not be required to work in a particular place or to keep particular working hours.

§ 6 Protection of Intellectual Property
(1) The Agent (MC) shall retain all copyrights to any work done by the Agent and/or by persons working for the Agent and/or by third parties employed by the Agent (including but not limited to tenders, reports, analyses, expert opinions, organization charts, programmes, performance descriptions, drafts, calculations, drawings, data media, etc.). During the contract period and after termination thereof, the Principal may use these materials exclusively for the purposes described under the Contract. Therefore, the Principal shall not be entitled to copy or distribute these materials without the explicit consent of the Agent (MC).
(2) Any violation of this provision by the Principal shall entitle the Agent (MC) to prematurely terminate the Contract and to enforce other legal claims, in particular for restraint and/or damages.

§ 7 Warranties
(1) The Agent (MC) shall be entitled and obligated, regardless of fault, to correct any errors and/or inaccuracies in the Agent's work which have become known subsequently. The Agent shall immediately inform the Principal thereof.
(2) This right of the Principal expires six months after completion of the respective service.

§ 8 Liability/Damages
(1) The Agent (MC) shall be liable to the Principal for damages - with the exception of personal injury – only to the extent that these are the result of serious fault (intention or gross negligence). Correspondingly, this also applies to damages resulting from third parties employed by the Agent.
(2) Any claim for damages on the part of the Principal may only be enforced by law within six months after those entitled to assert a claim have gained knowledge of the damage and the liable party, but not later than three years after the incident upon which the claim is based.
(3) The Principal shall furnish evidence of the Agent's fault.
Walter l commercial register FN 245617 b
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General Terms and Conditions for Management Consultants - 2015 Edition

(4) If the Agent (MC) performs the required services with the help of third parties, any warranty claims and claims for damages which arise against the third party shall be passed on to the Principal. In this case, the Principal shall primarily refer to the third party.

§ 9 Confidentiality/Data Protection
(1) The Agent (MC) shall be obligated to maintain complete confidentiality concerning all business matters made known to the Agent in the course of services performed, especially trade and company secrets and any other information concerning type and/or scope of business and/or practical activities of the Principal.
(2) Furthermore, the Agent (MC) shall be obligated to maintain complete confidentiality towards third parties concerning the content of the work completed, as well as any information and conditions that contributed to the completion of the work, particularly concerning data on the Principal's clients.
(3) The Agent (MC) shall not be obligated to maintain confidentiality towards any person working for the Agent or representatives of the Agent. The Agent is required to obligate such persons to maintain complete confidentiality and shall be liable for any violation of confidentiality on their part in the same way as if the Agent had breached confidentiality.
(4) The obligation to maintain confidentiality shall persist indefinitely even after termination of this Contract - with the exception of any duty to give evidence.
(5) The Agent (MC) shall be entitled to use any personal data entrusted to the Agent for the purposes of the services performed. The Agent (MC) shall guarantee the Principal that all necessary measures will be taken, especially those regarding data protection laws, e.g. that declarations of consent are obtained from the persons involved.

§ 10 Remuneration
(1) After completion of the services agreed upon, the Agent (MC) shall receive remuneration agreed upon in advance between the Agent (MC) and the Principal. The Agent (MC) shall be entitled to render intermediate accounts and to demand payment on account as required by the progress of the work. Remuneration shall be due and payable immediately after rendering accounts by the Agent.
(2) The Agent (MC) shall render accounts which entitle to deduct input tax and contain all elements required by law.
(3) Any cash expenditures, expenses, travel expenses, etc. shall be reimbursed to the Agent (MC) by the Principal separately, upon submission of the appropriate receipts.
(4) In the event that the work agreed upon is not completed due to reasons on the part of the Principal, or due to a premature termination of contract by the Agent (MC) for cause, the Agent full of the remuneration agreed upon in advance, less expenses not incurred. In the event that an hourly fee had been agreed upon, the Principal shall pay for the number of hours expected to be required for the entire contracted assignment, less expenses not incurred. Expenses not incurred shall be calculated as a lump sum consisting of 30 % of the fee required for those services that the Agent did not perform by the date of termination of the agreement.
(5) In the event that intermediate invoices are not paid, the Agent (MC) shall be released from the Agent's commitment to provide further services. This shall not apply to any further claims resulting from default of payment.

§ 11 Electronic Invoicing
(1) The Agent (MC) shall be entitled to transmit invoices electronically. The Principal agrees explicitly to accept invoices transmitted electronically by the Agent (MC).

§ 12 Duration of the Agreement
(1) This Contract terminates with the completion of the project.
(2) Apart from this, this Contract may be terminated for good cause by either party at any time without notice. Grounds for premature termination include the following:
one party breaches major provisions of the Contract
one party is in delay with the payments after the beginning of insolvency proceedings
legitimate concerns exist regarding the Principal's credit standing, even though insolvency proceedings have not been opened, the Principal fails to make an advance payment or to furnish suitable security at the Agent's (MC's) request and the Agent (MC) didn't know about the Principal's bad financial situation when the contract was concluded.

§ 13 Final Provisions
(1) The contracting parties declare that all information contained herein is accurate and made in good conscience. They shall be mutually obligated to immediately inform the other party of any changes.
(2) Modifications of and amendments to this contract or these General Terms and Conditions shall be made in writing. This shall also apply to a waiver of this requirement in written form.
(3) This Contract is governed by the substantive law of the Republic of Austria excluding the conflict-of-law rules of international private law. Place of fulfilment is the registered business establishment of the Agent (MC). Jurisdiction in all disputes is the court in the place where the Agent (MC) is based.

based on Austrian Institute of MCs and Information Technology Wiedner Hauptstraße 63 · 1045 Vienna · Austria Telephone: +43 (5) 90900-3540 · Facsimile: +43 (1) 590900-3178 E-mail: ubit@wko.at · Internet: www.ubit.at

MARIPOSA COUNTY

Board of Supervisors

RESOLUTION - ACTION REQUESTED

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Dallin Kimble, County Administrative Officer
RE:	Approve Hut Locations for Low-Level Network Design for LATA Broadband Network Project; and Authorize the Board of Supervisors Chair to Sign the Confirmation Letter

---

RECOMMENDATION AND JUSTIFICATION

Approve Hut Locations for Low-Level Network Design for LATA Broadband Network Project; and Authorize the Board of Supervisors Chair to Sign the Confirmation Letter.

In 2021, Rural County Representatives of California (RCRC) applied for a grant to develop broadband strategic plans for its member counties. RCRC was eventually awarded the grant and contracted Tilson Technology to complete the plans. A draft plan for Mariposa County is now complete and was presented for public awareness and input at the January 16, 2024 Board of Supervisors meeting.

As part of the CPUC Local Agency Technical Assistance (LATA) grant, Tilson is preparing construction-ready, low-level network designs for 40 miles of “last mile” infrastructure in Mariposa for an initial phase of an open access broadband network. Tilson has created four priority polygons that are in some of the more densely populated areas in the County and would be most viable from a business standpoint for an open access broadband network (this is just the first phase of the design, and they then intend to do more). In each polygon, there would need to be a 9' by 12' "hut" that contains the electronics and some of the infrastructure for the network. A Tilson Field Engineer, after input from Mariposa County Engineer, evaluated possible County-owned sites for placement of “huts” and determined that the locations in the attached document would be best. The huts are all located on County-owned property. The exact locations are attached in the confirmation document and accompanying images.The hut site proposals have been reviewed by public works and planning and are now recommended for approval.

BACKGROUND AND HISTORY OF BOARD ACTIONS

On January 16, 2024 the board discussed the Draft Broadband Strategic Plan and Mariposa County Broadband Planning and Feasibility Study.

Resolution 2021-375 approved a Memorandum of Understanding (MOU) with GSFA for a countywide broadband strategic plan.

Resolution 2021-288 approved a letter of support for GSFA's application for countywide broadband strategic plans and indicated the Board's intent to participate in this program.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not approve. Staff will need direction to relay to get an alternative that is more acceptable to the Board.

FINANCIAL IMPACT

N/A

ATTACHMENTS

1. **Proposed Hut Locations**
2. **County of Mariposa LLD Hut Location Confirmation REV2 3.1.24**

VOTE RESULT

RESULT:	**Adopted (UNANIMOUS)**
MOVER:	District III Supervisor Danette Toso
SECONDER:	District I Supervisor Rosemarie Smallcombe
AYES:	District I Supervisor Smallcombe, District III Supervisor Toso, District IV Supervisor Forsythe, District II Supervisor Poe

Broadband Low-Level Design - Hut Location Confirmation

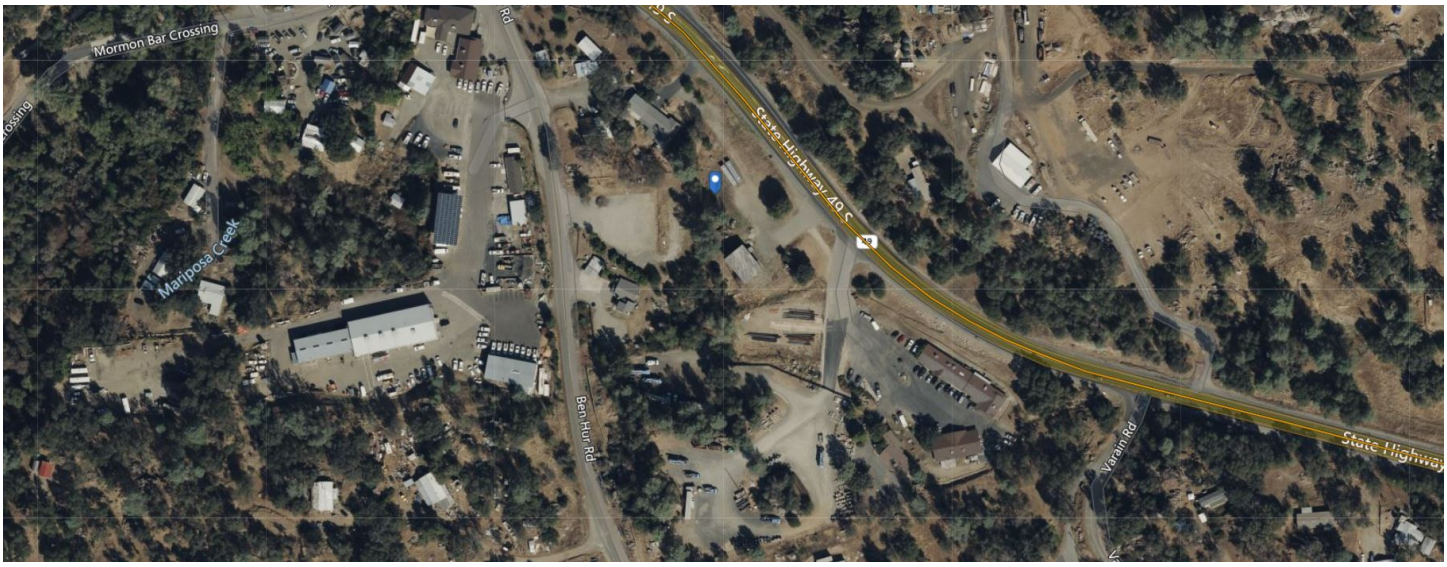
Proposed Hut Locations Denoted by Blue Marker



Loc 7: 37.463618, -119.884304

County-Owned Parcel: 014-400-062-000

Cross Street: Bootjack Lane



Loc 9: 37.461137, -119.946031

County-Owned Parcel: 012-200-021-000

Cross Street: Ben Hur Road (East Side)



Loc 5: 37.49885504, 119.9856006

County-Owned Parcel: 012-140-016-000

Cross Street: Golden Chain HWY



Loc 5: 37.48450456, -119.9633183

County-Owned Parcel: 013-176-003-000

Cross Street: Bullion Street

TO: COUNTY OF MARIPOSA

FROM: Golden State Connect Authority, Tilson Technology, and UTOPIA Fiber
YOUR CPUC LATA GRANT TEAM

RE: Low Level Design – Hut Location Confirmation

As we move into the third and final phase of work under your CPUC Local Agency Technical Assistance (LATA) grant – the Low-Level Design phase, the work becomes much more project area specific. As discussed during our HLD to LLD Briefing (the Briefing) a few weeks ago, the work under this phase of the grant involves on-site field work and project area surveillance. The final product will be construction-ready, low-level network designs for slightly more than 40 miles of identified project area.

A key piece of the design is the specific physical location of the hut(s) and cabinet(s). The hut(s) and/or cabinet(s) house all the electronic systems associated with the local network. Possible hut locations were discussed during the Briefing and were shared with you via KMZ file following the Briefing so that you could share and confer with appropriate colleagues within your jurisdiction.

A Field Engineer has subsequently been on-site in the project area(s) and evaluated all the identified hut and/or cabinet location options. The following location(s) have been determined to be the best options.

Cabinet/Hut Locations *"Location Name" as seen on KMZ*	Lat	Long	Cross Streets
LOC 7	37.463618	-119.884304	Bootjack Ln
LOC 9	37.461137	-119.946031	Ben Hur Rd (East Side)
LOC 5 (Revised 3/1/24)	37.49885504	-119.9856006	Golden Chain HWY
LOC 13	37.48450456	-119.9633183	Bullion St.

By way of your signature below, you concur that this is a viable option for a hut and/or cabinet location(s) in your community(ies) and understand that the LATA Low Level Design will be designed using the above noted location(s). Redesigning the network to a different hut or cabinet location will not be possible under the LATA grant once this form has been submitted and design work has begun. Redesign will involve additional expense and effort.

_____ _____

Signature Date

_____

Print Name

Return form via email to Barbara Hayes (bhayes@rcrcnet.org) AND Elaina Davis (edavis@tilsontech.com)

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Dallin Kimble, County Administrative Officer
RE:	Discussion and Direction Regarding the Countywide Operational and Organizational Review

---

RECOMMENDATION AND JUSTIFICATION

Discussion and Direction Regarding the Countywide Operational and Organizational Review.

On January 9, 2024, the Board approved an agreement with Guidehouse, Inc., for a holistic organizational and operational review. This item is to provide an update on this project to the board and accept any additional direction the board may have.

BACKGROUND AND HISTORY OF BOARD ACTIONS

The Board approved a Request for Qualifications (RFQ) for an organizational and operational review on September 19, 2023. Nine proposals were received in response to the RFQ with cost proposals ranging from $148,000 to $450,000. A committee of five staff and two supervisors were assigned to review the proposals and three firms were interviewed as part of the selection process. The committee unanimously agreed that Guidehouse, Inc. was uniquely qualified, had the best approach for Mariposa County, was reasonably priced relative to the other proposals received, and was the most likely to deliver impactful results for our community.

The Board approved an agreement with Guidehouse, Inc. on January 9, 2024, in a not-to-exceed amount of $200,000. Specifically, the scope of work includes the following:
A detailed study of each department's structure and function.
Study and diagramming of cross-departmental workflows.
Identification of methods for more efficient and effective service delivery.
Analysis of relationship and accountability between the Board and department heads.
Identification of services that may no longer need to be delivered at existing service levels.
Identification of performance measures for internal and external use.
Recommendation of ideal organizational structures.
Recommendations for appropriate staffing and resource levels including related classification evaluations.
Recommendations for streamlining mandated and non-mandated services.
A final report with sufficient data to justify recommendations.
Periodic updates to the Board and a presentation of the final results.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not discuss and miss opportunities to hear possible solutions to critical issues.

FINANCIAL IMPACT

Grant funds have been budgeted in the ARPA/SLFRF Fund to cover this expense. No General Fund dollars are being used.

ATTACHMENTS

1. **Guidehouse Organizational Study Agreement**
2. **Guidehouse Scope of Work**
3. **Board Update 3.19 - Organizational Study**
4. **Board Update 3-19 - UPDATED 3-18**

AGREEMENT FOR ORGANIZATIONAL AND OPERATIONAL REVIEW SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this _____ day of January, 2024, by and between the County of Mariposa, a political subdivision of the State of California, hereinafter referred to as "County", and Guidehouse Inc., a Delaware corporation, hereinafter referred to as "Contractor," pursuant to the following terms and conditions.

W I T N E S S E T H:

1. TERM

The term of this Agreement shall be for a period of one year commencing on January 1, 2024, through and including December 31, 2024.

2. SERVICES; STANDARD OF CARE

Contractor shall perform organizational and operational review services as described in Exhibit A, "Scope of Work," which is attached hereto and incorporated herein by reference. Contractor shall provide all staffing and materials necessary to perform the Scope of Work.

Contractor agrees that the services provided for under the Agreement will be performed in a professional manner in accordance with recognized professional consulting standards for similar services and that qualified personnel will be assigned for that purpose. In providing the services, Contractor and its personnel shall exercise reasonable care. Contractor cannot guarantee or assure the achievement of any particular performance objective, nor can Contractor guarantee or assure any particular outcome for the County or any other person as a result of the Agreement or the performance of the services contemplated thereunder. If, during the performance of the services, or within one (1) year following completion of the Agreement, such services will prove to be faulty or defective by reason of a failure to meet such standards, Contractor agrees that upon prompt written notification from the County prior to the expiration of the one-year period following the completion of the Agreement of any such fault or defect, such faulty portion of the services will be redone at no cost to the County up to a maximum amount equivalent to the cost of the services rendered under the Agreement. The foregoing will constitute Contractor's sole warranty with respect to the accuracy or completeness of the services and the activities involved in its preparation, and is made in lieu of all other warranties and representations, express or implied, including any implied warranties of merchantability or fitness for a particular purpose.

3. COMPENSATION; ACCEPTANCE PROCEDURES

The maximum compensation payable to Contractor under this Agreement is $200,000 as set forth in Exhibit B, "Cost Proposal," which is attached hereto and incorporated herein by reference. County shall pay Contractor within thirty (30) days of receipt of an approved invoice.

Receipt of a deliverable occurs when the deliverable is provided to the County. Receipt of services is deemed to occur when the County receives an invoice from Contractor for those services. Absent written notification of non-acceptance from the County within five (5) business days of receipt, deliverables and services will be construed as accepted. Any such notice shall specify in reasonable detail the reasons such deliverable or service has been deemed unacceptable. If the notice of non-

acceptance is not sufficiently detailed to allow Contractor to determine why such deliverable or service is unacceptable, Contractor may request in writing that the County provide additional information. The passage of ten (10) business days from the date of such request without the provision of such additional information shall constitute final acceptance of such deliverable or service by the County. Within fifteen (15) days of receipt of the County notice, Contractor shall, at its option, either correct the problems in such deliverable or service or present the County with a plan to fix such problems within a reasonable period of time under the circumstances. The deliverable or service shall be deemed accepted by the County after comments have been incorporated and the deliverable or service re-submitted. Acceptance by the County shall not be unreasonably withheld or delayed.

4. INSURANCE

Contractor shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, or employees.

A. MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

(1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than $1,000,000 per occurrence, and $2,000,000 in the general aggregate. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(2) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired (Code 8) and non-owned autos (Code 9), with limits no less than $1,000,000 per accident for bodily injury and property damage.

(3) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

(4) Professional Liability (Errors and Omissions): Insurance appropriate to Contractor's profession, with a limit of no less than $1,000,000 per occurrence or claim, $2,000,000 aggregate.

B. OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

(1) Additional Insured Status: County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or

equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 forms if a later edition is used).

(2) Primary Coverage: For any claims related to this Agreement, Contractor's insurance coverage shall be primary insurance with respect to Contractor's negligent performance of the services as respects County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, or volunteers shall be excess of Contractor's insurance and shall not contribute with it.

(3) Notice of Cancellation: Each insurance policy required above shall state that coverage shall not be canceled, except with at least thirty (30) calendar days' notice to County.

(4) Waiver of Subrogation: Contractor hereby grants to County a waiver of any right to subrogation which any insurer of said Contractor may acquire against County by virtue of the payment of any loss under such insurance, except as to claims arising out of the acts or omissions of the County, its employees and its agents. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not County has received a waiver of subrogation endorsement from the insurer.

(5) Deductibles and Self-Insured Retentions: Any deductibles or self-insured retentions must be declared to and approved by County. County may require Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

(6) Acceptability of Insurers: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to County.

(7) Verification of Coverage: Contractor shall furnish County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Contractor's obligation to provide them. County reserves the right to require complete, certified copies of a certificate of insurance evidencing the coverages required under this Agreement, including endorsements required by these specifications, at any time.

(8) Subcontractors: Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that County is an additional insured on insurance required from subcontractors.

(9) Special Risks or Circumstances: County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

5. INDEMNIFICATION; LIMITATION OF LIABILITY

To the fullest extent permitted by law, Contractor shall indemnify County, its officers, employees, agents, and volunteers, against any and all third-party liability, claims, losses, damages, or expenses, including reasonable attorney's fees, resulting from all grossly negligent or wrongful acts or omissions of Contractor or its officers, agents, or employees in rendering services under this Agreement; excluding however such liability, claims, losses, damages, or expenses arising from County's sole negligence or wrongful acts

Notwithstanding the terms of any other provision, the total liability of Contractor and its affiliates, directors, officers, employees, subcontractors, agents and representatives for all claims of any kind arising out of the Agreement, whether in contract, tort or otherwise, shall be limited to three (3) times the amount set forth in Section 3 herein. Neither Contractor nor County shall in any event be liable for any indirect, consequential or punitive damages, even if County or Contractor have been advised of the possibility of such damages.

6. INDEPENDENT CONTRACTOR; INTELLECTUAL PROPERTY

It is the expressed intention of the parties that Contractor is an independent contractor and not an employee, agent, joint venturer or partner of County. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between County and Contractor or any employee or agent of Contractor. Both parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall retain the right to perform services for others during the term of this Agreement.

Upon full payment of all amounts due Contractor in connection with the Agreement, all rights, title and interest in any information and items, including summaries, documents, reports and portions thereof Contractor provides to the County (collectively, the "***Contractor Deliverables***") will become the County's sole and exclusive property for its internal business purposes and uses pursuant to the scope set forth in the applicable statement of work, subject to the exceptions set forth hereafter. Contractor shall retain sole and exclusive ownership of all rights, title and interest in its work papers, proprietary information, processes, methodologies, know-how and software, including such information as existed prior to the delivery of the services and, to the extent such information is of general application, anything that it may discover, create or develop during provision of the services (collectively, the "***Contractor Property***"). To the extent the Contractor Deliverables contain any Contractor Property; the County shall be granted a non-exclusive, non-assignable, royalty-free license to use such Contractor Property solely in connection with the subject of the Agreement.

7. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CALPERS)

In the event that Contractor or any employee, agent, or subcontractor of Contractor providing services under this Agreement is determined by a court of competent jurisdiction or the Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of County, Contractor shall indemnify County for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Contractor or its employees, agents, or

subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of County.

8. STATE AND FEDERAL TAXES

As Contractor is not County's employee, Contractor is responsible for paying all required state and federal taxes. In particular:

a. County will not withhold FICA (Social Security) from Contractor's payments;
b. County will not make state or federal unemployment insurance contributions on behalf of Contractor;
c. County will not withhold state or federal income tax from payment to Contractor;
d. County will not make disability insurance contributions on behalf of Contractor;
e. County will not obtain workers' compensation insurance on behalf of Contractor.

9. AUDITS AND INSPECTIONS

Contractor shall at any time during business hours, and as often as County may deem reasonably necessary, make available to County for examination all of its time sheets and expense records with respect to the matters covered by this Agreement. Contractor shall, upon the reasonable request of County, permit County to audit and inspect all of such records and data necessary to ensure Contractor's compliance with the terms of this Agreement. If compensation to be paid by County under this Agreement exceeds Ten Thousand Dollars ($10,000), Contractor shall be subject to the examination and audit of the California State Auditor, as provided in Government Code section 8546.7, for a period of three (3) years after final payment under this Agreement. This section survives the termination of this Agreement.

10. ASSIGNMENT

It is understood and agreed that this Agreement contemplates personal performance by Contractor and is based upon a determination of its unique personal competence and experience and upon its specialized personal knowledge. Assignments of any or all rights, duties or obligations of Contractor under this Agreement will be permitted only with the express written consent of County.

11. NOTICE

Any and all notices, reports or other communications to be given to County or Contractor shall be given to the persons representing the respective parties at the following addresses:

CONTRACTOR:
Collin Lopes, Partner
Guidehouse Inc.
1676 International Drive, Suite 800
McLean, VA 22102

COUNTY:
Dallin Kimble, CAO
County of Mariposa
P.O. Box 784
Mariposa, CA 95338

12. COMPLIANCE

Contractor shall comply with all federal, state and local laws, codes, ordinances and regulations applicable to Contractor's performance under this Agreement, including, but not limited to, laws related to prevailing wages. Specifically, Contractor shall not engage in unlawful employment discrimination, including, but not limited to, discrimination based upon a person's race, religion, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, citizenship or sexual orientation, as prohibited by state or federal law.

13. PUBLIC RECORDS ACT

Contractor is aware that this Agreement and any documents provided to County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of Contractor to clearly identify information in those documents that it considers to be confidential under the California Public Records Act. To the extent that County agrees with that designation, such information will be held in confidence whenever possible. All other information will be considered public.

14. ENTIRE AGREEMENT AND MODIFICATION

This Agreement contains the entire agreement of the parties relating to the subject matter of this Agreement and supersedes all prior agreements and representations with respect to the subject matter hereof. This Agreement may only be modified by a written amendment hereto, executed by both parties. If there are exhibits attached hereto, and a conflict exists between the terms of this Agreement and any exhibit, the terms of this Agreement shall control.

15. ENFORCEABILITY AND SEVERABILITY

The invalidity or enforceability of any term or provisions of this Agreement shall not, unless otherwise specified, affect the validity or enforceability of any other term or provision, which shall remain in full force and effect.

16. TERMINATION AND RIGHTS UPON TERMINATION

A. This Agreement may be terminated upon mutual written consent of the parties, or as a remedy available at law or in equity. In the event of the termination of this Agreement, Contractor shall be entitled to compensation for services performed acceptably up to the effective date of termination as set forth in Exhibit B.

B. Either party may terminate this Agreement for convenience upon thirty (30) calendar days' written notice to the other party. Upon termination for convenience, Contractor shall be entitled to compensation for services performed acceptably up to the effective date of termination, as set forth in Exhibit B.

C. Should Contractor default in the performance of this Agreement or materially breach any of its provisions, County, at its option, may terminate this Agreement by giving written notification to Contractor. The termination date shall be the effective date of the notice. For the

purposes of this subsection, default or material breach of this Agreement shall include, but not be limited to, any of the following: failure to perform required services in a timely manner, willful destruction of County property, dishonesty, or theft.

17. NO WAIVER

The failure to exercise any right to enforce any remedy contained in this Agreement shall not operate as to be construed to be a waiver or relinquishment of the exercise of such right or remedy, or of any other right or remedy herein contained.

18. DISPUTES

Should it become necessary for a party to this Agreement to bring an action in connection with this Agreement, the prevailing party in any such action shall be entitled to reimbursement for all expenses so incurred, including reasonable attorney's fees.

It is agreed by the parties hereto that unless otherwise expressly waived by them, any action brought to enforce any of the provisions hereof or for declaratory relief hereunder shall be filed and remain in a court of competent jurisdiction in the County of Mariposa, State of California.

19. CAPTIONS

The captions of this Agreement are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

20. NUMBER AND GENDER

In this Agreement, the neutral gender includes the feminine and masculine, the singular includes the plural, and the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

21. MANDATORY AND PERMISSIVE

"Shall" is mandatory. "May" is permissive.

22. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties specifically set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

23. COUNTERPARTS/ELECTRONIC, FACSIMILE, AND PDF SIGNATURES

This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA"), Cal. Civ. Code §§ 1633.1 to 1633.17), for

executing this Agreement. The parties further agree that the electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA, as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

24. OTHER DOCUMENTS

The parties agree that they shall cooperate in good faith to accomplish the object of this Agreement and, to that end, agree to execute and deliver such other and further instruments and documents as may be necessary and convenient to the fulfillment of these purposes.

25. CONTROLLING LAW

The validity, interpretation and performance of this Agreement shall be controlled by and construed under the laws of the State of California.

26. AUTHORITY

Each party and each party's signatory warrant and represent that each has full authority and capacity to enter into this Agreement in accordance with all requirements of law. The parties also warrant that any signed amendment or modification to this Agreement shall comply with all requirements of law, including capacity and authority to amend or modify this Agreement.

27. NEGOTIATED AGREEMENT

This Agreement has been arrived at through negotiation between the parties. Neither party is to be deemed the party which prepared this Agreement within the meaning of California Civil Code section 1654. Each party represents and warrants that in executing this Agreement it does so with full knowledge of the rights and duties it may have with respect to the other party. Each party also warrants and represents that it has received independent legal advice from its attorney with respect to the matters set forth in this Agreement and the rights and duties arising out of this Agreement, or that such party willingly foregoes any such consultation.

28. NO RELIANCE ON REPRESENTATIONS

Each party warrants and represents that it is not relying and has not relied upon any representation or statement made by the other party with respect to the facts involved or its rights or duties. Each party understands and agrees that the facts relevant, or believed to be relevant to this Agreement, have been independently verified. Each party further understands that it is responsible for verifying the representations of law or fact provided by the other

29. WARRANTY

County has relied upon the professional ability and training of Contractor as a material inducement to enter into this Agreement. Contractor hereby warrants that all work shall be performed in accordance with generally accepted professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release.

30. FUNDING AVAILABILITY

It is mutually agreed that if the County budget of the current fiscal year and/or any subsequent fiscal year covered under this Agreement does not appropriate sufficient funds for this Agreement, this Agreement shall terminate and be of no further force and effect upon the day notice is provided by County to Contractor of such event. Upon termination of this Agreement, County shall have no liability to pay any funds whatsoever to Contractor or to furnish any other considerations under this Agreement except for services rendered prior to such termination and Contractor shall not be obligated to perform any provisions of this Agreement. Contractor's assumption of risk of possible non-appropriation is part of the consideration for this Agreement. County budget decisions are subject to the discretion of the Board of Supervisors.

If funding for any fiscal year is reduced or deleted by the County budget for purposes of this Agreement, the County shall have the option to either cancel this Agreement with no liability occurring to the County, except County must reimburse Contractor for services rendered prior to such reduction or modification of the County budget, or offer an amendment to this Agreement to Contractor to reflect the reduced amount.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

CONTRACTOR:	**COUNTY:**
GUIDEHOUSE INC. By: _____ Name: Collin Lopes Title: Partner	**COUNTY OF MARIPOSA** By: _____ Name: _____ Title: _____

5.0 Our Understanding

The County of Mariposa has a long and rich history and is unique in its terrain, rural population, and role as a host to millions of visitors each year. The County is responsible for providing a variety of services to its rural areas and small communities, and the quality of its services provided instills trust and confidence among Mariposa residents and visitors and enhances their quality of life. Mariposa County residents have indicated natural disasters, utility infrastructure, economic development, and environmental protections as key priority areas in the years to come. The County has also indicated a focus on improving quality of life in housing, medical care, infrastructure, and wildfire safety. Understanding its services, functions, structure, and operations is an essential first step for the County to best address the needs of its residents and achieve it strategic priorities. On top of these strategic priorities, the County is facing several unique challenging, such as a declining and aging population. The past few years have also presented the County with new opportunities, such as the increasingly competitive housing market. These challenges and opportunities underly the importance of streamlining and enhancing County operations for current and future needs. Through our extensive work with various California departments, agencies, counties, and municipalities, Guidehouse has developed an extensive and nuanced understanding of the organizational and workforce needs of cities and counties within California in the context of their culture, strategic plans, and complex State regulations. We believe a personal and highly integrated approach to this work would emphasize organizational culture and optimize resources and knowledge sharing across the County and relevant stakeholders throughout this organizational transformation. We recognize this is an ongoing, dynamic process that should adapt to evolving organizational needs, workforce preferences, and the ever-changing landscape of rules, regulations, and leading practices for organizational transformations. Our approach to the scope of work is outlined below.



Figure 2. Guidehouse Key Differentiators

6.0 Project Approach and Methodology

To support Mariposa County in conducting its organizational and operations review, we will employ our Organization Transformation Blueprint methodology, as depicted in **Figure 3**. This blueprint serves as our guide, incorporating inputs and outputs from each phase to augment deliverables and minimize time commitment required from Mariposa County staff. For instance, at King County Metro, we used this blueprint to evaluate the organization's onboarding and probationary processes, ideate innovate concepts, streamline these processes to enhance

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efficiency and the user experience, and outline the implementation strategy for the envisioned future-state process. Throughout the Transformation Blueprint methodology, we will integrate process improvement best practices with Lean Six Sigma's five-phase DMAIC process: Define, Measure, Analyze, Improve, and Control.

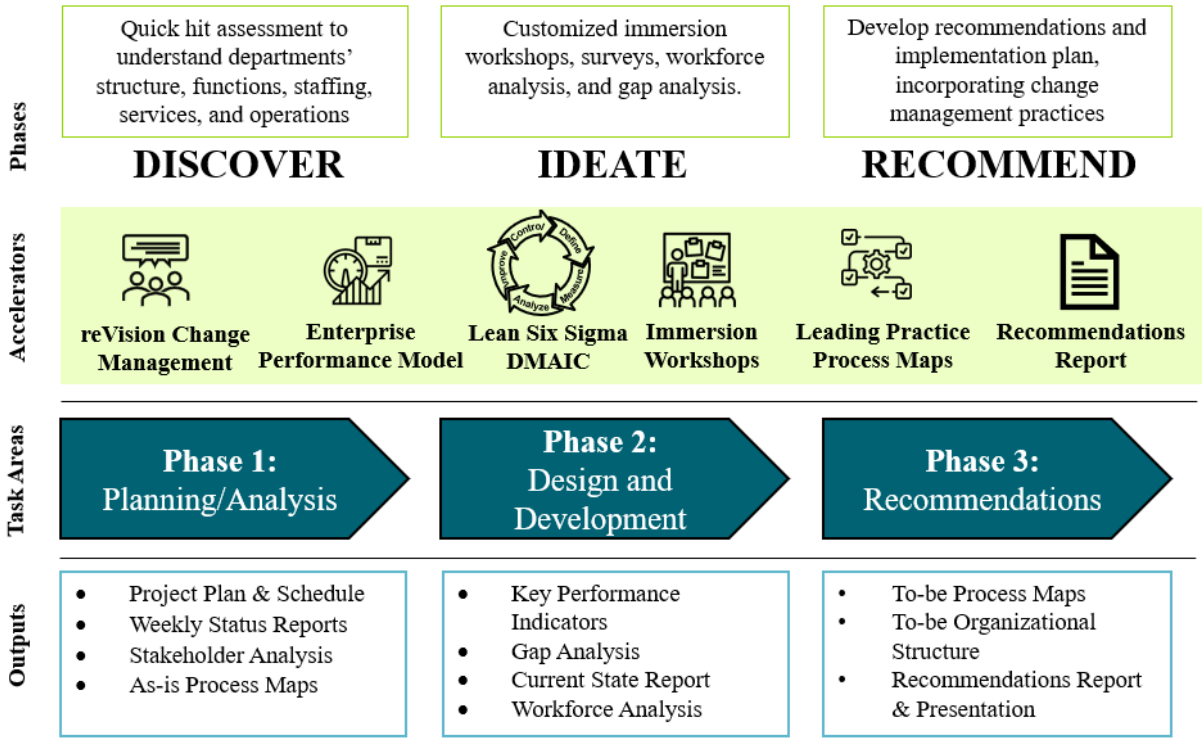


Figure 3. Guidehouse's Organization Transformation Blueprint

The key to our Blueprint approach is our accelerators, which are tools and techniques that enable our team to quickly and effectively identify where current organizational structure, staffing, practice, policies, or procedures are not in alignment with Mariposa County's goals or public sector leading practices. **Table 4** describes our ready-made accelerators that we apply across the phases of our Transformation Blueprint approach.

Table 4. Accelerators

Accelerator	Description	Outcomes
(re)Vision™ Change Management	Guidehouse's Association of Change Management Professionals (ACMP) accredited change management framework that actively plans for how people think and respond to change and is used to design training that resonates with all employees who will be involved in or impacted by a new organizational design or new processes.	• Custom Communications Plan to identify stakeholders, key activities, and timing to inform everyone involved • Stakeholder engagement involving front-line staff up through leadership to support buy-in for the change
Enterprise Performance Model (EPM)	EPM incorporates a blend of both qualitative and quantitative methods to identify improvement opportunities in organizational	• Foundational understanding of Mariposa County's current organizational structure and functions

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Table 4. Accelerators

Accelerator	Description	Outcomes
	design, processes, practices, policies, systems, and business operations.	• Diverse perspective and organizational impact of current structure and functions
Lean Six Sigma (LSS) DMAIC	**Lean** is an approach to identify and eliminate waste or non-value-added activities. It identifies hidden areas of inefficiency around Transportation, Inventory, Motion, Waiting, Over-production, Over-processing, Defects/Errors, and Skills/Intellect. This tool will be particularly helpful as Guidehouse inventories and assesses current processes, determines how alternative channels can eliminate high volume or high effort transactions, and formulates key performance indicator (KPIs) targeted to reducing inefficiencies. **Six Sigma** is a structured, data-driven methodology to eliminate defects and reduce variation. This tool will be especially applicable when assessing the current processes and data outputs, in-office demands and processing, and the alternative channels that should or should not be used to managing both inside and outside office demands. **DMAIC** is the LSS methodology to improve processes**. Define** the opportunity for improvement**, Measure** the baseline, **Analyze** the process and its performance, **Improve** the process**, Control** the process to sustain gains.	• Voice of the Customer, Business, and Employee, allowing us to identify customer, business needs, wants and pain points • As-is and To-be process maps that identify waste, variation, and non-value added steps in processes to make them more efficient, repeatable, and reproducible • Root Cause Analysis results identifying what is vital few causes that we need to find solutions/controls for. • Gap Analysis tools that help us identify where Mariposa is at today and where they want to go
Immersion Workshops	Collaborative brainstorming sessions that apply leading practice facilitation tools (e.g., Mural) to ideate and solution concepts for development of a new organizational design.	• Increase buy-in and ownership • Solutions and recommendations customized and prioritized for the Mariposa County operating environment
Organization Assessment Survey Question Sets	Survey questions that would be distributed through an online survey, targeting County management and staff, and other stakeholders (e.g., County Supervisors) identified by County project leadership	• Identify organizational strengths, weaknesses, threats, and opportunities • Generate stakeholder buy-in
Workload and Resource Measurement Tools	Excel templates that are used to collect and quantify workloads being managed or processed by organizational entities.	• Identifies areas within the organization where staffing is inadequate or excessive
Policy & Procedure Development Framework	Framework used to guide policy development, solicit feedback, and integrate the necessary insights and perspectives into the end-product, as well as guidance on review and approval of policies and procedures.	• Insight and feedback needed to craft policies, procedures, and principles evaluating services • Policies and procedures that are compliant with Mariposa

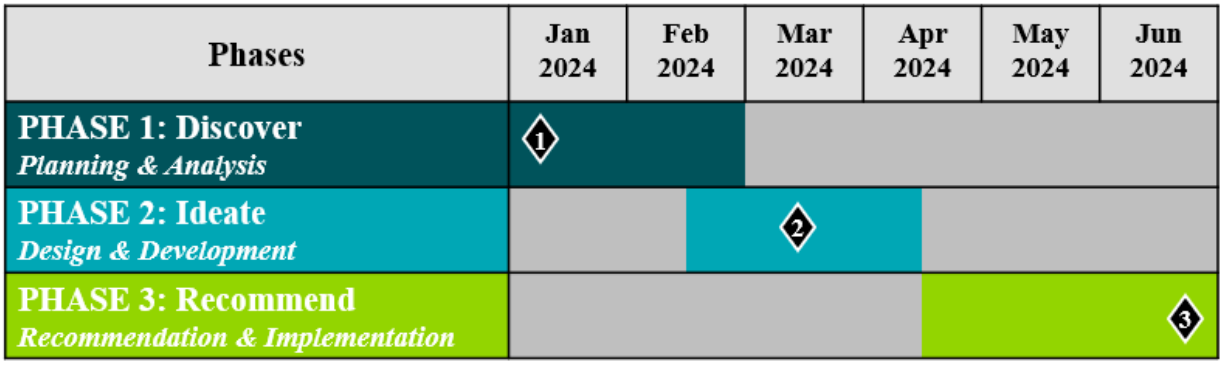
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Table 4. Accelerators

Accelerator	Description	Outcomes
		County's review and approval processes

The proposed project schedule in **Figure 4** below highlights when activities and deliverables will be completed throughout the project lifecycle. This project assumes a January start given the holidays are a period when staff are typically unavailable, thus complicating and delaying discovery efforts such as data collection, stakeholder interviews, staff surveys, etc. Our team, however, would work with the County to identify the ideal start date and adjust the project activities accordingly.

This timeline also shows the Organization Transformation Blueprint aligned with Mariposa County's requirements as described in this RFP. During a kick-off meeting with Mariposa County, we would work collaboratively to adjust the timeline based on current priorities and needs. Throughout the project, our team will proactively communicate any changes to the project schedule to Mariposa County project manager.



Deliverables

1. Project Plan and Schedule and Weekly Status Reports (Task 10)
2. Current State Report, including As-Is Process Maps and Gap Analysis (Tasks 1-4, 9)
3. Recommendations Report, including Key Performance Indicators, To-Be Process Maps, Workforce Analysis, and To-be Org. Structure (Tasks 5-8, 11, 12)

Figure 4. Project Schedule

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Table 5 below identifies which phase of the project will cover the tasks outlined in the RFP.

Table 5. RFP Statement of Work Requirements Organized by Phase

Project Phase	RFP Statement of Work Requirement
Phase 1: Discover	• Task 1. Conduct a detailed study of each department's structure and function. This will include a list of services that are provided, identifying which services are mandated by state or federal law, and some reasonable indicator(s) of the level at which each service is being provided. Identify when services are mandated at a particular level. For services that are not mandated by law, identify the County code, rule or policy requiring or authorizing services to be provided, wherever possible. • Task 2. Identify how departments interface to perform duties and deliver services. Study and diagram significant cross-departmental workflows (e.g., permits requiring approval from multiple departments, etc.). • Task 4. Identify ways in which Mariposa County can deliver services more effectively, efficiently, and equitably, including but not limited to opportunities to centralize services, group or pair service delivery to allow closer collaboration, leverage alternative service delivery methods such as contracting or outsourcing consistent with state law, or reassign services or functions to a different department or division. • Task 9. Study the relationship between department heads and the Board of Supervisors. Recommend changes to that relationship to improve professional effectiveness, efficiency, and accountability, up to and including changes to the form of government, if warranted.
Phase 2: Ideate Phase	• Task 3. In collaboration with County departments and the Board of Supervisors, identify services that may not need to be provided or may not need to be provided at the level at which they are currently delivered. • Task 5. Identify performance measures to capture the benefits of changes made as a result of these study recommendations, inform future budget discussions, and communicate to the public how services are being provided. • Task 8. Analyze and recommend ideal organizational structures for Mariposa, including the grouping of synergistic functions or divisions. Consider managerial span of control, lines of authority, individual accountability, and organizational effectiveness among the factors in that analysis. Provide "preferred" organizational charts to help visualize recommendations
Phase 3: Recommend	• Task 6. Recommend appropriate staffing and resource levels (both current and future) to adhere to mandated requirements and deliver existing services (minus those services that may be eliminated or reduced as part of Scope of Work #3). Perform related classification evaluation and modification and/or recommend reclassification or changes in position allocations, as necessary. • Task 7. Recommend streamlined procedures and processes to adhere to mandated requirements, including the optimal handling of those duties that are performed as non-mandated. • Task 11. Provide a final report with a summary of findings. The final report shall provide sufficient data and information to inform and justify future policy decisions regarding County operations, structure, and staffing/resource levels. • Task 12. Present the final report to the Board of Supervisors in a public setting and respond to questions from the Board of Supervisors, County staff, and members of the public.

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Project Phase	RFP Statement of Work Requirement
Across All Phases	- Task 10. Provide periodic updates to identified County staff and the Board of Supervisors, including a summary of the most current findings.

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6.1 Phase 1: Discover (SOW Tasks 1, 2, 4, 9, 10)

In the first phase of our Organization Transformation Blueprint, the Discover phase, we establish a project management plan with Mariposa County Project Leadership to align on priorities, expectations, and outcomes. We will base this project plan on our proven Project Management framework, TruePMO[SM], to execute an effective project. TruePMO[SM], is collaborative and is structured to ensure that the results are delivered on time and on budget. We will implement each of the key activities as part of our Project Management Framework as shown in **Figure 5.** Some outcomes Mariposa County can expect to see from the implementation of the framework include regular opportunities for managerial decision making; consistency across project plans and deliverables, tools, and processes for managing communication; and clear interrelationships between tasks through identification of dependencies and critical path activities.

Our robust PMO methodology is based on proven experience and deep practitioner knowledge of our clients, their specific program topics, and the size and scale of their programs.

Our framework features PMO tools, templates, and models that enable the successful delivery and management of large, complex, transformational programs with flexible design for agile, lean, or waterfall methodologies.

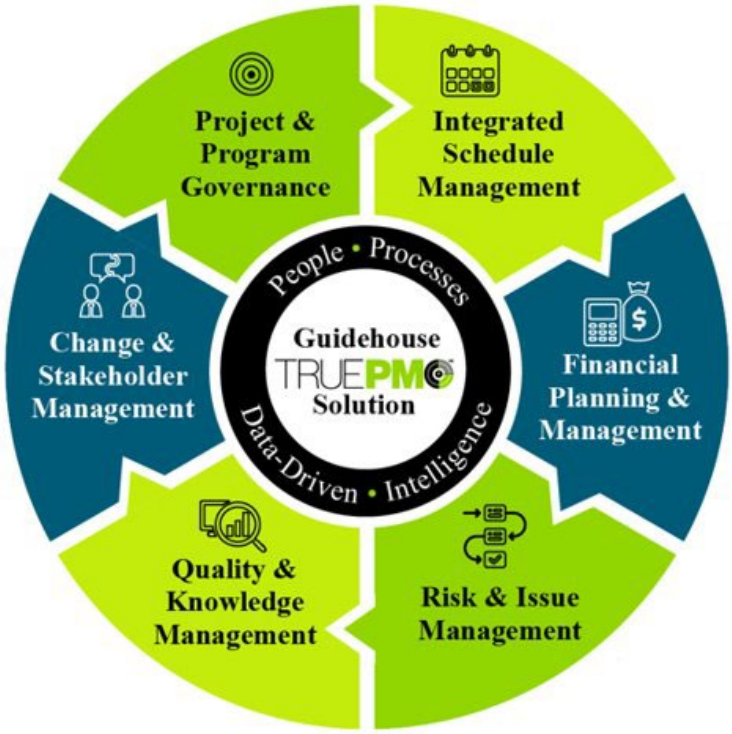


Figure 5. Guidehouse's TruePMO[SM] Framework

Our project management approach includes several practical quality assurance mechanisms that will be completed during Phase 1 as detailed below:

- **Kick-off meeting to establish expectations:** At the start of this project, we will meet with relevant stakeholders to make sure we properly understand the objectives and requirements, including timelines for the project. All team members will join this meeting (as appropriate) to make sure there is a consistent understanding across the team of project objectives and expectations and that everyone is on the same page before the project begins.
- **Project-specific governance structure:** We will establish a project-specific governance structure to guide project coordination and provide a clear and immediate path for decision-

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making, remediation, and correction as necessary. Through our governance structure, issues will be escalated quickly and communicated to the appropriate personnel.

- **Clear roles and communication:** As described in Assigned Personnel, **Section 9.1**, we will have two individuals in the leadership team and a single point of contact for our day-to-day communications with Mariposa County: Collin, as the Engagement Partner, Rob, as the Engagement Director, and Callie, as the Project Manager/Lead Analyst. While Callie will be the day-to-day contact for Mariposa County, both Callie and Rob will be available to discuss any issues and recommend appropriate solutions.
- **Frequent project processes and reporting:** Regular touchpoints with Mariposa County during the project will make sure that our work products remain aligned with program objectives and the team can promptly address any changes in project direction. We will provide regular status reports for the Board of Supervisors that are tailored to Mariposa County's needs, that outline what has been completed and what is left outstanding so that progress is transparent.
- **Accessible and accountable project leaders:** Our senior leaders are invested and will be involved in this project from day one. All contractual deliverables are reviewed Rob and Callie to ensure quality and that Guidehouse is meeting the goals of the project. Rigorous internal review and sign-off is part of our standard Guidehouse process to ensure the deliverables are of the highest standard for our clients.
- **Structured project management tools:** Guidehouse employs repeatable methods and tools to achieve task objectives and provide consistency. During execution, Callie and the rest of our leadership team will use these tools to oversee the team; manage project costs, schedule, performance, and reporting requirements; prepare deliverables for delivery; provide status reports; and manage and mitigate risks. An example of such a tool is shown in **Figure 6** to the right.

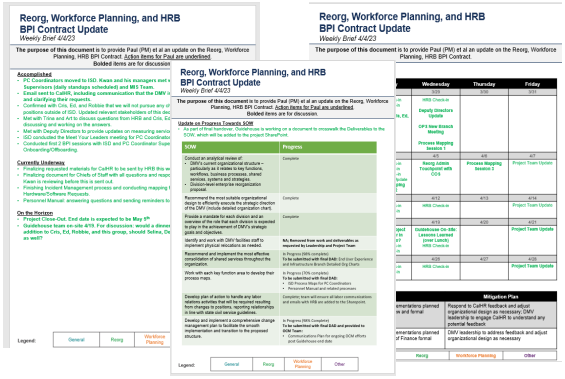


Figure 6. Status Report

- **Proactive risk management:** In addition, risk management is ingrained in our culture and our heritage stemming from our audit and compliance roots. We will use a Risk Register (example shown in **Figure 7**) to track potential risks before they occur and proactively formulate a mitigation strategy to preempt occurrence.

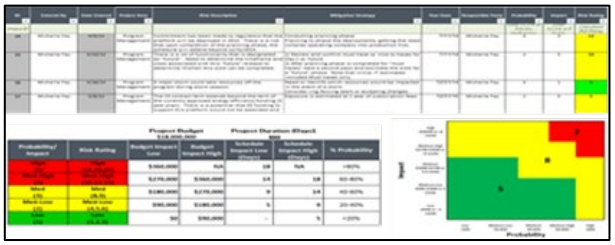


Figure 7. Sample Risk Register

We kickstart the Discover phase by thoroughly examining the Mariposa County's organizational effectiveness and understand current and future needs, Guidehouse will employ our specialized Enterprise Performance Model (EPM) Tool (**Figure 8**).

EPM incorporates a blend of both qualitative and quantitative methods to identify improvement opportunities in organizational design, processes, practices, policies, systems, and business operations. Our Discover phase activities, outlined below, is designed to deliver a comprehensive evaluation of the Mariposa County's current organizational structure and function and services provided. This analysis forms a strong foundation for subsequent phases, guiding the Mariposa County toward improved services for your customers.

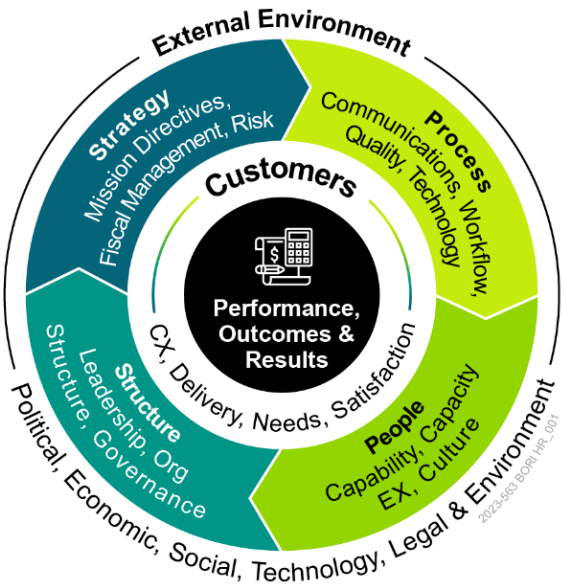


Figure 8. Enterprise Performance Model (EMP) Tool

Disvover Activities

Note: Guidehouse will discuss project schedule and sequence of activities during the project kick-off. Guidehouse may consider performing activities before or after the phase identified by Mariposa County in the RFP.

- Coordinate and facilitate a kick-off meeting with the Mariposa County's project manager or designee and leadership to discuss:
  - Project objectives, priorities, schedule, and risks and provide **project plan and schedule**,
  - Guidehouse's ready-made data call to request existing documentation (e.g., organizational chart, list of current services provided; and list of initial stakeholders to interview) and accelerate data collection (e.g., performance metrics, workforce data).
  - Operating cadence for status meetings and **status reports** with stakeholders to review work and provide feedback.
  - A collaboration site to allow for simultaneous government reviews and real-time updates by the Guidehouse Team.
- Meet with Mariposa County leadership to identify the **EPM dimensions** that best align with the Mariposa County's strategy for operations and services and understand the desired outcomes of a new organizational design.
- Conduct stakeholder analysis to understand what change management activities and communications plans need to be created and dispersed.
- Complete a **documentation review** looking at all relevant HR policies, procuedures, org charts, etc.
- Review Mariposa County's current processes, focusing on significant cross-departmental workflows identified by leadership.
- Select the EPM interview questions that best align with the desired outcomes and priorities defined during interviews with Mariposa County leadership.

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Figure 9. Stakeholder Engagement Guiding Principles

- Coordinate with the Mariposa County project manager to schedule and conduct interviews with initial stakeholders.
- Meet with stakeholders/process workers via one-on-one interviews or focus groups to **document as-is processes** in Visio.
- Synthesize the results of interview insights into key themes to identify common trends or misalignment between staff and leadership perspectives.
- Conduct **value add analysis** on as-is process maps and identify gaps and pain points with existing workflows, as well as desired functionality and outcomes, to provide recommendations for technology enhancements or upgrades that align with Mariposa County's vision for a new organization.
- Facilitate feedback sessions (Voice of the Customer/Business/Employee) via surveys, focus groups, previous survey results, system walkthroughs, to solicit opinions from staff regarding their experience with the operations and services.
- Engage relevant stakeholders in obtaining input, identifying risks, and evaluating compliance requirements including:
  - Labor Relations Group and/or Unions
  - Legal Department
  - People responsible for oversight and execution of the new process
- **Study the relationship between department heads and the Board of Supervisors** to inform a recommendation for potential changes to improve professional effectiveness, efficiency, and accountability.
- Integrate available workforce data (e.g., metrics and data diversity, retention, or employee experience, training participation, and available survey results) and organizational documentation (e.g., organizational charts, current performance evaluation policies, procedures, and systems) with findings from interviews**.**

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Phase 1: Discover Outputs & Deliverables

- Project Plan & Schedule
- ★ **Deliverable: Weekly Status Reports *(Ongoing)***
- Stakeholder Analysis
- As-is Process Maps

6.2 Phase 2: Ideate (SOW Tasks 3, 5, 8)

In the Ideate Phase, we embark on a co-creative journey to formulate guiding principles that will inform and prioritize the improvements in the Mariposa County's organizational structure and operations. Our approach to this phase is centered around collaborative engagement using our Immersion Workshops. These workshops comprise of a structured series of interactive sessions designed to delve into the root causes of gaps within the Mariposa County's current structure, functions, services, and staffing levels, contrasting it with leading industry practices within the public sector. Through these workshops, we foster brainstorming and idea generation to bridge these gaps.

We apply the Immersion Workshop process across functions and services within every department; we consistently engage key stakeholders to identify gaps, ideate future state scenarios and determine the necessary tools and systems for realizing these ideal states. For example, at New York City Housing Authority (NYCHA), Guidehouse worked as a partner to identify 6 functional HR areas where improvements were necessary including the redesign of the organization's recruiting process. We conducted Immersion Workshops through multiple sessions, involving a diverse selection of individuals, spanning various organizational hierarchies and roles to help ideate what has ultimately become a strategic plan for addressing gaps and corrective actions.

Colorado Department of Transportation Workforce of the Future

Guidehouse helped the Colorado Department of Transportation (CDOT) transform its HR and staffing strategy into a more strategic and planned approach to position the agency as one of the most innovative transportation authorities in the country. The agency was burdened by complex processes and an aging workforce, and without a future-oriented hiring strategy, staffing was based on historic roles and functions rather than the future skillset needs of a changing economy. Guidehouse analyzed the purpose business roles and functions and completed a technology feasibility analysis to identify innovations that will enable CDOT to utilize its current and future resources most effectively. This analysis led to a strategic path forward and steps to implement that path through changes to people, technologies, and processes.

Ideate Activities:

- Design **framework** to set service objectives and align with Mariposa County strategic objectives using industry best practices, benchmarking, and Guidehouse SME input.
- Perform **gap analysis.** Guidehouse will compare the County's current organizational elements and workforce to the desired future state identifying variances, gaps, and areas requiring improvement. This will enable our team to identify what the County is currently doing well, as well as areas needing attention. We will then review and evaluate identified gaps using the tool depicted in **Figure 10**.

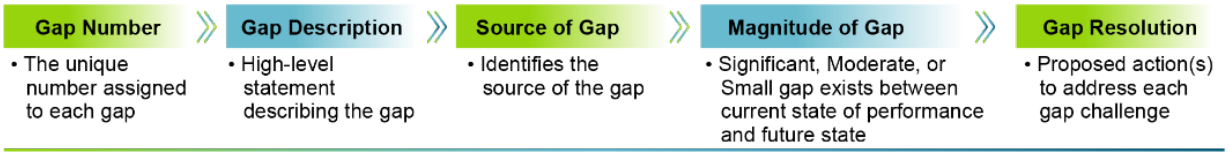


Figure 10. Gap Evaluation Tool

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  - Gaps will be identified using the following scale:
    - **Significant.** Significant gap exists between current state performance and ideal state requirements; new capabilities are required to reach ideal state.
    - **Moderate.** Moderate gap exists between current state performance and ideal state requirements. Most capabilities are present; existing capabilities need to be strengthened to reach ideal state.
    - **Small.** Small gap exists between current state performance and ideal state requirements; most capabilities are present and need to be minimally strengthened to reach ideal state.
- Proposed gap resolutions will enable the County's leadership to identify specific areas that, if addressed, will have a positive impact on the County's mission execution and may include changes to key functions, workflows, business processes, and human capital practices. These findings and gaps will be validated with relevant stakeholders before being finalized and incorporated into an action plan.
- Synthesize findings in a **current state report** and present to relevant stakeholders.
- Conduct Immersion Workshops with cross section of employees and leaders from each department to:
  - Ideate about new service delivery way forward to include philosophy, methodology, policy, procedures, and principles.
  - Develop **future state service delivery** based on gaps identified, benchmarking, SME advice, and best practices.
  - Socialize the recommendations identified for the new processes.
  - Develop an after action report summarizing results from the workshop and next steps and disseminate among key stakeholders for feedback and review.
- Incorporate feedback from survey, immersion workshops, and leadership to design the **new service delivery philosophy.**
- Conduct **workforce analysis** to understand where your staff currently are, where you want them to be based on the organization plans, and how to get them there.
  - Analyze current staffing levels by classifications and, to the extent the data is available, the workforce's capacity to meet the required workload given existing customer demand, existing workflow processes, and the critical functions, goals, and service level targets of the department.
  - Identify internal/external factors that impact Mariposa County's commitment to efficient and effective support operations.
  - Identify and prioritize critical positions and skillset/competency gaps.
  - Define critical issues that could impact staffing over the next 3-5 years.

Phase 2: Ideate Outputs & Deliverables



- Key Performance Indicators
- Gap Analysis
- ★ **Deliverable: Current State Report**
- Workforce Analysis

6.3 Phase 3: Recommend (SOW Tasks 6, 7, 11, 12)

During the Recommend Phase, we focus on distilling our previous phases' analysis into organizational, process, technology, and workforce recommendations for the final **Recommendations Report** for Mariposa County. Our commitment will extend beyond ideation and superficial planning; in this phase, we focus on the comprehensive implementation activities that are an integral part of our strategy. We recognize that true success lies in the effective execution of our recommendations. To ensure this success, we incorporate change management principles into every facet of our implementation strategy. We understand that modernizing an organization may present challenges, and we are dedicated to addressing these head-on. Our goal is to achieve a successful rollout that not only optimizes processes but also fosters high employee engagement and satisfaction.

This phase will conclude with the development of actionable recommendations and a comprehensive change management plan that identifies the capabilities and construct needed for the County to realize your vision. To provide this, Guidehouse leverages our (re)Vision™ change management methodology, a proven approach officially recognized by the Association of Change Management Professionals (ACMP). This methodology, depicted in **Figure 11**, meticulously plans for and manages changes to organizations, policies, and procedures within the Mariposa County. (re)Vision™, distinct for its alignment with the Prosci® ADKAR (Awareness, Desire, Knowledge, Ability and Reinforcement) and Kotter models, is uniquely designed to integrate and actively plan for how individuals perceive and respond to change. (re)Vision™ unfolds through five steps: (re)Search, (re)Imagine, (re)Align, (re)Engage, and (re)Inforce all centered on creating sustainable change. Anchored in three fundamental principles – People Centric Change, Human Centered Design (HCD), and Behavioral Economics – this approach underpins the development training materials and guides tailored to resonate with Mariposa County workforce.

Organizational Strategic Assessment and Realignment U.S. Department of State (DoS), Bureau of Information Resource Management (IRM)

Supported IRM in a massive bureau-wide organizational strategic assessment and realignment. The organizational assessment conducted led to the following outcomes:

- Better alignment of its mission, vision, and goals outlined in the Department's Strategic Plan and in IRM's IT Strategic Plan
- Streamlined business and technical operations and improved economies of scale
- Greater transparency and improved budget formulation processes
- Improved customer service for IRM's bureau IT customers
- Identification of resource (personnel) gaps in the workforce
- Development of the Department's first end-to-end organizational realignment process

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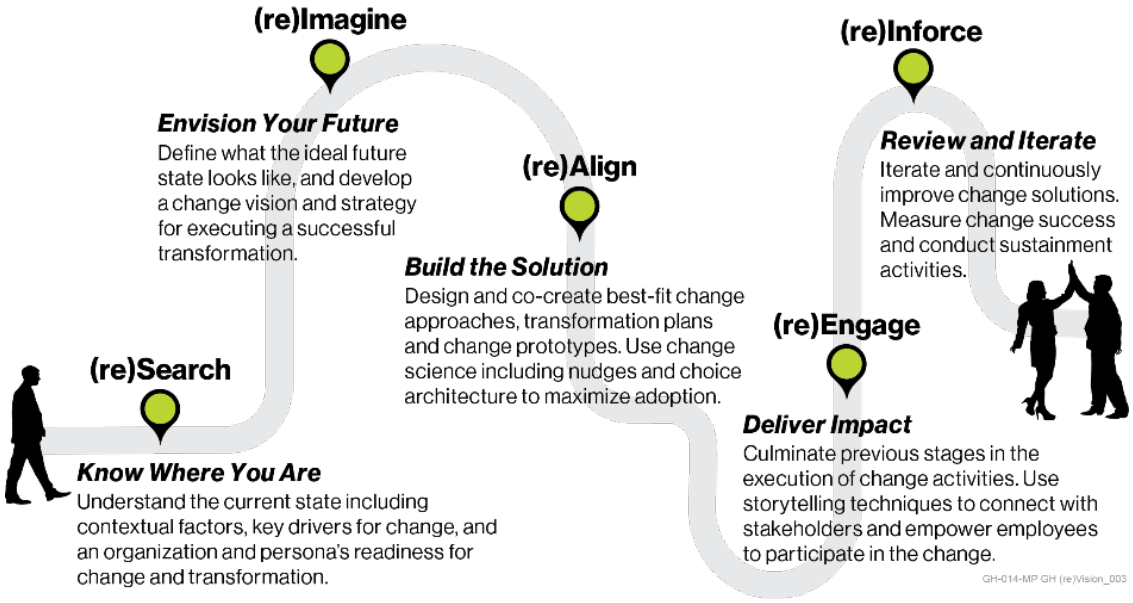


Figure 11. (re)Vision™ Change Management Methodology

Table 6 outlines the minimum elements to be included in the Change Management Plan, and the associated process steps for completing each.

Table 6. Minimum elements to be included in the Change Management Plan

Plan Element	Process Steps
Provide a proposed outline/Table of Contents for Change Management Report	• Develop outline based on requirements identified by the County program sponsor, assumptions, and available information • Identify additional information needed as well as potential sources • Discuss format/style for the report and associated briefing decks • Gain buy-in from stakeholders
Assumptions to be used in developing the recommendations	• List assumptions based on knowledge of the County's requirements, mission and vision and regulatory/policy constraints • Identify needed information including but not limited to performance metrics and baseline data, process maps, workforce data, cultural artifacts, etc. • Identify support/assistance needed from leadership • Review assumptions and needs with County leadership
An overview of our initial methodology for the report including target benchmarks	• Develop and present initial methodology and outline • Provide list of initial benchmark targets of other large scale, agile, innovative organizations • Provide draft of benchmark criteria and metrics for baseline scorecard • Gain concurrence and approval of methodology, approach and benchmarks
Provide a high-level future state roadmap and implementation plan	• Utilize process mapping tools, (re)Vision framework and change toolkit to overlay current organizational structure and business process maps with "to be" construct • Utilize knowledge of current regulations, roles and responsibilities of the County, as well as other government agencies, to identify how changes can be implemented • Define a critical path of activities and schedule for implementation, considering available resources and other activities that impact

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Table 6. Minimum elements to be included in the Change Management Plan

Plan Element	Process Steps
	stakeholder focus and availability. Key Roadmap activities will include the establishment of an implementation organization, leadership coaching, and appropriate time for cycles of refinement.

The following table provides the focus areas we will include with the Recommendations Report.

Table 7. Minimum elements to be included in the Recommendations Report

Recommendations Report Element	Process Steps
Organizational structure	• Provide recommended organizational design
Department mandates and roles overview	• Provide a mandate for each department • Provide an overview of the role that each department is expected to play in achievement of the County's strategic goals and objectives
Staffing and resource levels	• Provide recommended staffing levels for each department • Provide recommended reclassifications, if any
Process maps at functional level	• Work with each key function area to develop their process maps leveraging Lean Six Sigma structure in parallel to Phase 2 activities

We will validate this report with the County to ensure the change supports achievement of the intended goal for the organizational assessment. We will also provide examples of other reports that show a variety of formats, graphics, and styles to get input on the look and feel of the final product. By incorporating the County's feedback into the outline development process, Team Guidehouse is better able to ensure that deliverables and work products meet the County's expectation, thereby eliminating re-work. In addition to the final report, Team Guidehouse will prepare and provide, as required, briefing decks that summarize our recommendations to more easily socialize content.

Our team will work with Mariposa County to prepare for and present the Recommendations Report to the Board of Supervisors and other relevant County stakeholders. In partnership with the Mariposa County Project Sponsor, we will develop a list of County stakeholder to present the Recommendations Report to and oversee coordination and logistics for virtual and in-person sessions. Our subject matter experts will co-present with the Project Team, and collaborate on developing presentations, narratives, talking points, or other items requested by the project sponsors.

Recommend Activities:

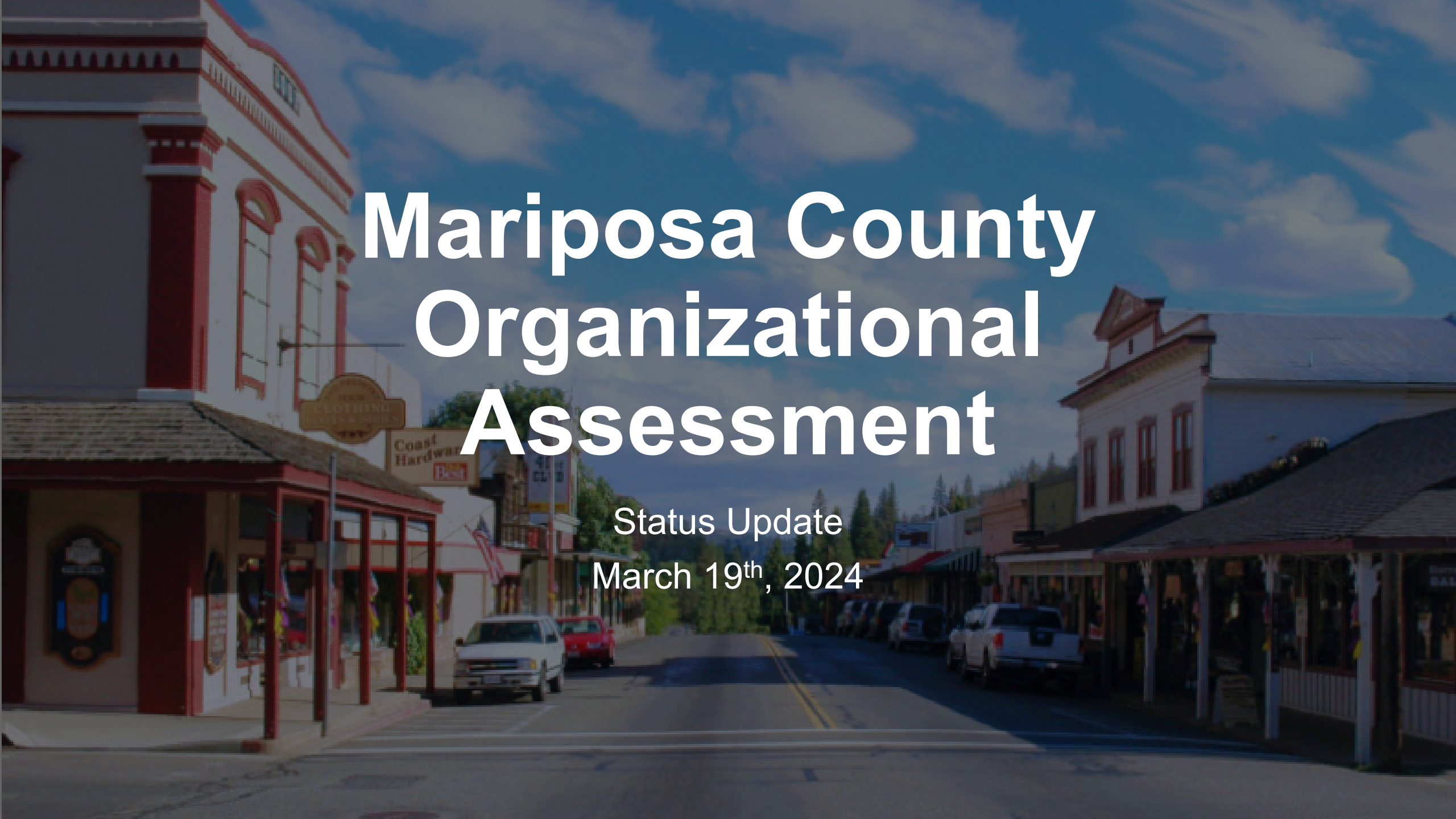
- Based on the recommendations identified in the Ideate phase for enhancing the existing organizational design and services, assist the Mariposa County in defining business, automation, technical and data requirements, and system integration dependencies.
- Create **to-be process maps** that support more effective and efficient service delivery.
- Continuing from the Ideate phase, assess the **impact of the new organization** and develop recommendations for optimization to be implemented with the expansion plan.
- Develop a **Recommendations Report** and **present to the Board of Supervisors**.
- Develop a communications plan and materials and draft schedule to support the future implementation of the new structure, procedures, and processes.
- Draft communications to orient leadership and staff on the new organizational design, procedures, and processes.

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Phase 3: Outputs and Deliverables



- To-be Process Maps
- To-be Organizational Structure
- ★ **Deliverable: Recommendations Report and Presentation**



Mariposa County Organizational Assessment

Status Update

March 19th, 2024



Agenda

Today's meeting is intended to be a **point-in-time snapshot** of activities performed to assess Mariposa County's current state:

- Project Status
- Initial Findings
- Next Steps

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MARIPOSA COUNTY

Meeting with You Today



Rob Hager
Engagement Director
rhager@guidehouse.com
(206) 335-7943



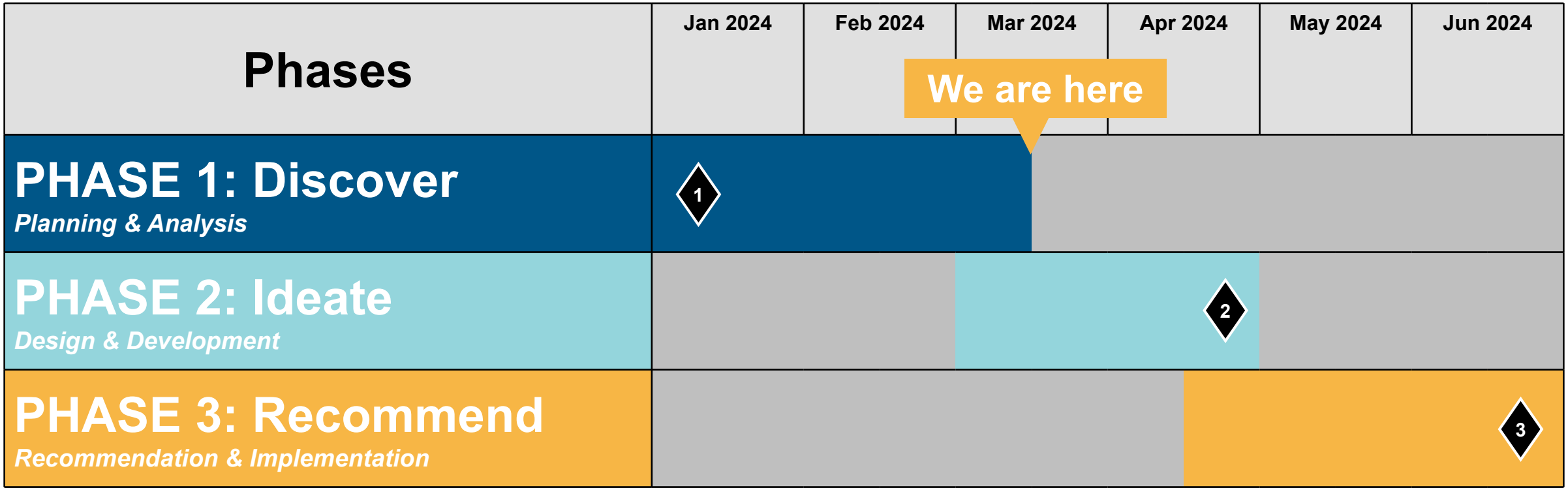
Callie Seymour
Project Manager
cseymour@guidehouse.com
(720) 840-6686

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Project Status

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Project Schedule



Deliverables

1. Project Plan, Schedule, and Weekly Status Reports
2. Current State Report (incl. As-Is Process Maps and Gap Analysis)
3. Recommendations Report (incl. Key Performance Indicators, To-Be Process Maps, Workforce Analysis, and To-be Org. Structure)

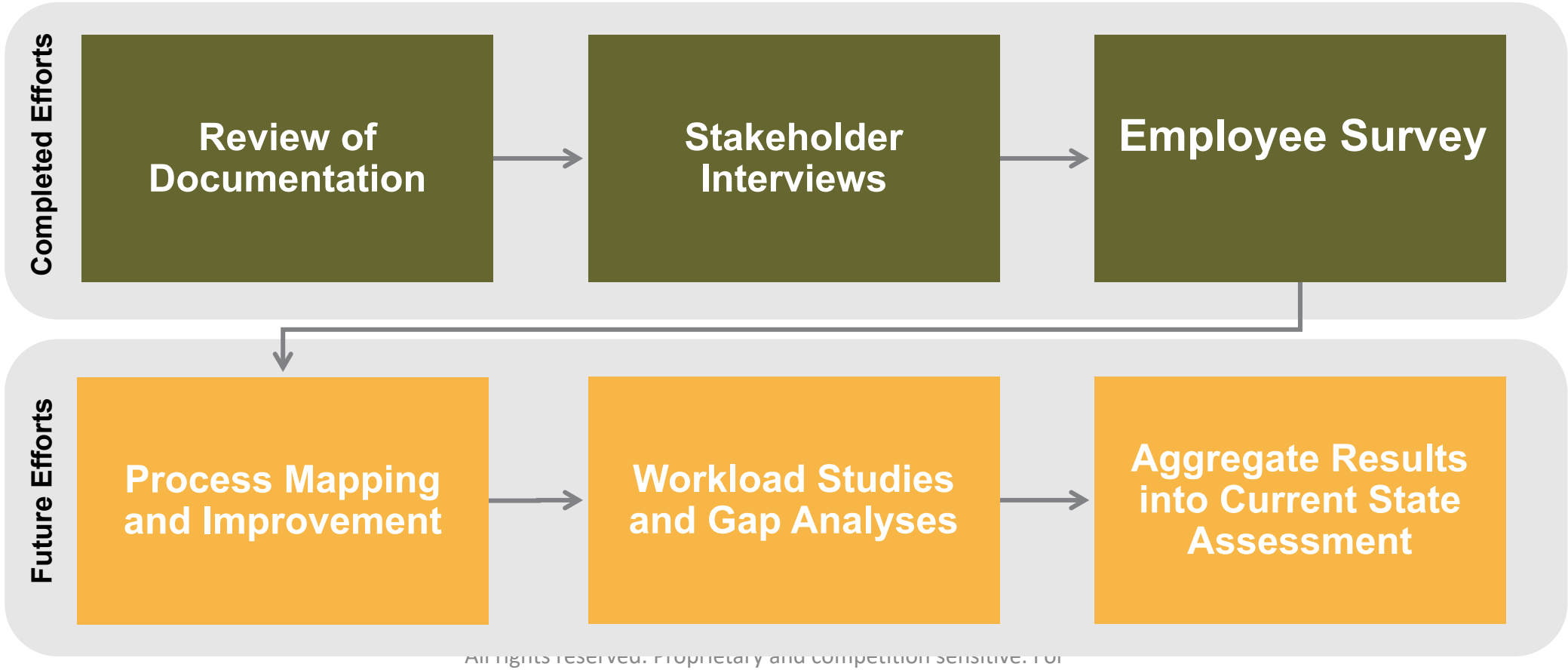
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Initial Findings

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Data Collection Approach

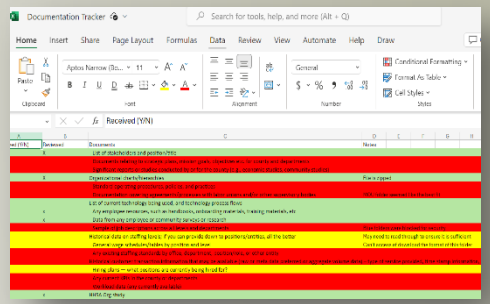
Guidehouse requested and reviewed documents, employee and community surveys, previous internal studies, and conducted research on similar counties to begin developing a target list of benchmarks for Mariposa County.



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Initial Research

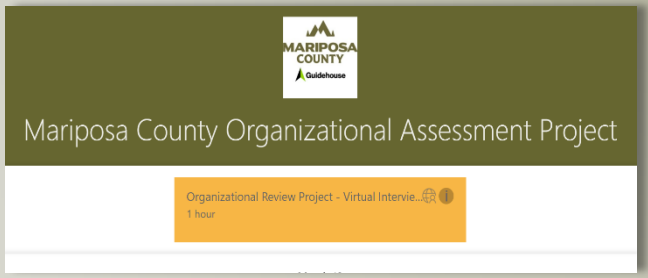
Documentation Reviewed



Provided data covered:

- *Organizational charts*
- *Major project reports*
- *Past employee survey and community survey results*
- *Administrative agreements*

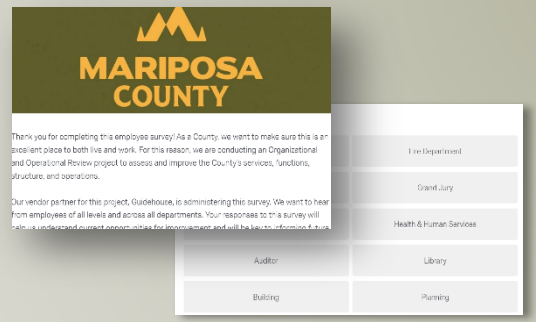
Summary of Interviews



Guidehouse conducted **64** interviews:

- **5** Board Members
- **18** Department Heads
- **41** directors, managers and staff members

Employee Survey



[In development. Survey closes March 15th]

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Interview Takeaways

Based on the interview notes that we gathered, the following are reoccurring opportunities for improvements across several departments in the County

Defined **targets and measures of success largely only exist where legally required** for reporting purposes

Lack of policies and procedures has been highlighted across several departments

Development services need direction and guidance, and should be prioritized

Several departments are exploring new software; a **centralized view of the software needs and priorities could be beneficial** for the County

Existence of **staff concerns about financial issues** in the County

Positive sentiment towards new management and leadership in several departments

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Employee Survey Findings

Key findings from the employee survey will be added after the survey closes on Friday, 3/15. An updated report will be provided by EOD Monday, 3/18

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Peer Counties

Guidehouse researched overall structures and case studies in peer and other counties. We are now focused on identifying best practices nationally for emerging key areas of focus.

Inyo County

Structure: Inyo County, with roughly the same population size as Mariposa County, has a **similar administrative structure**, with a Board-appointed County Administrator who oversees a handful of departments such as Information Services, Economic Development, Emergency Services, and Personnel, and other departments such as Health and Human Services, Planning, Public Works, reporting directly to the Board.

Tuolumne County

Structure: While Tuolumne County's organizational structure has some similarities to Inyo County, it has a **more robust County Administrative Office** with nearly a dozen analysts and administrators. In addition, this office contains a **dedicated Facilities Management Division** which is responsible for maintenance and housekeeping services of county facilities, and administration and project management for construction and remodeling projects.

Montgomery County, MD

Case Study: Facing challenges associated with managing the various priorities and projects of its County Executive (CE), Montgomery County developed **a centralized executive dashboard** which leaders and staff could access to track progress, streamlining communication and management. For this effort, the County won a **2020 NACo Achievement Award**. While not a peer county, this model of coordination and tracking may be useful.

Nevada County

Case Study: In 2021 Nevada County **streamlined its budget process by creating a centralized information-sharing and training program** for its various departments. This effort, which won the County a CSAC California State Association of Counties (CSAC) Challenge Award, reduced bottlenecks and drastically **decreased the amount of work for its Board and CEO to create a final budget**.

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Organizational Considerations

Mariposa's Current Structure

Organizational Structure	**Divisional Structure**
Strengths	• Governments with a divisional structure can often pool resources, skills, and data across departments • Provides more autonomy for departments to make decisions • Collaboration within departments
Weaknesses	• Departments are likely to develop redundancies, such as disjointed processes and systems, which is often inefficient • Silos are common in a divisional structure, with separate goals and objectives • Coordination across departments can be complex
Governance Structure	**Board of Supervisors and a County Administrative Officer with limited authority**
Strengths	• Keeps more in the hands of elected officials who are directly accountable to constituents • CAO can provide some county management and administrative support to other departments, but departments remain autonomous
Weaknesses	• Lack of a centralized point of contact as fewer projects and programs stem directly from the CAO office • Limited impact of the CAO's expertise in county management and authority due to the limited authority of the role

Other Considerations

- **Span of control:**
  - Measures how relationships and reporting structures are organized.
  - A **narrow span** (few subordinates per manager) can be beneficial when work is complex and varied across roles
  - A **wide span** (many subordinates per manager), can be more cost-effective, improve efficiency of decision-making, and improve communication
  - **There is no one-size fits all best practice for span of control**. Factors include level of complexity of work, type of job functions, and staff competencies.

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Key Areas of Focus

The emerging key areas of focus will be explored in our next steps.

Focus Area	Identified Challenges
Development Services	• Delays and other obstacles in cross-departmental workflows such as permitting • Operations and staff have struggled under leadership changes
Financial Reporting	• Financial reporting processes and controls are significantly impacting all departments • Cross-departmental workflows are also a challenge
Administrative Services	• Attracting talent, the hiring process, and training are common pain points • Software and IT needs are continuing to evolve as the County modernizes • Space needs are a common challenge across departments

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Next Steps

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Process Mapping

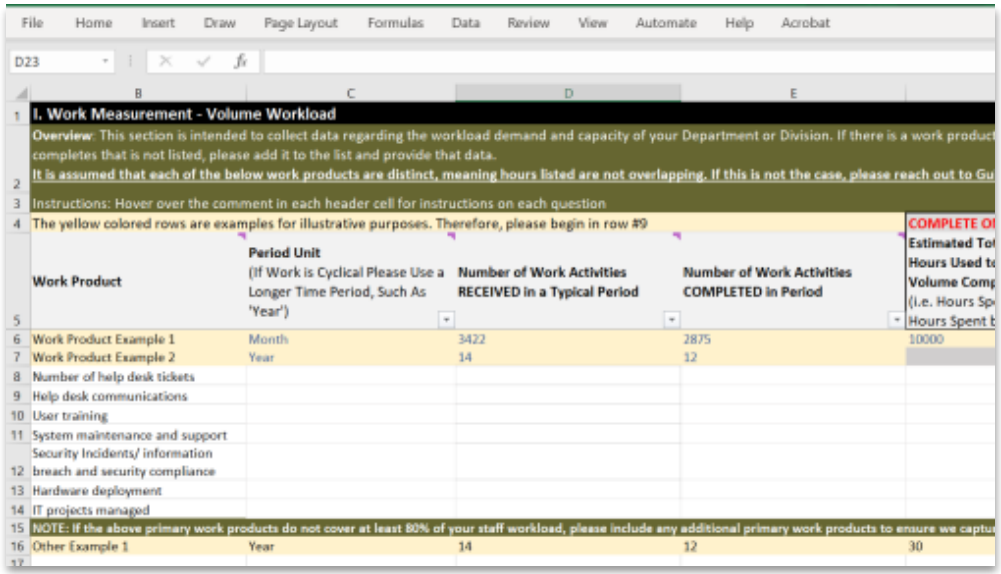
Processes and services were identified based on all data collected to this point. Processes were selected based on greatest impact to departments, such as cross-department workflows, and input from the project team.

- Financial Reporting
- Code Compliance
- Permitting
- Inspections
- HR Services
- IT Services
- Contracting and Purchasing
- *Lower priority processes may be mapped as time permits. These may include County space needs, tax collection, and fleet and building maintenance*

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Staffing Gap Analysis

Workload Measurement Forms are being completed by Department Heads or, where appropriate, divisional managers to quantify the County's work. The intention is not to reduce staffing, but to better understand the County's workload.



File Home Insert Draw Page Layout Formulas Data Review View Automate Help Acrobat

D23

I. Work Measurement - Volume Workload

Overview: This section is intended to collect data regarding the workload demand and capacity of your Department or Division. If there is a work product completes that is not listed, please add it to the list and provide that data.

It is assumed that each of the below work products are distinct, meaning hours listed are not overlapping. If this is not the case, please reach out to Gu

Instructions: Hover over the comment in each header cell for instructions on each question

The yellow colored rows are examples for illustrative purposes. Therefore, please begin in row #9

Work Product	Period Unit (If Work is Cyclical Please Use a Longer Time Period, Such As 'Year')	Number of Work Activities RECEIVED in a Typical Period	Number of Work Activities COMPLETED in Period	COMPLETE O… Estimated To… Hours Used t… Volume Comp… (i.e. Hours Sp… Hours Spent b…
Work Product Example 1	Month	3422	2875	10000
Work Product Example 2	Year	14	12	
Number of help desk tickets				
Help desk communications				
User training				
System maintenance and support				
Security Incidents/ information breach and security compliance				
Hardware deployment				
IT projects managed				

NOTE: If the above primary work products do not cover at least 80% of your staff workload, please include any additional primary work products to ensure we captu…

Other Example 1	Year	14	12	30

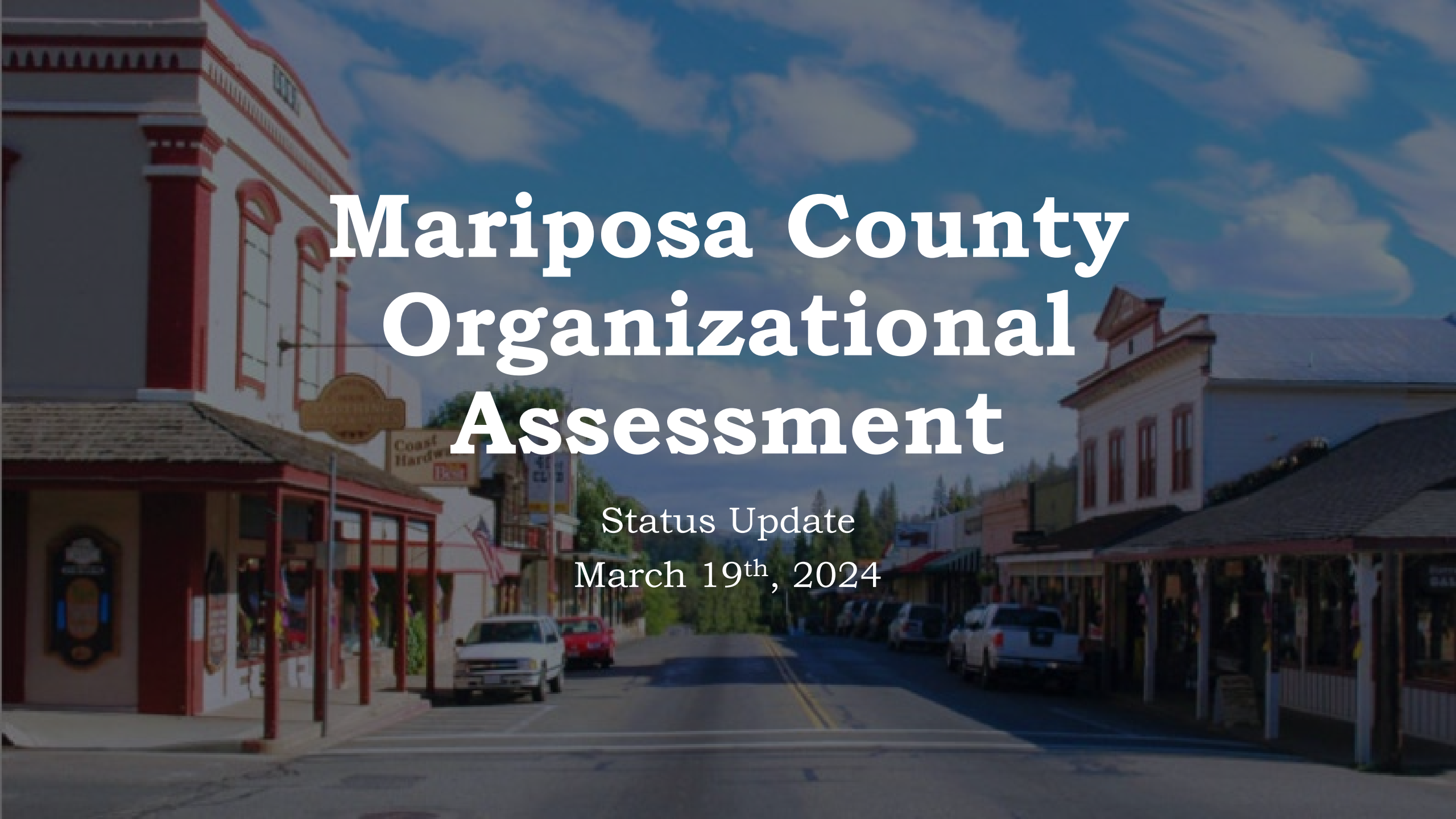
Our goal is to quantify **80%** of the County's workloads. Data will provide insights into:

- **What work is being conducted in the various departments?**
- **What redundant work is being completed across multiple areas?**
- **Is work being completed by appropriate staff?**
- **Are staffing levels appropriate?**

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Questions and Answers

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Mariposa County Organizational Assessment

Status Update

March 19th, 2024



Agenda

Today's meeting is intended to be a **point-in-time snapshot** of activities performed to assess Mariposa County's current state:

- Project Status
- Initial Findings
- Next Steps

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MARIPOSA COUNTY

Meeting with You Today



Rob Hager
Engagement Director
rhager@guidehouse.com
(206) 335-7943



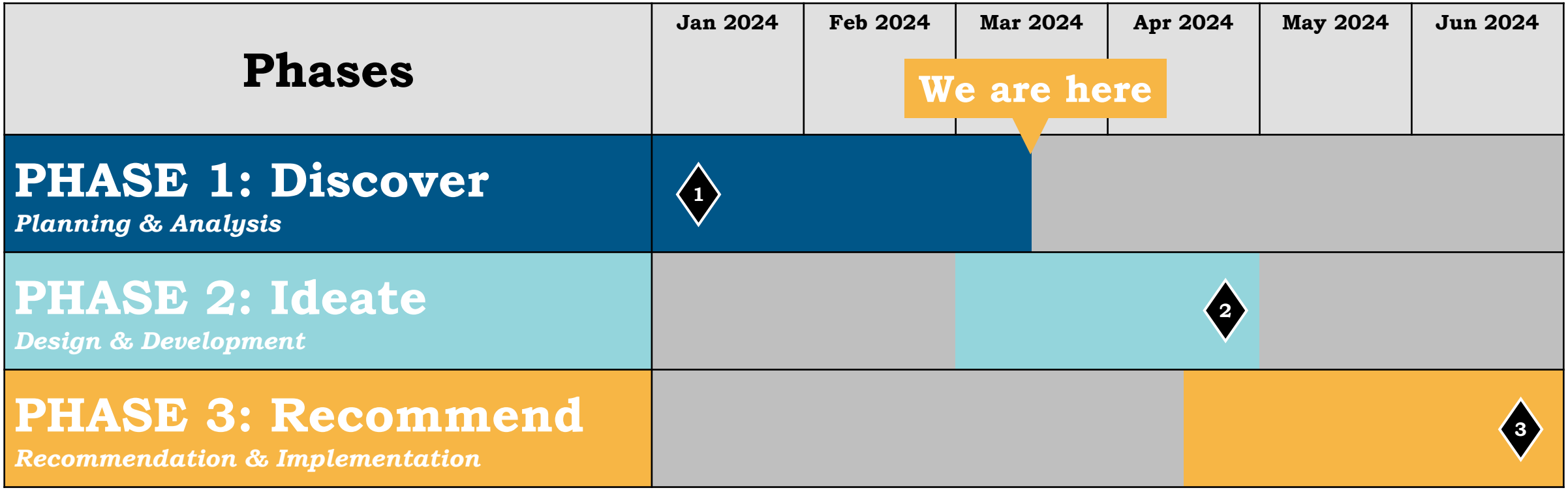
Callie Seymour
Project Manager
cseymour@guidehouse.com
(720) 840-6686

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Project Status

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Project Schedule



Deliverables

1. Project Plan, Schedule, and Weekly Status Reports
2. Current State Report (incl. As-Is Process Maps and Gap Analysis)
3. Recommendations Report (incl. Key Performance Indicators, To-Be Process Maps, Workforce Analysis, and To-be Org. Structure)

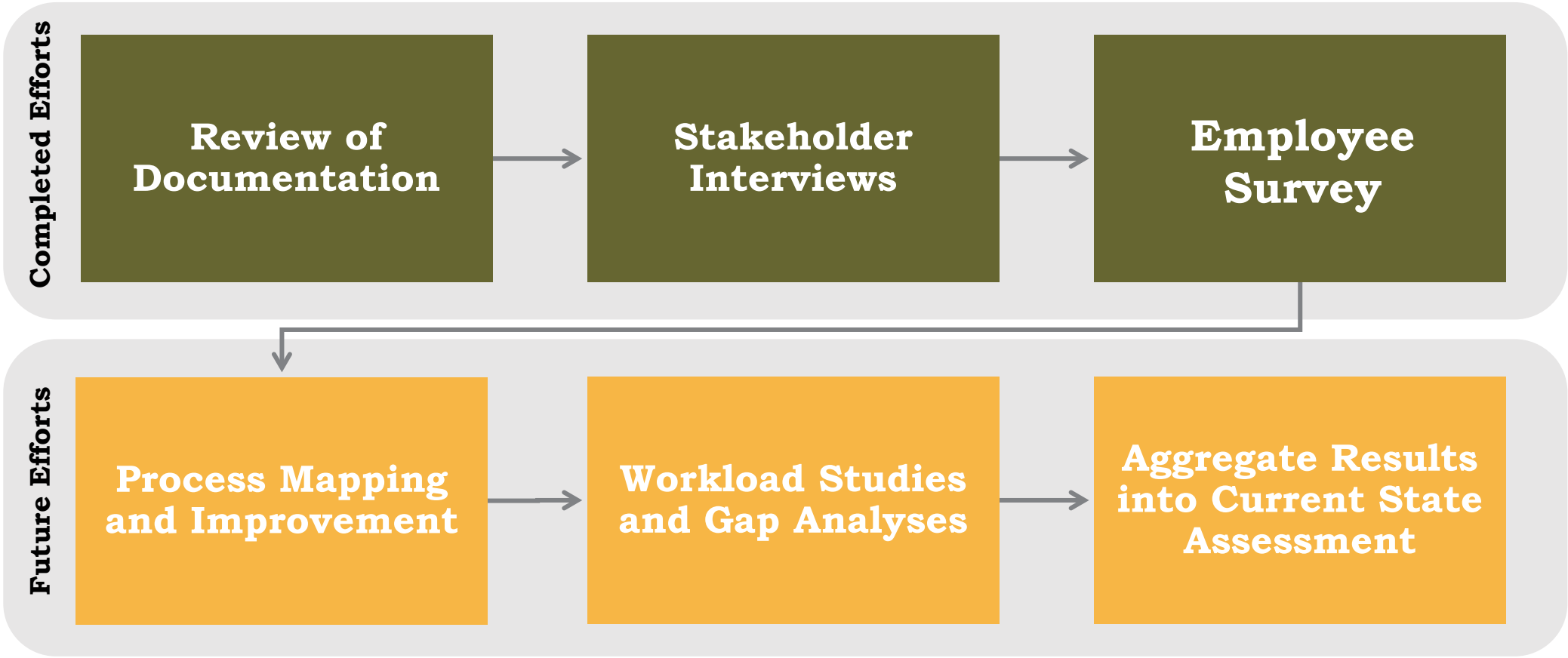
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Initial Findings

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Data Collection Approach

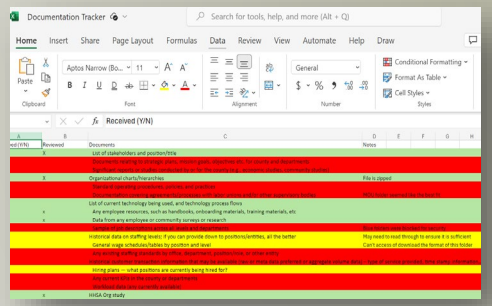
Guidehouse requested and reviewed documents, employee and community surveys, previous internal studies, and conducted research on similar counties to begin developing a target list of benchmarks for Mariposa County.



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Initial Research

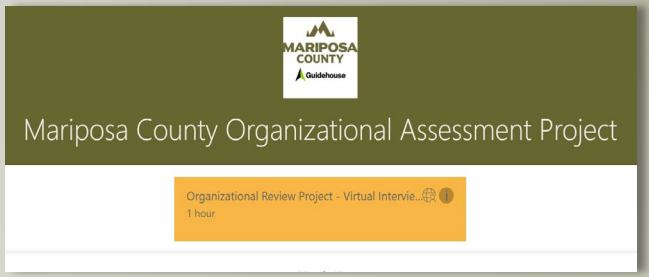
Documentation Reviewed



Provided data covered:

- *Organizational charts*
- *Major project reports*
- *Past employee survey and community survey results*
- *Administrative agreements*

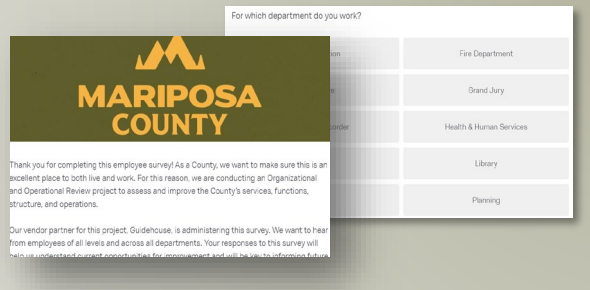
Summary of Interviews



Guidehouse conducted **64** interviews:

- **5** Board Members
- **18** Department Heads
- **41** directors, managers and staff members

Employee Survey



Received **251** total survey responses, including from parttime employees and volunteers.

225 were from full time employees **(49%)**.

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Interview Takeaways

Based on the interview notes that we gathered, the following are reoccurring opportunities for improvements across several departments in the County.

Defined **targets and measures of success largely only exist where legally required** for reporting purposes

Lack of policies and procedures were highlighted across several departments

Development services need direction and guidance, and should be prioritized

Several departments are exploring new software; a **centralized view of the software needs and priorities could be beneficial** for the County

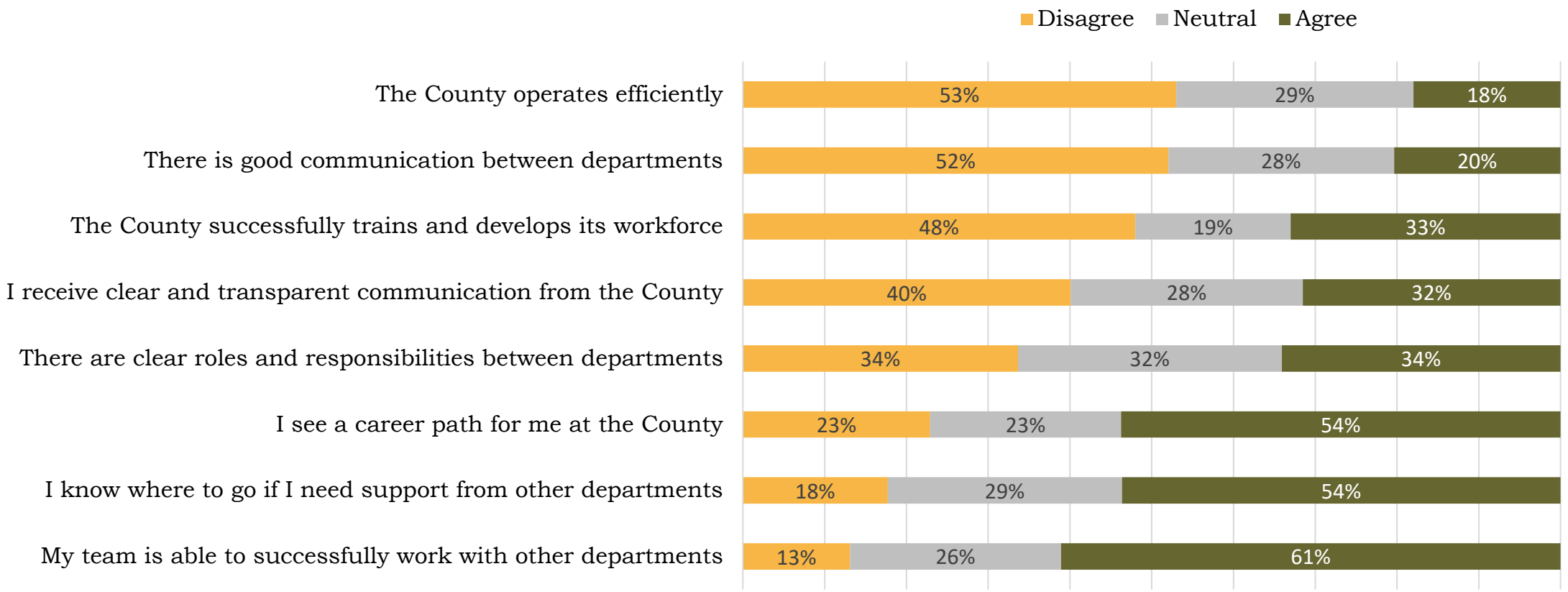
Existence of **staff concerns about financial issues** in the County

Positive sentiment towards new management and leadership in several departments

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Employee Survey Findings

Employees were positive about their individual and team's ability to coordinate with others, while negative about county operations, communications, and staff development.



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Peer Counties

Guidehouse researched overall structures and case studies in peer and other counties. We are now focused on identifying best practices nationally for emerging key areas of focus.

Inyo County

Structure: Inyo County, with roughly the same population size as Mariposa County, has a **similar administrative structure**, with a Board-appointed County Administrator who oversees a handful of departments such as Information Services, Economic Development, Emergency Services, and Personnel, and other departments such as Health and Human Services, Planning, Public Works, reporting directly to the Board.

Tuolumne County

Structure: While Tuolumne County's organizational structure has some similarities to Mariposa County, it has a **more robust County Administrative Office** with nearly a dozen analysts and administrators. In addition, this office contains a **dedicated Facilities Management Division** which is responsible for maintenance and housekeeping services of county facilities, and administration and project management for construction and remodeling projects.

Montgomery County, MD

Case Study: Facing challenges associated with managing the various priorities and projects of its County Executive (CE), Montgomery County developed **a centralized executive dashboard** which leaders and staff could access to track progress, streamlining communication and management. For this effort, the County won a **2020 NACo Achievement Award**. While not a peer county, this model of coordination and tracking may be useful.

Nevada County

Case Study: In 2021 Nevada County **streamlined its budget process by creating a centralized information-sharing and training program** for its various departments. This effort, which won the County a CSAC California State Association of Counties (CSAC) Challenge Award, reduced bottlenecks and drastically **decreased the amount of work for its Board and CEO to create a final budget**.

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Organizational Considerations

Mariposa's Current Structure

Organizational Structure	**Divisional Structure**
Strengths	• Governments with a divisional structure can often pool resources, skills, and data across departments • Provides more autonomy for departments to make decisions • Collaboration within departments
Weaknesses	• Departments are likely to develop redundancies, such as disjointed processes and systems, which is often inefficient • Silos are common in a divisional structure, with separate goals and objectives • Coordination across departments can be complex
Governance Structure	**Board of Supervisors and a County Administrative Officer with limited authority**
Strengths	• Keeps more in the hands of elected officials who are directly accountable to constituents • CAO can provide some county management and administrative support to other departments, but departments remain autonomous
Weaknesses	• Lack of a centralized point of contact as fewer projects and programs stem directly from the CAO office • Limited impact of the CAO's expertise in county management and authority due to the limited authority of the role

Other Considerations

- **Span of control:**
  - Measures how relationships and reporting structures are organized.
  - A **narrow span** (few subordinates per manager) can be beneficial when work is complex and varied across roles.
  - A **wide span** (many subordinates per manager), can be more cost-effective, improve efficiency of decision-making, and improve communication.
  - **There is no one-size fits all best practice for span of control**. Factors include level of complexity of work, type of job functions, and staff competencies.

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Key Areas of Focus

The emerging key areas of focus will be explored in our next steps.

Focus Area	Identified Challenges
Development Services	• Delays and other obstacles in cross-departmental workflows such as permitting • Operations and staff have struggled under leadership changes
Financial Reporting	• Financial reporting processes and controls are significantly impacting all departments • Cross-departmental workflows are also a challenge
Administrative Services	• Attracting talent, the hiring process, and training are common pain points • Software and IT needs are continuing to evolve as the County modernizes • Space needs are a common challenge across departments

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Next Steps

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Process Mapping

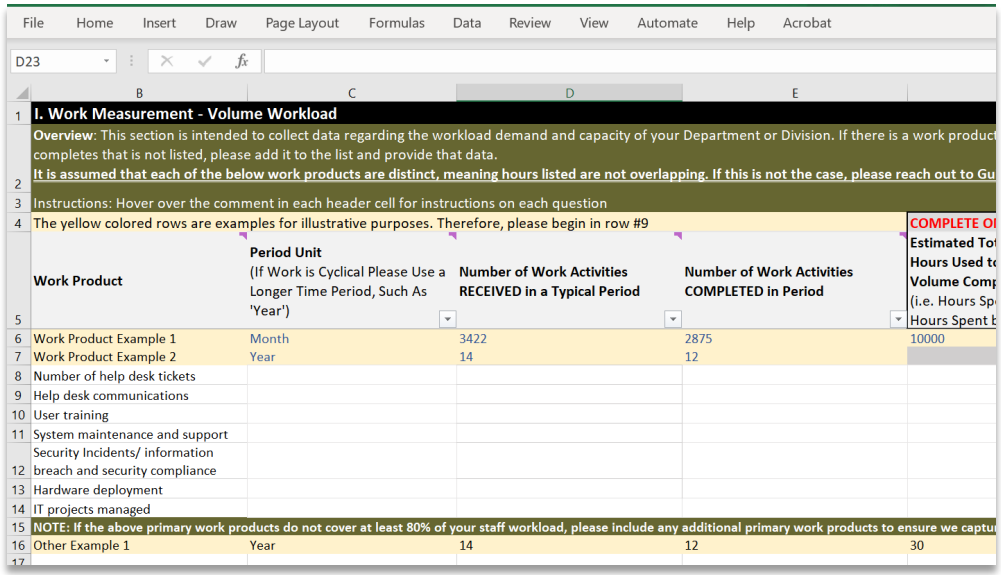
Processes and services were identified based on all data collected to this point. Processes were selected based on greatest impact to departments, such as cross-department workflows, and input from the project team.

- Financial Reporting
- Code Compliance
- Permitting
- Inspections
- HR Services
- IT Services
- Contracting and Purchasing
- *Lower priority processes may be mapped as time permits. These may include County space needs, tax collection, and fleet and building maintenance.*

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Staffing Gap Analysis

Workload Measurement Forms are being completed by Department Heads or, where appropriate, divisional managers to quantify the County's work. The intention is not to reduce staffing, but to better understand the County's workload.



File Home Insert Draw Page Layout Formulas Data Review View Automate Help Acrobat

D23

	B	C	D	E	
1	**I. Work Measurement - Volume Workload**				
2	**Overview**: This section is intended to collect data regarding the workload demand and capacity of your Department or Division. If there is a work product completes that is not listed, please add it to the list and provide that data. It is assumed that each of the below work products are distinct, meaning hours listed are not overlapping. If this is not the case, please reach out to Gu				
3	Instructions: Hover over the comment in each header cell for instructions on each question				
4	The yellow colored rows are examples for illustrative purposes. Therefore, please begin in row #9				COMPLETE O
5	**Work Product**	**Period Unit** (If Work is Cyclical Please Use a Longer Time Period, Such As 'Year')	**Number of Work Activities RECEIVED in a Typical Period**	**Number of Work Activities COMPLETED in Period**	**Estimated To Hours Used t Volume Comp** (i.e. Hours Sp Hours Spent b
6	Work Product Example 1	Month	3422	2875	10000
7	Work Product Example 2	Year	14	12	
8	Number of help desk tickets				
9	Help desk communications				
10	User training				
11	System maintenance and support				
12	Security Incidents/ information breach and security compliance				
13	Hardware deployment				
14	IT projects managed				
15	NOTE: If the above primary work products do not cover at least 80% of your staff workload, please include any additional primary work products to ensure we captu				
16	Other Example 1	Year	14	12	30
17					

Our goal is to quantify **80%** of the County's workloads. Data will provide insights into:

- **What work is being conducted in the various departments?**
- **What redundant work is being completed across multiple areas?**
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- **Are staffing levels appropriate?**

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Questions and Answers

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MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING:	March 19, 2024
TO:	The Board of Supervisors
FROM:	Miles Menetrey, District V Supervisor
RE:	Discussion and Direction on the Process of Assigning Addresses to Parcel (Board Chair)

RECOMMENDATION AND JUSTIFICATION

Discussion and Direction on the Process of Assigning Addresses to Undeveloped Parcels (Board Chair)

There is no formal adopted County-Wide Policy regarding assigning addresses to parcels. This can cause runarounds for constituents and frustration among departments. Over the years, departments have adopted internal office procedures which can contradict the needs of other departments. The Assessor/Recorder, Building Department, Planning Department, and Fire Department are all affected by the current issues.

Sponsoring Board member would like the Board to define "Development" and direct staff to codify it via Ordinance, as well as develop a County-Wide Policy for uniformity on addressing.

BACKGROUND AND HISTORY OF BOARD ACTIONS

In 1959, the Board, on a recommendation from the Planning Commission, adopted the "Official House Numbering Plan" as part of the General Plan.

In 1980, the Board allocated housing numbering responsibilities from the Building department to the Assessor's Office.

In 1988, the Planning Commission rescinded their approval of the "Offical House Numbering Plan"

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not give staff direction, and staff will remain status quo in internal procedure.

FINANCIAL IMPACT

None.

ATTACHMENTS

1. **Asessors Procedure**
2. **Addressing PPT**

Mariposa County Assessor-Recorder

P.O. Box 35
Mariposa, CA 95338
(209) 966-2332

Issuing an Address

Building Department

Request for a new address will be processed once the Recorder's Office receives the following:

- A site plan showing all parcel lines, proposed driveway and development, and scale with the below stamp completed and signed by the Building Department.

Per Building Department
APN#_____ requires
an address to be assigned.
Date_____Signed_____

- The Building Department is to email stamped site plan, copy of application, and permit number to the Recorder's Office requesting the new address.
- If the proposed project is a multi-unit residence such as a duplex, a floor plan will need to be provided.

Recorder's Office

The new address will be processed once all required items above are received from the Building Department, Owner or Owner's Authorized Agent.

The address can only be issued once the Owner has contacted us by email, letter, or in person. The new address will be given only to the owner, unless required owner authorization has been provided.

A letter is to be sent to the owner of record advising the issuance of the new address once it is fully executed.

The address where a client is using same driveway will be given an "A" then a "B", etc.

All completed new address requests are to be kept in the Master file.

Please note: If the proposed driveway placement changes or is inaccurate, which causes the address number to be out of sequence the address will be changed.

Addressing Discussion

Board of Supervisors Meeting
March 19, 2024

What is the purpose of a uniform address system?

To promote the safety, welfare and convenience of the people of the county.

- To provide a means for expedient emergency response by all necessary emergency services.
- To facilitate the delivery of postal, utility and other services.
- To provide property owners and the county with a convenient and accurate system of identifying property.

Mariposa County Addressing History

- **02/03/1959:** Planning Commission Resolution No. 2 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.

RESOLUTION NO 2

PROPOSAL FOR THE ADOPTION OF AN OFFICIAL HOUSE NUMBERING PLAN FOR THE COUNTY OF MARIPOSA AS PREPARED BY THE MARIPOSA COUNTY PLANNING COMMISSION AS PART OF THE MASTER PLAN FOR MARIPOSA COUNTY, CALIFORNIA.

No 2

WHEREAS, the County Planning Commission has held two public hearings, made displays of maps and presented an outline of the proposed House Numbering Plan, and

WHEREAS, interested officials of the County Protective Services, civic minded groups and individuals have voiced their approval of the proposed House Numbering Plan, and

WHEREAS, many hours of study, survey and consultation have been expended on this project, resulting in the preparation of a House Numbering Plan to be known as the Official House Numbering Plan For Mariposa County and which would be set up to the following outline and would incorporate the following enumerated features:

Numbers in the Official House Numbering Plan will run from the West end of the County to the East end; and from the South end to the North end. One thousand (1,000) numbers will be assigned to one (1) lineal mile, allowing five hundred (500) numbers for each side of a road. For roads running East and West, Odd numbers will be assigned to the houses on the North side of the road and Even numbers to the houses on the South side of the road. For roads running North and South, Odd numbers will be assigned to houses on The West side of the road and Even numbers to the houses on the East side of the road.

By employing this method of numbering, the North, South East and West designations, commonly used as a part of a road name, are automatically eliminated. Also, the duplication of numbers for any particular road is completely eliminated.

The complete elimination of the North, South, East and West designation, plus the complete elimination of duplicate numbers, is of great importance to the County Protective Services, because it practically eliminates the possibility of an error being made when calling in or answering an emergency call.

The assignment of one thousand (1,000) numbers to each lineal mile will take care of Mariposa County's House Numbering needs to the extent that even if an unpredicted tremendous increase in population resulted in the very near future, this plan will function very efficiently; with perhaps only a slight modification required in the extremely conjested areas.

WHEREAS, the Official House Numbering Plan For Mariposa County should be a part of a progressive program, begun now with the approval of the Mariposa County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the Mariposa County Planning Commission adopts the Official House Numbering Plan for Mariposa County as outlined above and which is to be a part of The Master

Mariposa County Addressing History

- **02/03/1959:** Planning Commission Resolution No. 2 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.

Plan For Mariposa County, California.

BE IT FURTHER RESOLVED, that the Mariposa County Planning Commission will be responsible for putting the Plan into effect; develop a procedure for the issuance of the house numbers; and be responsible for the actual issuance of House Numbers to existing and new residents of Mariposa County.

FURTHERMORE, BE IT RESOLVED, that copies of this Resolution be forwarded to:

Mr. Howard Bell, Mariposa County Road Commissioner

Mr. Whitley, Mariposa County Sheriff and Coroner

Mr. Douglas Taylor, Mariposa County ~~Health Officer~~ Sanitarian

The foregoing Resolution is hereby adopted this 3rd. day of FEBRUARY, 1959, by votes of the following County Planning Commissioners:

AYES: TURNER, SHIMER, DRUMMOND, KELLY, CRAMER, STEVENSON, SPAULDING

NOES: NONE

ABSENT: NONE

BY _____
CHAIRMAN, Mariposa County Planning Commission, Mariposa County, California

Earl A. Kelly
Carl A. Kelly, Secretary

Mariposa County Addressing History

- **11/26/1962:** Board of Supervisors Resolution No. 1673 passes and adopts the Official House Numbering Plan for the County of Mariposa as outlined in Planning Commission Resolution No. 2.

BOARD OF SUPERVISORS

November 26, 1962

The Board of Supervisors met this 26th day of November, 1962, with all members present.

The minutes of the previous meeting were approved as read.

Welfare Department, one matter of emergency relief - Lee Kuppola, $30.00 for one time only was approved on motion of Miller, seconded by Schatz and unanimously carried.

2:00 p.m. being time set for a public hearing on the matter of considering a house numbering plan as proposed by the Planning Commission, no appearances were made.

Resolution No. 1673 adopting a House Numbering Plan for the County of Mariposa was passed and adopted on motion of Miller, seconded by Schatz and unanimously carried as follows:

BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

RESOLUTION NO. 1673

ADOPTION OF AN OFFICIAL HOUSE NUMBERING PLAN FOR THE COUNTY OF MARIPOSA AS PROPOSED BY THE MARIPOSA COUNTY PLANNING COMMISSION AS PART OF THE MASTER PLAN FOR MARIPOSA COUNTY, CALIFORNIA

WHEREAS, an official house numbering plan for the County of Mariposa has been prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County, California, and

WHEREAS, the County Planning Commission has held two public hearings, made displays of maps and presented an outline of the proposed House Numbering Plan, and

WHEREAS, the Board of Supervisors of the County of Mariposa, has held one public hearing, and

WHEREAS, interested officials of the County Protective Services, civic minded groups and individuals have voiced their approval of the proposed House Numbering Plan for Mariposa County which would be set up in accordance with the plan prepared by the Mariposa County Planning Commission as adopted in its resolution No. 2, as follows:

Numbers in the Official House Numbering Plan will run from the West ent of the County to the East end; and from the South end to the North end. One thousand (1,000) numbers will be assigned to one (1) lineal mile, allowing five hundred (500) numbers for each side of a road. For roads running East and West, Odd numbers will be assigned to the houses on the North side of the road and Even numbers to the houses on the South side of the road. For roads running North and South, Odd numbers will be assigned to houses on the West side of the road and Even numbers to the houses on the East side of the road.

By employing this method of numbering, the North, South, East and West designations, commonly used as a part of a road name, are automatically eliminated. Also, the duplication of numbers for any particular road is completely eliminated.

The complete elimination of the North, South, East and West designation, plus the complete elimination of duplicate numbers, is of great importance to the County Protective Services, because it practically eliminates the possibility of an error being made when calling in or answering an emergency call.

The assignment of one thousand (1,000) numbers to each lineal mile will take care of Mariposa County's House Numbering needs to the extent that even if an unpredicted tremendous increase in population resulted in the very near future, this plan will function very efficiently; with perhaps only a slight modification required in the extremely conjested areas.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Mariposa do hereby adopt the Official House Numbering Plan for Mariposa County.

PASSED AND ADOPTED this 26th day of November, 1962, by the following vote:

AYES:	McGregor, Jenkins, McCay, Miller, Schatz
NOES:	None
ABSENT:	None

Mariposa County Addressing History

- **09/01/1970:** Planning Commission Resolution No. 31 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.

MARIPOSA COUNTY PLANNING COMMISSION
RESOLUTION NO. 31

PROPOSAL FOR THE ADOPTION OF AN OFFICIAL HOUSE NUMBERING PLAN FOR THE COUNTY OF MARIPOSA AS PREPARED BY THE MARIPOSA COUNTY PLANNING COMMISSION AS PART OF THE MASTER PLAN FOR MARIPOSA COUNTY, CALIFORNIA.

WHEREAS, the County Planning Commission has held one public hearing of the proposed House Numbering Plan, and

WHEREAS, the Official House Numbering Plan For Mariposa County is set up to the following outline and would incorporate the following enumerated features:

The House Numbering System for Mariposa County is based upon 200 numbers per mile. The numbers in the proposed House Numbering Plan would run from the West end of the County to the East end and from the South end to the North end. Two hundred (200) numbers would be assigned to one (1) lineal mile, this allows one hundred numbers (100) for each side of a road. For roads running East and West, odd numbers would be assigned to the houses on the North side of the road and even numbers to the houses on the South side of the road. For roads running North and South, odd numbers would be assigned to the houses on the West side of the road and even numbers to the houses on the East side of the road.

The starting point for all house numbers in the County would be the present intersection of Hiways 140 and 49, at the South end of Mariposa between 3rd and 4th Streets. The exact point is the point where a projection of the white line on the portion of 49 which approaching from the South turns sharply to the left intersects the white line on Hiway 140. The numbers at this point are 5000 and 5001.

The arbitrary decision is made that Hiway 140 runs East and West and Hiway 49 runs North and South.

Proceeding on Hiway 140 and 49 toward Yosemite (East) the numbers would proceed from 5000-5001 up, each 52.8 ft. would have 2 numbers the next being 5002-5003 and the next 52.8 ft. being 5004-5005.

Proceeding on Hiway 140 West or 49 South the next numbers would be 4998-4999.

A road leading South from Hiway 140 or West from Hiway 49 would start with the numbers 5000-5001 on the center stripe of such Hiway and proceed backwards each 52.8 ft. to 4998-4999 and 4996-4997 and so on.....

As road which leads from Hiway 140 West would start from the house number on Hiway 140 at that point and proceed downward (if the intersection should fall at house number 3798-3799), the first number on the road

Mariposa County Addressing History

- **09/01/1970:** Planning Commission Resolution No. 31 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.

would be 3796-3797 and the next 52.8 ft. would be 3794-3795 and leading East would start the same and proceed upward 4000-4001 etc.

The same formula would be used for a road which leads South from 49 (numbers would go down) and a road leading North, the numbers would go up.

As the numbering proceeds from 140 and 49 to intersection of other roads if the road is in the same direction as the road from 49 or 140, the numbering would proceed from the intersection from the same number as on the road at the intersection. If the road runs in the direction of the main Hiway, the numbering will start with the number at the intersection at the main Hiway.

WHEREAS, the Official House Numbering Plan for Mariposa County should be a part of a progressive program, begun now with the approval of the Mariposa County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the Mariposa County Planning Commission adopts the Official House Numbering Plan for Mariposa County as outlined above and which is to be a part of The Master Plan for Mariposa County, California.

BE IT FURTHER RESOLVED, that the Board of Supervisors of Mariposa County will be responsible for putting the Plan into effect; develop a procedure for the issuance of the house numbers; and be responsible for the actual issuance of House Numbers to existing and new residents of Mariposa County.

The foregoing Resolution is hereby adopted this 1st day of September, 1970, by the following votes of County Planning Commissioners:

AYES: Seven

NOES: -

ABSENT: -

NOT VOTING: -

BY _____
Chairman, Mariposa County Planning Commission

Valerie Eagle
Secretary
Recording

Mariposa County Addressing History

- **09/08/1970:** Board of Supervisors Resolution No. 70-74 accepts for the County of Mariposa the House Numbering Plan and duties as outlined in Planning Commission Resolution No. 31.

BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

RESOLUTION NO. 70-74

WHEREAS, the official House Numbering Plan for Mariposa County is set forth by the Mariposa County Planning Commission in a resolution titled " RESOLUTION NO. 31 PROPOSAL FOR THE ADOPTION OF AN OFFICIAL HOUSE NUMBERING PLAN FOR THE COUNTY OF MARIPOSA AS PREPARED BY THE MARIPOSA COUNTY PLANNING COMMISSION AS A PART OF THE MASTER PLAN FOR MARIPOSA COUNTY, CALIFORNIA.", and,

WHEREAS, the Commission, after the public hearing, adopted said resolution on September 1, 1970,

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of Mariposa do accept for the County of Mariposa the House Numbering Plan and duties as outlined in the above mentioned resolution as the Official House Numbering Plan for Mariposa County,

BE IT FURTHER RESOLVED that all previous house numbering plan or plans, none of which have ever been implemented, are hereby replaced by this plan and will have no official or other status henceforth.

PASSED AND ADOPTED this 8th day of Sept., 1970 by the following vote:

AYES: Davis, Hurlbert, Long, Moffitt, Richardson.

NOES: None

ABSENT: None

NOT VOTING: None

ATTEST:

Frank L. Long, Jr.
Chairman of the Board

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

RESOLUTION NO.75-141

BE IT RESOLVED: That pursuant to the provisions of Division 3, Chapter 1, Article 6 of the Government Code of the State of California the following Cancellations, Transfers, and Appropriations within the Budget of the County of Mariposa are hereby adopted:

CANCELLATIONS

Department	Item	Amount

APPROPRIATIONS

Department	Item	Amount
Board of Supervisors	House Numbering-Salary (for preparation of of numbers on Master Map $500)	$1000

TRANSFERS

Department	Amount

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California, this 12 day of November , 1975

AYES: Clark, Dalton, Long, Moffitt, Richardson

NOES: None

ABSENT: None

NOT VOTING: None

Tom R Richardson
Chairman of the Board of Supervisors

ATTEST:

Ann Dawson
County Clerk and ex-officio
Clerk of the Board of Supervisors

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

M.	TREASURER-TAX COLLECTOR:	
	1 Account Clerk III	18
	2 Account Clerk II	15
N.	VETERANS SERVICE OFFICE:	
	1 Veterans Service Officer	19
	1 Assistant Veterans Service Officer	13
O.	DEPARTMENT OF RECREATION & PARKS:	
	1 Director	25
	1 Maintenance Man	17
	1 Stenographer Clerk I & Program Coordinator	15
	1 Maintenance Man Supervisor	18
P.	DEPARTMENT OF SOCIAL WELFARE:	
	1 County Welfare Director II	28
	1 Eligibility Supervisor I	20
	1 Social Worker II	22
	1 Social Worker I (Trainee)*	20
	1 Welfare Clerk II Account	17
	3 Eligibility Worker II	16
	3 Eligibility Worker I (Trainee)*	14
	3 Clerk II Typist	13
	1 Social Service Aid	12

* These are trainee positions and will be filled only when a grade II position is vacant.

Q.	COUNTY ENGINEER-SURVEYOR:	
	1 County Engineer-Surveyor & Road Commissioner	41
	1 Service Area Manager	30
	1 Account Clerk II (50%)	16
R.	PLANNING COMMISSION	
	1 Stenographer-Clerk III	17
S.	COUNTY SEALER OF WEIGHTS & MEASURES INSP. Trainee	$5.00 per hour
T.	COUNTY TRAPPER	21
U.	CIVIL DEFENSE:	
	1 Account Clerk II (20%)	16
V.	COUNTY COUNSEL & ADMIN. ASST. TO BOARD OF SUPERVISOR:	
	1 County Counsel	39
	1 Legal Stenographer	17
W.	SANITARY LANDFILL OPERATOR	23
X.	HOUSE NUMBERING	$5.00 per hour
Y.	SQUIRREL POISON	$5.00 per hour
Z.	CLERICAL HOURLY	$2.75 - $3.75 per hour
AA.	ATAAP DIRECTOR(60%)	$500.00 per mo.
BB.	SOLID WASTE DIRECTOR (15%)	$100.00 per mo.
CC.	Court Bailiff	4.00 per hour

It is further resolved that this resolution shall take effect and be operative on July 1, 1976.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California, this 22 day of June, 1976, by the following vote:

AYES: CLARK, DALTON, LONG, MOFFITT, RICHARDSON
NOES: NONE
ABSENT: NONE
NOT VOTING: NONE

/s/ WILLIAM H. MOFFITT
William H. Moffitt, Chairman
Board of Supervisors

ATTEST: Ellen Bronson

/s/ ELLEN BRONSON
Ellen Bronson, County clerk and
Ex-Officio Clerk of the Board

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

RESOLUTION NO. 76-79

BE IT RESOLVED that Mariposa County Resolution No. 76-68 is hereby amended to read as follows:

S. COUNTY SEALER OF WEIGHTS & MEASURES INSP. $5.25 per hour

X. HOUSE NUMBERING 5.25 per hour

Y. SQUIRREL POISONING 5.25 per hour

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California this 27th day of July, 1976 by the following vote:

AYES: Clark, Dalton, Long, Moffitt, Richardson

NOES: None

ABSENT: None

NOT VOTING: None

WILLIAM H. MOFFITT, Chairman
Board of Supervisors

ATTEST:

ELLEN BRONSON, County Clerk & Ex-Officio Clerk of the Board.

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

RESOLUTION NO. 77-170

BE IT RESOLVED that Salary Resolutions No. 77-74, 77-93 & 77-118 are hereby amended to read as follows:

C. BUILDING DEPARTMENT

1 - Clerk III	85 - 101

Y. HOURLY PERSONNEL

1. Clerical	$3.00 - 4.00
2. Court Bailiff	4.00
3. House Numbering	5.25
4. Sealer of Weights & Measures	5.25
5. Squirrel Poison	5.25
6. Recreation Leader I	2.35 - 2.60
Recreation Leader II	2.75 - 3.25
Lifeguard	2.50 - 2.95
Lifeguard/Cashier	3.00 - 3.50
Maintenance Worker (Unskilled)	2.30
Maintenance Worker (Skilled)	3.00
7. Librarian Aid	2.75
8. Building Inspector Assistant	6.90

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California, this 22 day of November, 1977, by the following vote:

AYES: Clark, Dalton, Long, Owings

NOES: None

ABSENT: None

NOT VOTING: None

FRANK L. LONG, Chairman
Board of Supervisors

ATTEST:

ELLEN BRONSON, County Clerk &
ex officio Clerk of the Board

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

MARIPOSA COUNTY RESOLUTION NO. 78-195

BE IT RESOLVED that Salary Resolution No. 77-74, 77-170 are hereby amended to read as follows:

Y HOURLY PERSONNEL

1.	Clerical	$3.00-4.00
2.	Court Bailiff	$4.00
3.	House Numbering	$5.25
4.	Sealer of Weights & Measures	$5.25
5.	Squirrel Poison	$5.25
6.	Recreation Leader I	$2.35-2.60
	Recreation Leader II	$2.75-3.25
	Lifeguard/Cashier	$3.00-3.50
	Lifeguard	$2.50-2.95
	Maintenance Worker (Unskilled)	$2.30
	Maintenance Worker (Skilled)	$3.00
7.	Librarian Aid	$2.75
8.	Special Investigator (D.A.'s Office)	$5.00 *

*added

This amendment shall be effective December 1, 1978.

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa this 5 th day of December, 1978, by the following vote:

AYES: CLARK, DALTON, LONG, WEBER, OWINGS

NOES: None

NOT VOTING: None

ABSENT: None

Carroll N. Clark

CARROLL N. CLARK, Chairman
Board of Supervisors

ATTEST:

Ellen Bronson

ELLEN BRONSON, County Clerk &
Ex Officio Clerk of the Board

Mariposa County Addressing History

- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary.

MARIPOSA COUNTY RESOLUTION NO. 79-142

RESOLVED, by the Board of Supervisors of the County of Mariposa, State of California, that Resolution No. 79-106 be amended, effective September 1, 1979, as follows:

Mental Health Program Director $32,000-35,000

RESOLVED, FURTHER, that Resolution 79-107, as amended by Resolutions No. 79-108, No. 79-118, and No. 79-131, be amended as follows:

		Range
B.	AUDITOR/RECORDER	
1	Chief Deputy Auditor/Recorder	130-146
4	Deputy Auditor/Recorder	114-130
Z.	AGRICULTURAL COMMISSIONER	
1	Agricultural Inspector II	127-143

HOURLY PERSONNEI

		Hourly Rate
1.	Clerical	$3.85-4.60
2.	Court Bailiff	$4.95
3.	House Numbering	$6.05
4.	Sealer of Weights/Measures	$6.05
5.	Recreation Leader I	$3.60-4.40
	Recreation Leader II	$3.85-4.95
	Lifeguard/Cashier	$4.40-5.25
	Lifeguard	$3.70-4.30
	Cashier	$3.70-4.30
	Maintenance Worker-Unskilled	$3.60
	Maintenance Worker-Skilled	$4.40
6.	Librarian Aide	$3.30
7.	Special Investigator (District Attorney's office)	$5.80
8.	Senior Assistance Bus Driver (on-call, part-time)	$4.60
9.	Planning Aide	$5.50
10.	Equipment Operator	$5.80
11.	Courthouse Guide (part-time)	$4.40
12.	Administrative Aide	$5.50

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa this 21st day of August, 1979, by the following vote:

///

Mariposa County Addressing History

- **11/18/1980:** Board of Supervisors Resolution No. 80-193 cancels the allocation of the House Numbering Salary to the Building Department and transfers it to the County Assessor.

MARIPOSA COUNTY RESOLUTION NO. 80-193

BE IT RESOLVED: That pursuant to the provisions of Division 3, Chapter 1, Article 6 of the Government Code of the State of California, the following Cancellations, Transfers, and Appropriations within the Budget of the County of Mariposa are hereby adopted:

CANCELLATIONS

Building Department	Salary of House Numbering	$798.06
Building Department	Spec. Dept.-House Numbering	125.00

TRANSFERS

County Assessor	Office Expense	$523.06
County Assessor	Fixed Assets-Cabinet	400.00

PASSED AND ADOPTED by the Board of Supervisors of the County of Mariposa, State of California, this 18th day of November, 1980.

AYES: Taber, Moffitt, Clark, Dalton, Erickson

NOES:

ABSENT:

ABSTAINED:

Eric J. Erickson
ERIC J. ERICKSON, Chairman
Board of Supervisors

ATTEST:

ELLEN BRONSON
ELLEN BRONSON, County Clerk and
Ex Officio Clerk of the Board

Lynne Robinson
Lynne Robinson, Asst. County Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Richard K. Denhalter 12/9/80
RICHARD K. DENHALTER, County Counsel

Mariposa County Addressing History

- **08/19/1988:** Planning Commission Resolution No. 88-22 rescinds previous Planning Commission policy resolutions, including Resolution No. 2.

RESOLUTION NO. 88-22

MARIPOSA COUNTY PLANNING COMMISSION

A RESOLUTION RESCINDING PREVIOUS PLANNING COMMISSION POLICY RESOLUTIONS.

WHEREAS, the Planning Commission has reviewed each of their policy resolutions for the purpose of determining whether or not they are valid and applicable, and

WHEREAS, the Planning Commission has identified previously enacted policy resolutions which are no longer valid based upon the enactment of new policies and regulations, and

WHEREAS, for the purpose of clarity, the Planning Commission desires to rescind policy resolutions that are no longer valid.

NOW THEREFORE BE IT RESOLVED that the following Planning Commission policy resolutions are hereby rescinded: No.'s 81-10, 84-36, 2, 60, 77-71, 78-24, 78-45, 79-17, 80-14, 80-23, 80-25, 80-26, 80-33, 81-5, 81-18, 83-14, 86-26, 86-27.

PASSED AND ADOPTED this 19th day of August, 1988 by the Mariposa County Planning Commission by the following vote:

AYES: Bagwell, Chernoff, Eskra, Hotchkin, Kroon

NOES: None

NOT VOTING: Fall

EXCUSED: None

Charles R Fall

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

Betty Crisp

BETTY CRISP, Secretary
Mariposa County Planning Commission

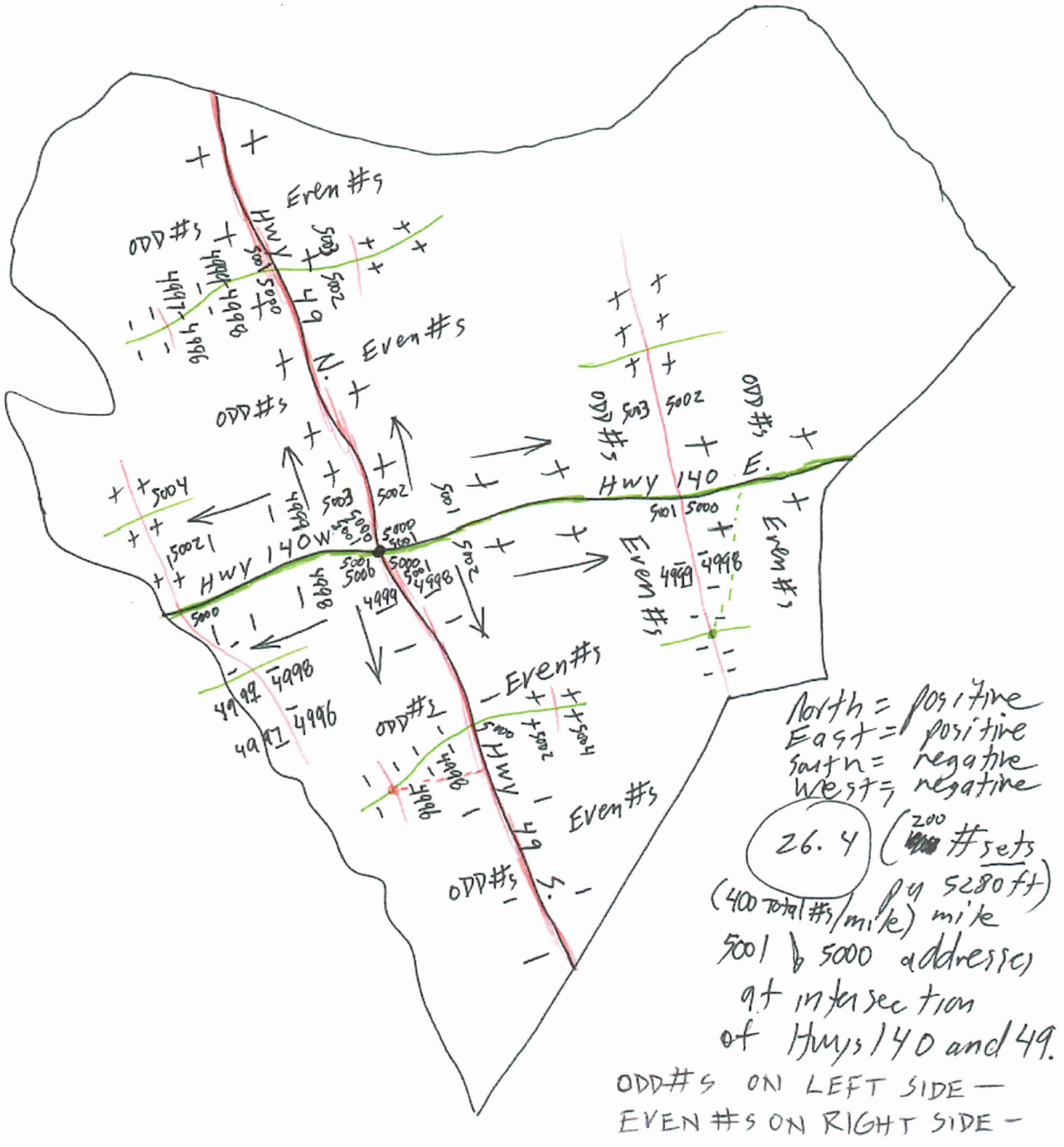
Mariposa County Addressing History

- **02/03/1959:** Planning Commission Resolution No. 2 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.
- **11/26/1962:** Board of Supervisors Resolution No. 1673 passes and adopts the Official House Numbering Plan for the County of Mariposa as outlined in Planning Commission Resolution No. 2 .
- **09/01/1970:** Planning Commission Resolution No. 31 adopts the Official House Numbering Plan for the County of Mariposa as prepared by the Mariposa County Planning Commission as part of the Master Plan for Mariposa County.
- **09/08/1970:** Board of Supervisors Resolution No. 70-74 accepts for the County of Mariposa the House Numbering Plan and duties as outlined in Planning Commission Resolution No. 31.
- **1975-1979:** Board of Supervisors Resolution Nos. 75-141, 76-68, 76-79, 77-170, 78-195 & 79-142 adopt a House Numbering Salary for hourly personnel under no specific department.
- **11/18/1980:** Board of Supervisors Resolution No. 80-193 cancels the allocation of the House Numbering Salary to the Building Department and transfers it to the County Assessor.
- **08/19/1988:** Planning Commission Resolution No. 88-22 rescinds previous Planning Commission policy resolutions, including Resolution No. 2.

- No additional Planning Commission Resolutions, Board of Supervisor Resolutions or Ordinances have been found to reference the Official House Numbering Plan.
- No formal direction or action from the Board of Supervisors has been taken to place addressing duties in the Assessor's Office.
- The Official House Numbering Plan has not been codified.

Current Addressing Procedures

- Addresses are assigned using the Official House Numbering Plan for the County of Mariposa as outlined in Planning Commission Resolution No. 31.



Current Addressing Procedures

- The Assessor's Office is currently responsible for the maintenance and issuance of existing and new house numbers.
- 08/08/2023: Procedures for issuing an address were established by the Assessor for building permit applications.

Mariposa County Assessor-Recorder

P.O. Box 35
Mariposa, CA 95338
(209) 966-2332

Issuing an Address

Building Department

Request for a new address will be processed once the Recorder's Office receives the following:

- A site plan showing all parcel lines, proposed driveway and development, and scale with the below stamp completed and signed by the Building Department.

Per Building Department
APN#_____ requires
an address to be assigned.
Date_____ Signed_____

- The Building Department is to email stamped site plan, copy of application, and permit number to the Recorder's Office requesting the new address.
- If the proposed project is a multi-unit residence such as a duplex, a floor plan will need to be provided.

Recorder's Office

The new address will be processed once all required items above are received from the Building Department, Owner or Owner's Authorized Agent.

The address can only be issued once the Owner has contacted us by email, letter, or in person. The new address will be given only to the owner, unless required owner authorization has been provided.

A letter is to be sent to the owner of record advising the issuance of the new address once it is fully executed.

The address where a client is using same driveway will be given an "A" then a "B", etc.

All completed new address requests are to be kept in the Master file.

Please note: If the proposed driveway placement changes or is inaccurate, which causes the address number to be out of sequence the address will be changed.

Current Addressing Procedures

- The Assessor's Office is currently responsible for the maintenance and issuance of existing and new house numbers.
- 08/08/2023: Procedures for issuing an address were established by the Assessor for building permit applications.
- 03/18/2024: Addressing procedures are updated to clarify when a new address is required. This update is a temporary measure pending any action taken by the BOS.

Mariposa County Assessor-Recorder

P.O. Box 35
Mariposa, CA 95338
(209) 966-2332

Issuing an Address

New addresses are assigned by the Assessor-Recorder's (A/R) office. Only parcels with a current valid building permit for a new residence, manufactured home or commercial building require an address. Parcels with other types of building permits (well, septic, grading, etc.) do not require an address for installation.

Building Department

Request for a new address will be processed once the Recorder's Office receives the following:

- A site plan showing all parcel lines, proposed driveway and development, and scale with the below stamp completed and signed by the Building Department.

Per Building Department
APN#_____ requires
an address to be assigned.
Date_____ Signed_____

- The Building Department is to provide a hard copy of a stamped site plan, copy of the application, and permit number to the Recorder's Office requesting the new address.
- If the proposed project is a multi-unit residence such as a duplex, a floor plan will need to be provided.

Recorder's Office

The new address will be processed once all required items above are received from the Building Department, Owner or Owner's Authorized Agent.

- The address can only be issued once the Owner has contacted us by email, letter, or in person. The new address will be given only to the owner, unless required owner authorization has been provided.
- A letter will be sent to the owner of record advising of the issuance of the new address once it is fully executed. The address where a client is using same driveway will be given an "A" then a "B", etc.
- All completed new address requests are to be kept in the Master file.

Please note: If the proposed driveway placement changes or is inaccurate and causes the address number to be out of sequence, the address may need to be changed.

Hall of Records, 4982 10th Street, Mariposa, CA

Revised: March 18, 2024 VK

What do other counties do?

- Does the State have an addressing standard? No
- Codified addressing process/procedure.
- Application process for both new addresses and address corrections. New address applications run concurrent with a building or planning permit application.
- Addresses are not generally assigned to vacant parcels and non-habitable structures. However, activity requiring certain permit types may initiate an address assignment.
- Addressing duties are most commonly assigned to Planning, Building, Public Works or County Surveyor Departments.

Current Addressing Issues

- Mariposa County does not currently have an ordinance that governs all issues related to addressing. Lack of standardized policies and procedures have led to inconsistencies in the addressing process.
- Addressing data has historically been stored in multiple locations and formats resulting in inconsistency and duplication.
- Some of the issues that require clarification include but are not limited to:
  - Definition of development and addressable structures.
  - Requirements for addressing for the installation of wells, septics or electrical services.
  - Private unnamed driveways serving multiple dwellings.
  - Lack of a comprehensive addressing/street naming policy has created situations which have led to inaccurate addressing.
  - Creates difficulties in locating properties in an effective manner.

Options for Potential Direction

- Establish well defined policies and procedures to be consistent with the needs of the community and other County agency procedures.
- Codify the addressing and road naming policies and procedures together.
- Adopt an application process to run concurrent with a building or planning permit application.
- Manage addressing through GIS with ESRI's Address Data Management Solution.
  - Included in our current ESRI contract and no additional cost to the County.
  - Combine multiple sources/formats of current address data into one source.
  - Decrease staff/applicant time, eliminate duplication, improve the efficiency of address assignment, and increase accuracy of address data.

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Danielle Bondshu, Clerk of the Board

RE: Discussion and Possible Direction Regarding the Use of Video Software in Board Meetings

---

RECOMMENDATION AND JUSTIFICATION

Discussion and Possible Direction Regarding the Use of Video Software in Board Meetings.

The Clerk of the Board began discussing video systems with Mountain Top Media while installing the updated sound system. In February 2024, the Clerk of the Board received the video camera proposal, which provides possible designs and costs for the system. Costs range from $43,500 to $66,500 based on design choice.

Due to the possible costs associated with the video systems, we would need to go out for a bid. To ensure we receive a bid that will be compatible with the current sound system, Mountain Top Media would design a system that would cost roughly $7200, and if we choose Mountain Top Media to install the video system, 50% of the design cost would be credited. The design service would ensure that any RFP received would be fair, and we would be confident that it would integrate with our current system.

BACKGROUND AND HISTORY OF BOARD ACTIONS

On February 7th, 2023, Supervisor Poe sponsored this item. The Board directed staff to return with the possible associated costs of implementing and installing a video system.

Staff was directed not to pursue the use of video on June 7th, 2022.

Staff brought this item on May 3rd, 2022, and was directed to look into ADA issues and bring the item back for further discussion.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Do not discuss and direct on the use of video, and meetings will remain status quo.

FINANCIAL IMPACT

None. Discussion and Direction only.

ATTACHMENTS

1. **Mariposa County Video Camera System**
2. **Design Service Cost**



Video Streaming Integration Proposal

This document and its contents are confidential and proprietary property of Mountain Top Media (“Mountain Top Media”), and it shall not be disclosed or duplicated, in whole or in part, without the expressed, prior written consent of Mountain Top Media.

Mountain Top Media
33279 Hwy 41
Coarsegold, CA 93614

Dated: 02.01.2024

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PROPOSAL OVERVIEW

The Mariposa County Board of Supervisors are looking to broadcast their meetings over the web. In discussion with the Clerk of the Board, the ideal situation is for the system to be as automated as possible, thus reducing the need for ongoing man-power to operate the system during a meeting.

This document contains a detailed plan of needs, equipment, pros and cons of each system, as well as our recommendations and pricing estimates.

In the event that the Board would like to deploy a different solution, we will do everything we can to deploy the installation in the best possible way for your use case.

PROJECT OVERVIEW

The project objectives are to deploy a user friendly, low-interaction, video production system to allow the board to stream video of its meetings online.

Given the number of tasks assigned to the Clerk of the board, this system should be as hands off as possible, once it is up and running for the duration of the meeting.

We have included three options in this proposal, each with its own pros and cons, but we believe that the most automated system will best meet your current and ongoing needs.

A. ARTIFICIALLY INTELLIGENT (AI) DIRECTOR: IDEAL CHOICE
Estimated Cost $66,500

This 4 camera system involves comprehensive setup, but once complete, is very much a "set and forget" type system.

Essentially, using software, the room is divided into areas covering the presenters and the cameras are programmed with various presets (shots/shot angles). The Artificial Intelligence (AI) then chooses the best camera presets (shots/shot angles) based on who is speaking, and automatically switches camera, and the best preset for the given situation. The viewer sees whichever shot the AI director chooses.

Each presenter can also be automatically titled with lower thirds graphics.

The cost estimated above includes: system components, cameras, cabling, setup labor and travel expenses.



*Illustrative purposes only.

B. STATIC SHOT: BUDGET CHOICE
Estimated Cost $43,500

This system includes 4 cameras and has a relatively straightforward setup.

This system works by setting up the cameras with a static shot, whereby the 4 cameras cover the presentation positions of the entire room. In this setup, the cameras are always on in their set position and broadcasting throughout the meeting. The viewer sees something like a “multiview” or split screen where they can see all 4 cameras at once.

The cost estimated above includes: system components, cameras, cabling, setup labor and travel expenses.



C. TRADITIONAL DIRECTOR: GOOD CHOICE
Estimated Cost $52,500

This 3 camera system includes PTZ cameras, a manual switcher and requires a camera operator and/or video director.

This system requires a person to operate the various cameras, either by using the joystick or a preset button, and requires someone to operate the video switcher. It is possible for the camera operator to do both the camera operation and video switching, but given the spontaneity of your meetings, it would be better to have a separate person running each.

The cost estimated above includes: system components, cameras, cabling, setup labor and travel expenses.



PROS, CONS & RECOMMENDATIONS

This section contains a series of notations and points that we recommend considering.

AI DIRECTOR SYSTEM

PROs:

Designed to be hands off

Interesting live feed - not static shots

CONs:

May not always get the shot you want

Expensive to set up

STATIC SHOT SYSTEM

PROs:

Hands off

Cheaper option

CONs:

Not very interesting to watch

Not easy to see what's going on

TRADITIONAL DIRECTOR SYSTEM

PROs:

Dynamic live feed - interesting to watch

Get the shots you want

CONs:

May be a little delayed while director reacts with camera and then switches broadcast

Expensive to run as likely need to pay operator/s

OUR RECOMMENDATION

ARTIFICIALLY INTELLIGENT DIRECTOR SYSTEM

We feel that the best fit for your organization is the Artificially Intelligent Director system.

We believe this system better suits your needs and is worth the additional expense due to the following:

- It is designed to be hands off, but you can control it if you want
- It provides a dynamic experience for your viewers
- It is highly customizable and can adapt as your needs change
- Integrates with Shure system
- Logos and presenter titling is available and can automatically activate

Furthermore we feel that the static shot option would leave you with lackluster results, in that the feed would not be dynamic, and due to the required shot distance and likely small screen size of the viewer, would be difficult to clearly see what is going on.

We also feel that you will probably not be desirous to obtain the services of a camera operator and/or director to do the live switching manually.

As a result, we feel that the static and manually controlled systems are worth considering, they are less likely to produce your desired results, or will end up costing you considerably more over time. Therefore, we feel that for the best ROI, the AI based system would be your best choice.

SAVING MONEY:
Long Term

We are not unaware as to the significant investment this project will be for your organization. Based on our experience, we believe it is a best practice to spend more now to get the job done right. This may feel like we are attempting to do a hard sell, but many times we are called in to either fix the work that a cheaper contractor bid, or even upgrade our own work when clients decided they wanted to spend less up front, but later decided that they needed additional functionality or quality.

In both of those type scenarios it typically ends up costing the client considerably more because they pay for the original install, then pay to have the equipment uninstalled, and finally pay for the upgraded equipment and installation thereof.

We recommend you strongly consider investing and doing the job right. If the recommendation is not in your financial ability, then please ensure you move forward fully understanding the compromises needed in order to meet the budget.

THANK YOU!

We look forward to working with you and the team to help improve your AVL systems and we thank you for your business!

Blessings,

THE MOUNTAIN TOP MEDIA TEAM

JIM HOBBS

DIRECTOR OF ENGINEERING

Office: 559.658.6867
Direct: 559.400.7206
Email: jim@mountaintopmedia.org

CAL REDMAN

AVL/IT TECHNICIAN

Office: 559.658.6867
Direct: 559.400.7208
Email: cal@mountaintopmedia.org

MOUNTAIN TOP MEDIA

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Mountain Top Media

33279 Highway 41
Coarsegold, CA 93614-8759
Tel. 559-658-6867
CCL. 628804

PROPOSAL/CONTRACT

DATE	PROP. NO.
3/13/2024	3081

NAME / ADDRESS
Attn. Danielle Bondshu Mariposa County PO Box 1156 Mariposa, CA 95338

TERMS	REP	PROJECT
50% Pre/Bal COD		Consultation

QTY	ITEM	DESCRIPTION
	Consultation	DETAILED VIDEO STREAMING SYSTEM DESIGN SERVICES, DOCUMENTATION (INCLUDES): -Meeting with client to determine which "type" of video system they prefer. -Video system engineering. -Specification of video system components. -Schematic drawings of system. -Mechanical drawings of system. -Specifications for audio system integration requirements. -Make presentation to A/V committee. TERMS & CONDITIONS: 1) The above listed items are typically completed in approximately 48 man-hours including one site visit. Additional hours such as for extensive lighting design, client meetings to discuss design functionality and possible changes, etc., will be billed on an hourly basis at a rate of $150/hour, in addition to the contract amount. 2) Payment is due upon completion of services or presentation of invoice. Progress payments will be billed for and due upon presentation of invoice, periodically throughout the project. 3) MTM will provide detailed billing of different aspects of the project for your accounting purposes. 4) Service fees accrued under this contract will be reimbursed in part (50% minimum) or in whole (at our discretion) toward the purchase and installation of the system/s (from MTM) designed under this contract. Sales Tax

TOTAL $7,200.00

I _____ the undersigned, have read, understand & agree to the above Proposal/Contract.

SIGNATURE _____

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: ***CONTINUED from March 12th, 2024, to March 19th, 2024, at 9:00 AM or soon thereafter.***

CLOSED SESSION: Conference with Labor Negotiator of the Mariposa County Managerial/Confidential Organization (MCMCO); and Service Employees International Union (SEIU)

RECOMMENDATION AND JUSTIFICATION

CLOSED SESSION: Conference with Labor Negotiator of the Mariposa County Managerial/Confidential Organization (MCMCO); and Service Employees International Union (SEIU)

[ ] CONFERENCE WITH LEGAL COUNSEL:

[ ] Existing Litigation:
[ ] Disclosure will jeopardize existing settlement negotiations.

[ ] Anticipated Litigation
[ ] Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9.
Number of cases to be discussed:

[ ] Initiating of litigation pursuant to subdivision (c) of Government Code section 54956.9.
Number of cases to be discussed:

[X] CONFERENCE WITH COUNTY LABOR NEGOTIATOR
Name of Employee Organization: Mariposa County Managerial/Confidential Organization (MCMCO); and Service Employees International Union (SEIU)
Name of County Designated Representative: Shelline Bennett
Title(s) of unrepresented individuals with whom negotiations are being conducted: None.

[ ] PUBLIC EMPLOYEE EMPLOYMENT TITLE OR POSITION TO BE FILLED:
(Government Code Section 54957 (b) (1))

[ ] PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Position of employee under review: (Government Code Section 54954.5)

[ ] PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE (Government Code Section 54954.5)

[ ] CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Description of real property:
Agency negotiator:
Closed session will concern: ( ) price; ( ) terms of lease/purchase.

[ ] THREAT TO PUBLIC SERVICE FACILITIES
Name of the law enforcement agency involved:
Title of officer of a law enforcement agency:

[ ] LICENSE/PERMIT DETERMINATION
License or Permit applied for:
Number of license or permit applicants:
Name of applicant(s):

BACKGROUND AND HISTORY OF BOARD ACTIONS

n/a

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

n/a

FINANCIAL IMPACT

n/a

ATTACHMENTS

None

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Dallin Kimble, County Administrative Officer

RE: CLOSED SESSION: Conference with Real Property Negotiator Regarding 4802 Highway 140 in Mariposa (Spring Hill School)

RECOMMENDATION AND JUSTIFICATION

[ ] CONFERENCE WITH LEGAL COUNSEL:

[ ] Existing Litigation:
[ ] Disclosure will jeopardize existing settlement negotiations.

[ ] Anticipated Litigation
[ ] Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9.
Number of cases to be discussed:

[ ] Initiating of litigation pursuant to subdivision (c) of Government Code section 54956.9.
Number of cases to be discussed:

[ ] CONFERENCE WITH COUNTY LABOR NEGOTIATOR
Name of Employee Organization:
Name of County Designated Representative:
Title(s) of unrepresented individuals with whom negotiations are being conducted:

[ ] PUBLIC EMPLOYEE EMPLOYMENT TITLE OR POSITION TO BE FILLED:
(Government Code Section 54957 (b) (1))

[ ] PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Position of employee under review: (Government Code Section 54954.5)

[ ] PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE (Government Code Section 54954.5)

CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Description of Real Property: 4802 Highway 140 in Mariposa (APN: 012-180-055)
Agency Negotiator: Dallin Kimble
Negotiating Parties: Mariposa County Unified School District (Jeff Aranguena / Kiersten Wight)

Closed Session will Concern: price; terms of lease/purchase.

[ ] THREAT TO PUBLIC SERVICE FACILITIES
Name of the law enforcement agency involved:
Title of officer of a law enforcement agency:

[ ] LICENSE/PERMIT DETERMINATION
License or Permit applied for:
Number of license or permit applicants:
Name of applicant(s):

BACKGROUND AND HISTORY OF BOARD ACTIONS

On April 16, 2019, the Board approved a lease agreement with the Mariposa County Unified School District (District) for the Spring Hill school site at 4802 Highway 140 in Mariposa. The agreement, which has allowed Mariposa County Fire to have offices and train at the site since 2019, is valid for up to ten years at a cost of $1,300 per year. The agreement also required a one-time maintenance deposit ($10,000) and an $1,800 monthly maintenance fee.

On March 5, 2024, the District notified the Board of its intent to sell the property.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

N/A

FINANCIAL IMPACT

N/A

ATTACHMENTS

1. **MCUSD letter intent to sell Spring Hill**

MARIPOSA COUNTY UNIFIED SCHOOL DISTRICT

P. O. Box 8 Mariposa, CA 95338 * Phone (209) 742-0250 Fax (209) 966-4549

Jeff Aranguena
Superintendent

February 21, 2024

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mariposa County Fire Department
4802 Highway 140
Mariposa, CA 95338

Re: Notification of Intent to Sell Surplus Property located at 4802 Highway 140, Mariposa California (APN: 012-180-055)

To All Concerned Parties:

Pursuant to Education Code section 17464 and/or Government Code Section 54222, this letter notifies you that the Mariposa County Unified School District ("District") intends to pursue a potential sale of certain real property which is approximately 3.7 acres of land and associated improvements located at 4802 Highway 140, Mariposa California, APN: 012-180-055, known generally as the District's Spring Hill School Site (the "Property"). A legal description and map depiction of the Property are enclosed herewith.

Accordingly, the District is currently soliciting offers for the purchase of the Property. If your agency is interested in the fair market value purchase of the Property, the agency must notify the District in writing at the letterhead address of such interest no later than May 6, 2024, at which time the District will enter into good faith negotiations to determine a mutually satisfactory sale price. If a sales price cannot be agreed upon after the good faith negotiation period, the District may sell the property to another party in accordance with California law.

Please direct any inquiries regarding this Property to me.

Sincerely,

Kierstin Wight, Chief Business Officer
MARIPOSA COUNTY UNIFIED SCHOOL DISTRICT

Enclosure
43641894.1
005437.00128

MARIPOSA COUNTY BOARD OF EDUCATION AND TRUSTEES

Robert C. Hill	Kimberly Harper	Bob Morse	Jennifer Kiser, President	Robert Collins
District 1	District 2	District 3	District 4	District 5

LEGAL DESCRIPTION

20191161

MCUSD Resultant
Por. APN: 012-180-055

Exhibit "A"

All that real property situated in a portion of Projected Section 26, Township 5 South Range 18 East, Rancho Las Mariposas, County of Mariposa, State of California, described as follows

A tract of land situated on the North 1/2 of Projected Section 26, T.5S., R.18E., M.D.B.&M., Rancho Las Mariposas, Mariposa County, California, being the "Lands of Mariposa County Unified School District" as described in that certain Grant Deed recorded October 9, 1984, in Volume 264 of Official Records at Page 579, Mariposa County Records and being shown as that certain 3.70 acre parcel on the Record of Survey for Mariposa County Unified School District, filed in the Book of Maps at Page 2237, Mariposa County Records, being more particularly described as follows:

Commencing at a concrete monument set to mark the southerly right-of-way boundary of State Highway 140, at engineering station 357+30.18, said monument also bearing South 48° 30' 51" West, 3003.06 feet from the northeast corner of said projected section 26; thence along said southerly right-of-way boundary, through a curve, concave to the north, with a radius of 1075.00 feet, through a central angle of 09° 54' 48", an arc distance of 186.00 feet to the point of beginning, being a point on the curve of said southerly right-of-way boundary, with a radial bearing of North 02° 26' 12" East; thence leaving said southerly right-of-way boundary South 08° 21' 54" West, 292.00 feet; thence South 83° 39' 06" East, 210.00 feet; thence North 69° 17' 08" East, 422.10 feet; thence North 16° 11' 36" West, 267.00 feet to a point on said southerly right-of-way boundary, said point being on a curve with a radial bearing of North 24° 12' 45" West; thence along said southerly right-of-way boundary, through a curve, concave to the northwest, with a radius of 1075.00 feet, through a central angle of 26° 38' 57", an arc distance of 500.00 feet to the point of beginning, containing 3.70 acres more or less

TOGETHER WITH a portion of Parcel 1 of that certain Parcel Map for Frank Long, Jr. and Frances R. Long, recorded September 5th, 1997 in Book 27 of Parcel Maps at Page 20, Mariposa County Records, being more particularly described as follows.

> BEGINNING at a point on the northerly boundary of said Parcel 1 from which the northwesterly most corner of said Parcel 1 bears N 83°39'06"W. 171.61 feet; thence along the northerly line of said Parcel 1, S.83°39'06"E. 38.39 feet to an angle point therein; thence along the northerly line of said Parcel 1, N.69°17'08"E. 136.17 feet; thence leaving said northerly boundary, S 15°10'05"W. 72.38 feet; thence S.73°50'05"W. 98.53 feet; thence N.45°34'53"W. 75.43 feet; to the POINT OF BEGINNING

EXCEPTING THEREFROM A portion of the "Lands of Mariposa County Unified School District" as described in that certain Grant Deed recorded October 9, 1984, in Volume 264 of Official Records at Page 579, Mariposa County Records and being shown as that certain 3.70 acre parcel on the Record of Survey for Mariposa County Unified School District, filed March 13, 1986 in the Book of Maps at Page 2237, Mariposa County Records, being more particularly described as follows

> BEGINNING at the northwest corner of said "Lands of Mariposa County Unified School District", said corner being a point on the southerly right-of-way of State Highway 140, thence along the northerly line of said Lands and said southerly right-of-way in an easterly direction along the arc of a 1075.00 foot radius curve concave northerly, having a chord bearing of N 89°23'55"E. and a chord distance of 113.95, having a central angle of 06°04'34" and an arc length of 114.00 feet;

LEGAL DESCRIPTION

20191161

thence leaving said right-of-way, S.03°38'22"E 60.00 feet; thence in a westerly direction along the arc of a 1135.00 foot radius non-tangent curve concave northerly, having a chord bearing of S.89°33'30"W. and a chord distance of 126.53, having a central angle of 06°23'26" and an arc length of 126.59 feet to a point on the westerly boundary of said "Lands of Mariposa County Unified School District"; thence along said westerly boundary, N.08°21'54"E. 60.30 feet to the POINT OF BEGINNING.

The above described parcel of land is intended to encompass the same area as that certain "Non-Exclusive Public Access & Utility Easement" described in the hereinabove referenced Grant Deed and as shown on said hereinabove referenced Record of Survey.

Containing 3.70 Acres More or Less

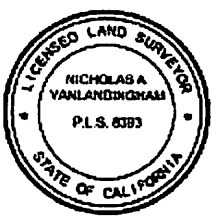
Subject to any rights-of-way or easements of record or legally acquired.

END OF DESCRIPTION

This description was prepared by me or under my direction.

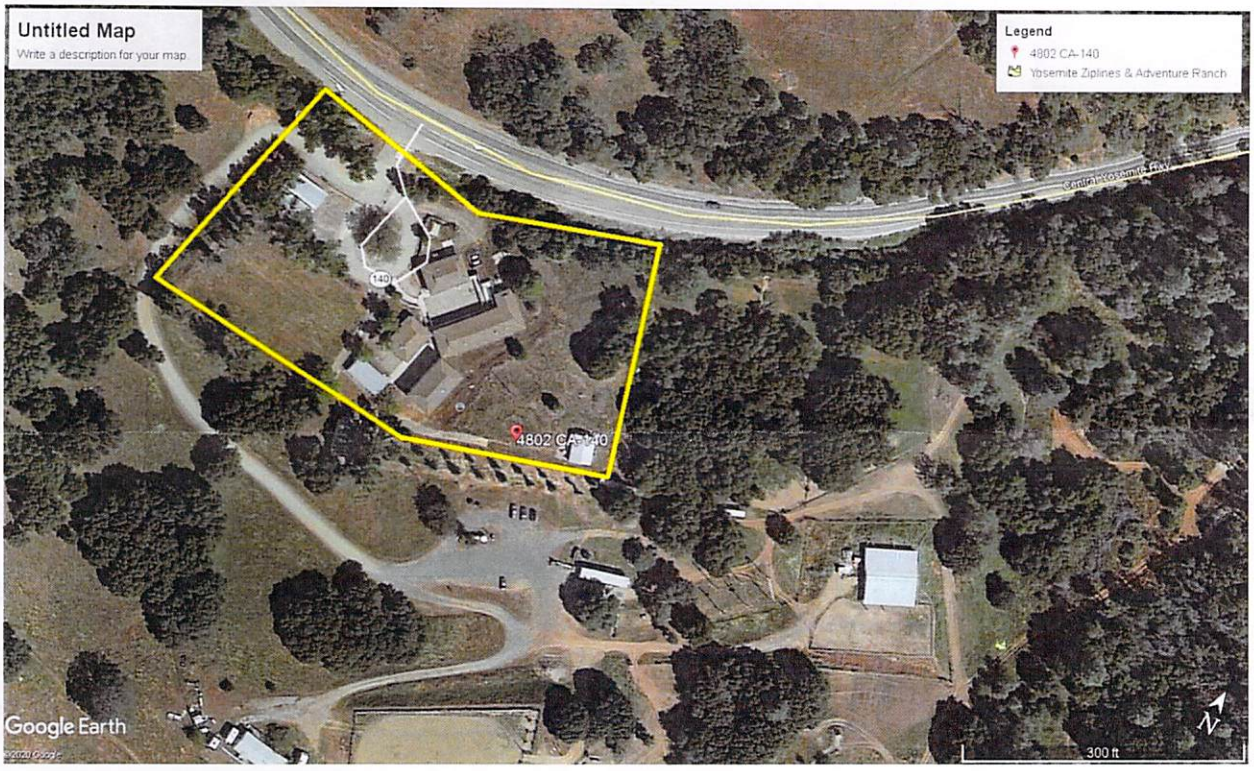
Nicholas A. Vanlandingham

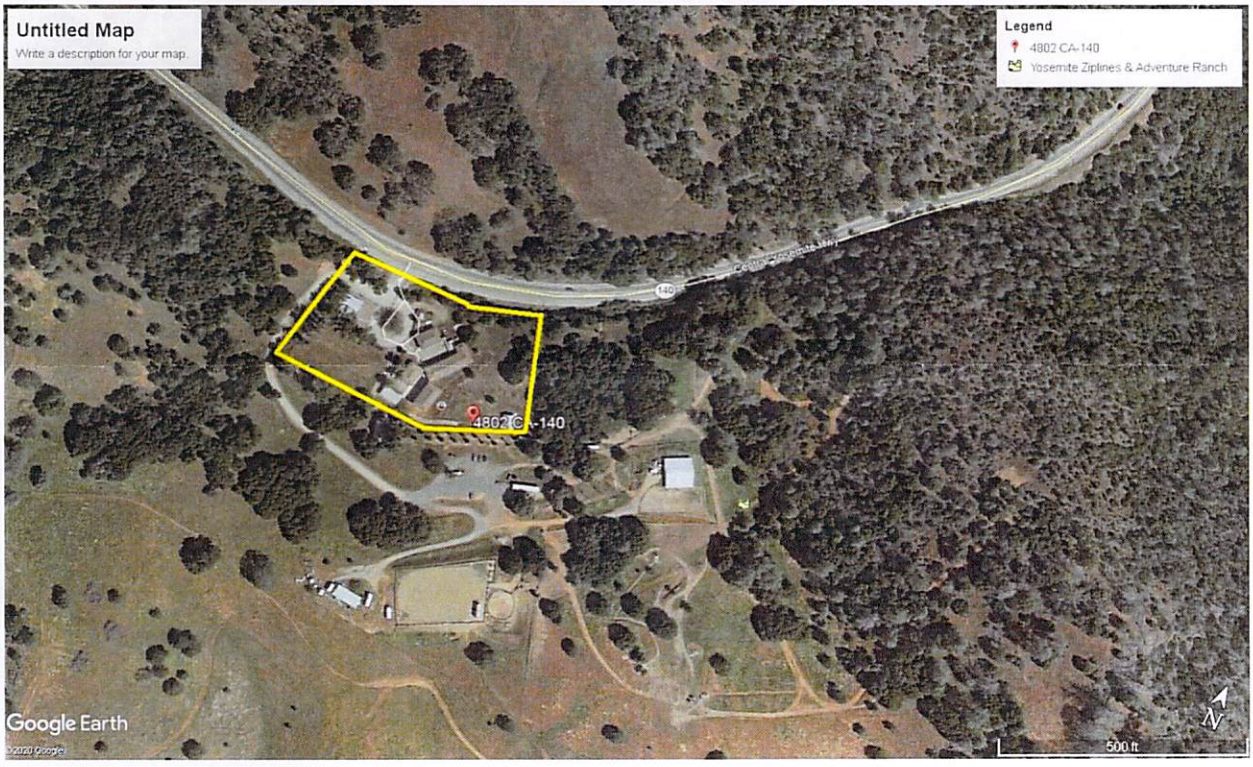
Date: 4/26/2018



43641894.1
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AERIAL PHOTOS





MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Miles Menetrey, District V Supervisor

RE: CLOSED SESSION: Public Employee Performance Evaluation: Position of Employee Under Review: Building Director (Government Code Section 54954.5)

RECOMMENDATION AND JUSTIFICATION

CLOSED SESSION: Public Employee Performance Evaluation: Position of Employee Under Review: Building Director (Government Code Section 54954.5)

[ ] CONFERENCE WITH LEGAL COUNSEL:

[ ] Existing Litigation:
[ ] Disclosure will jeopardize existing settlement negotiations.

[ ] Anticipated Litigation
[ ] Significant exposure to litigation pursuant to subdivision (b) of Government Code section 54956.9.
Number of cases to be discussed:

[ ] Initiating of litigation pursuant to subdivision (c) of Government Code section 54956.9.
Number of cases to be discussed:

[ ] CONFERENCE WITH COUNTY LABOR NEGOTIATOR
Name of Employee Organization:
Name of County Designated Representative:
Title(s) of unrepresented individuals with whom negotiations are being conducted:

[ ] PUBLIC EMPLOYEE EMPLOYMENT TITLE OR POSITION TO BE FILLED:
(Government Code Section 54957 (b) (1))

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Position of employee under review: Building Director (Government Code Section 54954.5)

[ ] PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE (Government Code Section 54954.5)

[ ] CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Description of real property:
Agency negotiator:
Closed session will concern: ( ) price; ( ) terms of lease/purchase.

[ ] THREAT TO PUBLIC SERVICE FACILITIES
Name of the law enforcement agency involved:
Title of officer of a law enforcement agency:

[ ] LICENSE/PERMIT DETERMINATION
License or Permit applied for:
Number of license or permit applicants:
Name of applicant(s):

BACKGROUND AND HISTORY OF BOARD ACTIONS

N/A

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

N/A

FINANCIAL IMPACT

N/A

ATTACHMENTS

None

MARIPOSA COUNTY

Board of Supervisors

Agenda Item – No Resolution Requested

MEETING: March 19, 2024

TO: The Board of Supervisors

FROM: Steve Engfer, Planning Director

RE: Discussion and Direction on the Mariposa County Short Term Rental Study

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RECOMMENDATION AND JUSTIFICATION

Discussion and Direction on the Mariposa County Short Term Rental Study.

The Mariposa County Board of Supervisors (Board) directed staff to prepare a comprehensive analysis of the Short-Term Rental (STR) industry and its impact on the local economy and housing market. Staff have been coordinating the study, known as the STR Study. The STR Study is also responsive to the Board directive from the General Plan's 2019 Housing Element, Section 8.6.D2.4.2, and subsequent Board direction on January 11, 2022, March 22, 2022, and October 4, 2022.

Directive

Housing and Vacation Rental Conversion Program 4.2 of the 2019-2024 Housing Element requires the County to periodically evaluate the effect of the conversion of housing units to vacation rentals. Specifically, Program 4.2 reads as follows:

"The County shall periodically evaluate any potential nexus between the reduction in the County's supply of housing and the conversion of units to vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts."

Staff acted on Board direction to initiate the study in early 2023 through the County's purchasing policy and selected, then contracted with BAE Urban economics to study STR impacts on March 21st 2023. At the same time, staff initiated a County-wide community outreach effort to gain community perspectives on the STR industry.

The results of the STR survey and preliminary STR impact study were then communicated back to the community in a series of public meetings throughout the County. The topic of short-term rentals is of high interest to County residents, staff and leadership, who have all worked tirelessly to provide current information on the project. Staff is also keenly interested in STR industry nuances and interviewed local operators and hospitality professionals to gather their perspectives. Local employers and residents were also interviewed during the study to understand the housing challenges that they are currently facing.

The interviews with community stakeholders made the complexity of the issue clear, and we acknowledge that this is a difficult conversation for many members of our community. On the one hand, STRs have contributed to raising the sale and rental market values of homes across the county to unaffordable levels for many community members. Conversely, STRs have raised property values for resident homeowners and generate revenue for local entrepreneurs, retirees, and the County itself.

Faced with this complexity, we can look back to our original directive and the findings of the study.

The first portion of the directive is the evaluation of the STR industry and the conversion of the local housing supply from residential use available for all socio-economic segments to a housing unit that is used as tourist accommodation, and does that conversion adversely affect the local housing supply? The literature review says yes and the long-term resident say yes, because they see vacation houses on their road or street, that used to be filled with working Mariposa families. Our comprehensive analysis notes that the portion of our housing stock that is in vacation rental use is now over 9%, many of which were conversions of historically used single family homes. But many STRs are not conversions and built specifically for vacation rental use. There are also some units which were saved from disrepair by a builder that could only afford the cost of the repairs through the ability to short-term rent the house.

The conversion of single-family houses to vacation rentals affects the availability of workforce housing, but there are many other factors in play as well; like an aging housing stock, interest rate-driven wage-to-loan approval disparities and catastrophic wildfire.

Some of these factors we can affect through local policies and programs, some we cannot. If there are opportunities to mitigate any negative effects on the local housing supply either the State or County take those steps, for example, through Wild Land Urban Interface building code our County grants that support the rehabilitation of aging housing. As the governing body of the County, we can also affect how we manage our short--term rental program. Staff recommends that we do this locally to craft a solution that is contextualized to our community. The set of 27 recommendations from the STR study lay out contextualized options for mitigation measures for the conversion of residential housing units as well as process improvements to the County's vacation rental program, options for nuisance mitigation and opportunities for solution based complementary housing programs.

Staff recommends close review of the 27 recommendations that are compiled into the six categories:

Administrative and Process Updates, Updating Eligibility Standards, Limiting the Number and Type of STRs, Geographic Targeting and Density Limits, Nuisance and Mitigation and Enforcement and Related Policies and Programs. These recommendations are noted both in the executive summary of the study and then in more detail on pages 43-52.

The Administrative and Process Update recommendations are practical improvements, and the Related Policies and Programs are solution-based recommendations that have been mostly supported by the Planning Commission. The Housing Programs Advisory Committee has also offered preliminary recommendations that focused on the categories of Geographic Targeting and Density Limits and Related Policies and Programs recommendations, particularly Expanding and Diversifying the Housing Supply and Establishing a Dedicated Local Funding Source for Housing Programs.

Staff Recommends that the Administrative and Process Updates and the Related Policies and Programs are set as priority recommendations to align with the Housing Element and Development Code updates. These recommendations will also deliver business efficiencies to the County and STR operators alike and establish opportunities for workforce and middle-class housing development. Updating Eligibility Standards, Limiting the Number and Type of STR, Geographic Targeting and Density limits and Nuisance Mitigation and Enforcement are all important recommendations that could be considered now or revisited at least annually.

If directed to pursue any of the study recommendations, staff will begin working on specific items to bring items back to the Board for action. Some of these will likely be incorporated into the Housing Element update in mid-summer and the development code update later this year.

Staff is seeking direction on what recommendations, if any, the Board would like to staff to pursue.

BACKGROUND AND HISTORY OF BOARD ACTIONS

January 11th, 2022 Board of Supervisors Discussion and Direction on Housing Typologies
March 22nd, 2022 Board of Supervisors Discussion and Direction on Housing Market Trends
October 4th 2022, Board of Supervisors Discussion and Direction on Vacation Rentals
March 21st 2023, RES 2023-166 Enter into an agreement with BAE for Short Term Rental Study

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION

Alternatively, the board could identify other recommendations for staff to consider. Negative action would direction would result in staff not working on any of the recomendations.

FINANCIAL IMPACT

No budget impact by this action because there is no being requested as a part of this action..

ATTACHMENTS

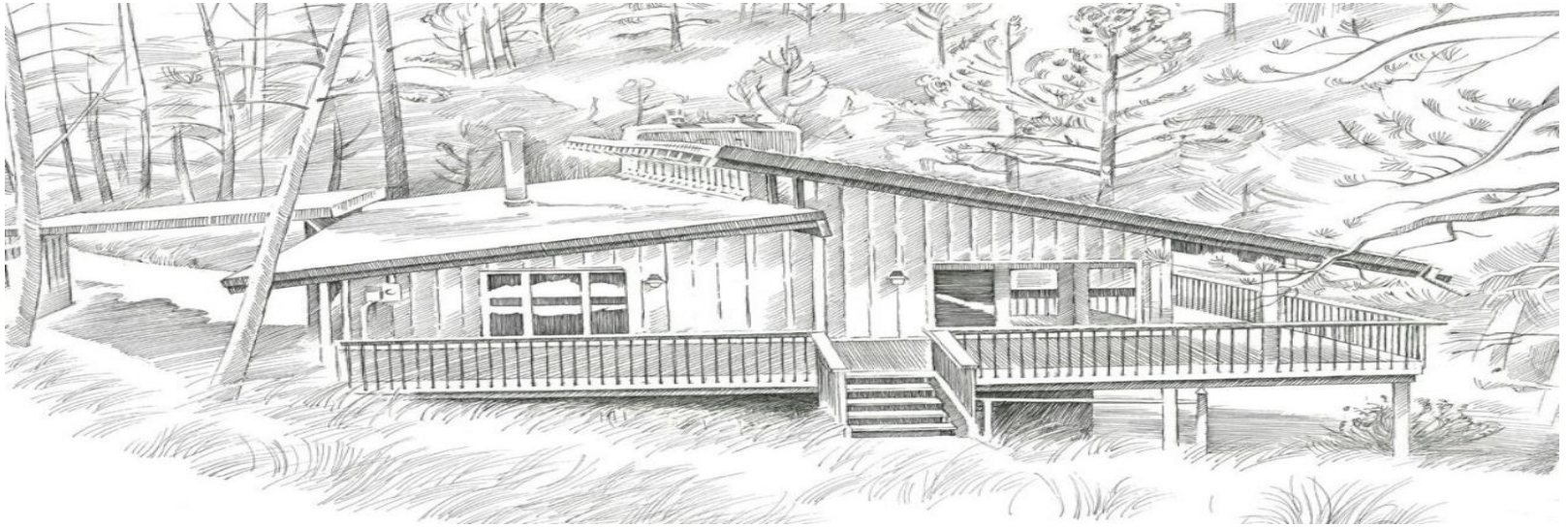
1. **STR Presentation 3.19.2024 (1)**
2. **Mariposa County_STR Study_REVISED_02-28-2024_Clean**
3. **Cook - K.1 - STR_Redacted**
4. **Swenson - K.1 - STR_Redacted**
5. **PC - STR Res.**

Short Term Rental: Discussion Direction

Board of Supervisors March. 19, 2024

- Project overview
- Recommendations Review
  - Consultant
  - Planning Commission
  - HPAC
- Questions, Discussion and Direction





Current considerations At the end of 2023 the County has 874 active short-term rentals with 42 applications pending. The following graph charts the growth and losses in both the County's housing stock and short-term rentals.

	2010	2014	2018	2020	2022	2023
Total Housing	10,188	10,386	10,429	10,484	9,531 *	Approx. 9,578
STRs	243 (2.3%)	432 (4%)	671 (6.4%)	708 (6.7%)	804 (8.4%)	874(9.2%)

*Notes recalibration of housing units from 2020 census and losses from Detwiler and Oak fires

Project overview



- **Background -** The Mariposa County under the direction of the Board of Supervisors has been involved in a comprehensive analysis of the short-term rental industry and its impacts on the local economy and housing market. This is in response to the board directive from the General Plan's 2019 Housing Element, Section 8.6.D2.4.2, and subsequent direction on January 11, 2022, March 22, 2022, and October 4, 2022.
- **STR Public Engagement** - The public engagement on this item was extensive, with 78 public comments in response to the October 4th, 2022, Board vacation rental discussion. That number was dwarfed by the response to the STR survey released in May 2023, which had 779 respondents representing all supervisorial districts, sub-communities, and occupations in the county. Preliminary economic analysis from BAE Economics and the survey data was then communicated back to the community in a series of events throughout the county in which 88 more community members attended. At the same time, a randomly-sampled trial community survey was conducted in the county. With three questions regarding STRs, the findings from both surveys aligned.
- **Mariposa County Short Term Rental Study** - The Mariposa County Short-Term Rental Study is the product of a contract with BAE Economics, from Davis, California, office on March 21st of 2023. The contact with BAE was conducted through the competitive solicitation process in which 7 qualified firms responded. BAE has produced STR studies for other jurisdictions and specializes in mountain and tourist communities like Placer County, Mono County, and the Town of Truckee. The comprehensive analysis produced 26 recommendations in six categories that the County could consider. Note a new recommendation is being added based on a new legal precedent.
- **The Planning Commission and Housing Program Advisory Committee recommendations -** After review of the community engagement and STR Study by an Ad-Hoc Committee of Planning Commissioners, the Planning Commission has provided several recommendations for the Board of Supervisors consideration. The Housing Programs Advisory Committee met on March 4th and has provided some preliminary recommendations.

Recommendations from Study

A	**Administrative and Process Updates**
1	Update the Definition of an STR
2	Add code text noting STR's are not a vested right
3	Collect Additional Attribute Data
4	Require STR Platforms to Submit Data
5	Update Application Process
6	Update Renewal Procedures
7	Require Permit Numbers on all Advertising
B	**Update Eligibility Standards**
8	Prohibit STR's in Properties Recently Subject to eviction
9	Establish Waiting Period for New Home Purchases
10	Leverage STR's to Facilitate new Home Construction
11	Encourage Agritourism Development Through STR's
12	Establish Limits on Fractional Ownership
C	**Limit the Number and Type of STR**
13	Establish a Cap on the Number of Permitted STR's
14	Create a Mechanism to Reduce Permits When Needed
15	Consider Allowing Only Hosted STR's
16	Consider a Cap on Nights Rented in Non-Hosted STR's

D	**Geographic Targeting and Density Limits**
17	Consider Geographic Targeting of the STR Policy
18	Consider STR Density Limits
E	**Nuisance Mitigation and Enforcement**
19	Require Designation of a Local Contact
20	Adopt Enhanced Community Standards
21	Enhanced Enforcement Program
F	**Related Policies and Programs**
22	Strongly Oppose SB 584
23	Encourage Development of Other Accommodation Types
24	Lobby for Tenants Rights Reform
25	Expand and Diversify the Housing Supply
26	Establish a Local Funding Source for Housing Programs
27	Pursue Economic Development Initiatives

What These Categories Do

A	**Administrative and Process Updates** Recommendations intended to streamline the application process, improve administrative procedures, and increase the amount and quality of data collected on STRs
B	**Update Eligibility Standards** Recommendations intended to improve program administration and address the influence of STRs on the long-term housing market.
C	**Limit the Number and Type of STR** Recommendations facilitating management of the tourist accommodations inventory and to address the influence of STRs on the long-term housing market.

D	**Geographic Targeting and Density Limits** Recommendations to discourage the overconcentration of STRs while ensuring the availability of tourist accommodations in desirable locations.
E	**Nuisance Mitigation and Enforcement** Recommendations to improve enforcement of existing and recommended STR policy and regulatory standards and to mitigate impacts on community livability.
F	**Related Policies and Programs** Recommendations that further objectives not directly associated with the STR policy and associated regulations, but which have a significant bearing on the County's tourist accommodations industry, as well as the balance between workforce wages and the availability and adequacy of regional housing resources.

Administrative and Process Updates: Recommendations intended to streamline the application process, improve administrative procedures, and increase the amount and quality of data collected on STRs.

1. **Update the Definition of an STR:** Update the definitions for an STR and other related uses to better reflect the functional differences between different forms of visitor accommodations.
2. **Update Code Language on Vested Interests:** Consider updating the Code of Ordinances to address the relationship between STR permits and the conveyance of vested interests and entitlements. The County may want to consider language similar to that used in the City of South Lake Tahoe Code of Ordinances, which was upheld in recent court proceedings.
3. **Collect Additional Attribute Data:** Update the administrative process for issuance of TOT certificates to collect more information on the types of properties providing tourist accommodations to aid in long-term evaluation of program effectiveness.
4. **Collect Additional Attribute Data:** Update the administrative process for issuance of TOT certificates to collect more information on the types of properties providing tourist accommodations to aid in long-term evaluation of program effectiveness.
5. **Update the Application Process:** Implement updated procedures as identified by County staff to streamline the permitting application and inspection process.
6. **Update Renewal Procedures:** If the County successfully implements updates to the TOT data collection and monitoring program, the County may consider increasing the amount of time that an STR permit is valid for before needing to be renewed
7. **Require Permit Numbers on All Advertising:** Require operators to prominently identify their STR permit number and expiration date on all advertisements and listings.

Update Eligibility Standards

Recommendations intended to improve program administration and address the influence of STRs on the long-term housing market.

8. Prohibit Short-Term Renting of Properties Recently Subject to Eviction: To reduce the incentive for property owners to evict existing tenants in order to convert the property to an STR, consider prohibiting units that have recently been subject to an eviction from being registered as an STR for a specified period.

9. Establish a Waiting Period for New Home Purchase: Establish a waiting period of at least one year following the purchase of a residential property before that property is eligible to apply for an STR permit and be added to the wait list.

10. Leverage STRs to Facilitate Home Construction: Recognizing the County's interest in expanding the countywide housing inventory, study options to leverage STRs to facilitate new home construction.

11. Encourage Agritourism Development Through STRs: Consider an agritourism STR set-aside that would provide a dedicated number of STR permits that may be allocated to agritourism operations, particularly if located outside of Yosemite NP and the Mariposa-Midpines areas.

12. Establish Limits on Fractional Ownership: While tested models are few, the County should consider developing a policy identifying areas within the county where fractional ownership of housing is allowed, while restricting fractional ownership throughout the remainder of the county, similar to the way timeshares are treated.

Limit the Number and Type of STR

Recommendations facilitating management of the tourist accommodations inventory and to address the influence of STRs on the long-term housing market

13. Establish a Cap on the Number of Permitted STRs: Consider limiting the total number of STRs that may be permitted within Mariposa County at any given time.

14. Create a Mechanism to Reduce Allowed Permits When Needed: If Mariposa County elects to limit the number of STR permits allowed throughout the county, it will be important to also establish a mechanism for decreasing the number of permits that may be issued, as needed.

15. Consider Allowing Only Hosted STRs: The County may consider using differential regulations for hosted and non-hosted STRs to limit the prevalence of absentee landlords and corporate ownership within the STR market and to help mitigate the prevalence of nuisance issues.

16. Consider a Cap on Nights Rented for Non-Hosted STRs: To discourage the proliferation of non-hosted STRs, consider establishing a maximum number of nights per year that a non-hosted STR may be rented.

Geographic Targeting and Density Limits

Recommendations to discourage the overconcentration of STRs, while ensuring the availability of tourist accommodations in desirable locations

15. Consider Geographic Targeting of the STR Policy: Recognizing the concentration of tourism demand in certain parts of the county, consider applying different standards within specific geographic subareas that can help to ensure the availability of visitor accommodations in areas appropriate for the concentration of visitor activity (i.e., in proximity to main tourist destinations). The County may define these geographic subareas as needed. For example, the County may update the STR policy in a way that leverages local community plans to ensure that the policy is tailored to local conditions and desired land use patterns.

- *Near Yosemite NP:* Consider allowing a greater number of STRs in communities like Yosemite West, Wawona and Fish Camp due to their proximity to key visitor destinations in Yosemite NP, the large number of existing STR units, and the limited inventory of alternative visitor accommodations (e.g., hotels and motels) in those areas. This should also be balanced with the need to improve the availability of long-term housing for local employees.
- *Near Mariposa-Midpines:* Consider limiting the number of STRs allowed within the central part of the county, including within the Midpines Community Plan Area and the Mariposa Town Planning Area. This may include an area-wide cap on the number of permitted STRs, or may take the form of greater restrictions on the number of STRs allowed within designated zoning districts. The number of STRs allowed in this area should prioritize the preservation of existing long-term housing while allowing existing STR operators the ability to continue.
- *Remainder of the County:* Consider more permissive policies regarding the number of STRs that may be permitted within the remainder of Mariposa County outside of Yosemite NP and the Mariposa-Midpines area, recognizing that many within the broader county are looking to expand the STR inventory to attract tourist dollars to support local businesses. Consider tying the approval additional STR capacity in this area with other desirable land uses, such as agricultural homestays and other similar activities. Also consider updating the County Code to acknowledge and formalize other desired forms of tourist accommodations, like private campsites, RV villages, and other forms of lodging.

16. Consider STR Density Limits: As an alternative, or in addition, to geographic carve-outs, the County may consider establishing STR density standards that establish a minimum distance between permitted STR units. These requirements should be applied in areas where the current density of STRs is lower, or where the existing concentration of STRs has resulted in a concentration of nuisance and community character concerns.

Nuisance Mitigation and Enforcement

Recommendations to improve enforcement of existing and recommended STR policy and regulatory standards and to mitigate impacts on community livability.

19. Require Designation of a Local Contact: Consider requiring that all STRs be associated with a designated local contact person that would be required to be available to respond to problems at the subject property as they arise within 30 minutes to one hour of receiving notification of a problem.

20. Adopt Enhanced Community Standards: Recognizing the nature of common nuisance complaints, consider adopting enhanced quality of life standards addressing common neighborhood concerns, such as noise, parking, trash management, wildfire safety, etc. Consider applying comparable standards to all members of the community, not just STRs, to ensure all members of the community are held to the same standards without singling out STRs alone.

21. Enhance Enforcement Program: Consider assigning dedicated staff to STR nuisance abatement and program enforcement activities, including staffing a 24/7 hotline. Consider implementing a three strikes policy or points system that would allow the County to revoke TOT certificates from operators that repeatedly violate the good neighbor policy and other community standards, and/or who fail to demonstrate a good faith attempt to address problems in a timely manner. The County should also develop a range of potential penalties and sanctions that may be levied.

Related Policies and Programs

Recommendations that further objectives not directly associated with the STR policy and associated regulations, but which have a significant bearing on the County's tourist accommodations industry, as well as the balance between workforce wages and the availability and adequacy of regional housing resources

22. Strongly Oppose Legislation Similar to SB 584: Work with other jurisdictions to strongly oppose passage of legislation similar to Senate Bill (SB) 584, which proposed the imposition of a 15 percent statewide TOT on occupancy of STR's.

23. Encourage Development of Other Accommodation Types: Take steps to encourage development of new tourist accommodations other than STRs that do not impact how the housing stock is utilized, including hotels and camping.

24. Lobby for Tenants Rights Reform: Work with other jurisdictions to lobby state lawmakers to advance tenants' rights reform which strikes a better balance between tenant protections and property owner interests to lessen the disincentive to long-term rent existing housing units. These efforts may also include enhanced landlord education, including workshops, briefing materials, model lease agreement templates, and other proven materials.

25. Expand and Diversify the Housing Supply: To better manage/mitigate the impact of STRs on the housing market, Mariposa County should take steps to encourage and facilitate construction of a diversity of housing types that meet the needs of a wide array of workforce households, including smaller single-family units (both detached and attached) on smaller lots, as well as townhomes and apartments, in locations that support such development .

26. Establish a Dedicated Local Funding Source for Housing Programs: Successful implementation of local housing programs requires consistent and adequate funding. To achieve this, many communities are establishing new locally controlled funding sources that generate revenue that is then dedicated to furthering workforce housing objectives.

27. Pursue Economic Development Initiatives: One primary contributor to the shortage of affordable housing in Mariposa County is the difference between historical income growth and housing costs over time. Where STR regulation and new home construction are intended to increase the supply of housing available for full-time occupancy, the County should also prioritizing efforts aimed at increasing the local wage levels and the number of living wage jobs within the County.

PC Recommendations from Study

A	**Administrative and Process Updates**
1	Update the Definition of an STR
2	Collect Additional Attribute Data
3	Require STR Platforms to Submit Data
4	Update Application Process
5	Update Renewal Procedures
6	Require Permit Numbers on all Advertising
B	**Update Eligibility Standards**
7	~~Prohibit STR's in Properties Recently Subject to eviction~~
8	~~Establish Waiting Period for New Home Purchases~~
9	~~Leverage STR's to Facilitate new Home Construction~~
10	~~Encourage Agritourism Development Through STR's~~
11	~~Establish Limits on Fractional Ownership~~
C	**Limit the Number and Type of STR**
12	~~Establish a Cap on the Number of Permitted STR's~~
13	~~Create a Mechanism to Reduce Permits When Needed~~
14	~~Consider Allowing Only Hosted STR's~~
15	~~Consider a Cap on Nights Rented in Non-Hosted STR's~~

D	**Geographic Targeting and Density Limits**
16	Consider Geographic Targeting of the STR Policy Planning area duty
17	Consider STR Density Limits Planning area duty
E	**Nuisance Mitigation and Enforcement**
18	Require Designation of a Local Contact Planning area duty
19	Adopt Enhanced Community Standards Planning area duty
20	Enhanced Enforcement Program Planning area duty
F	**Related Policies and Programs**
21	~~Strongly Oppose SB 584~~ *Note the BOS has already done this*
22	Encourage Development of Other Accommodation Types
23	~~Lobby for Tenants Rights Reform~~
24	Expand and Diversify the Housing Supply
25	Establish a Local Funding Source for Housing Programs
26	Pursue Economic Development Initiatives

Related Policies and Programs Discussion With Full PC to be recommended to the Board of Supervisors

- Change the vacation rental bedrooms from 3 to 5 bedrooms (Relates to recommendation 1)
- County to provide pre-approved plans for ADUs This will be mandated through AB 1332 by 2025
- Park Model RVs to be allowed for residential living
- Create a Housing Trust Fund from a dedicated source on all TOTs. These funds to be matched (if possible) by the County. Funds to be used for highest and best use. For example, funds could be used to cover the building permit and school fees for new ADU construction. This could be vetted through the current Stanford Impact Labs Fellowship (Relates to Study Recommendation 25)
- More permissive ADU law, for example, writing local code to allow for a detached J-ADU (Relates to recommendation 24)
- Programs that support/incentives renting to locals
- Look at workforce housing incentives or requirements for new hospitality development
- Incorporate state law for financing ADUs through individual ownership on the same property (AB 1033).

HPAC Recommendations from Study: HPAC recommended the highlighted 4 recommendations

A	**Administrative and Process Updates**
1	Update the Definition of an STR
2	Collect Additional Attribute Data
3	Require STR Platforms to Submit Data
4	Update Application Process
5	Update Renewal Procedures
6	Require Permit Numbers on all Advertising
B	**Update Eligibility Standards**
7	Prohibit STR's in Properties Recently Subject to eviction
8	Establish Waiting Period for New Home Purchases
9	Leverage STR's to Facilitate new Home Construction
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19	Adopt Enhanced Community Standards
20	Enhanced Enforcement Program
F	**Related Policies and Programs**
21	Strongly Oppose SB 584 *Note the BOS has already done this*
22	Encourage Development of Other Accommodation Types
23	Lobby for Tenants Rights Reform
24	Expand and Diversify the Housing Supply
25	Establish a Local Funding Source for Housing Programs
26	Pursue Economic Development Initiatives

Recommendations for Discussion and Direction

A	**Administrative and Process Updates**
1	Update the Definition of an STR
2	Add code text noting STR's are not a vested right
3	Collect Additional Attribute Data
4	Require STR Platforms to Submit Data
5	Update Application Process
6	Update Renewal Procedures
7	Require Permit Numbers on all Advertising
B	**Update Eligibility Standards**
8	Prohibit STR's in Properties Recently Subject to eviction
9	Establish Waiting Period for New Home Purchases
10	Leverage STR's to Facilitate new Home Construction
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25	Expand and Diversify the Housing Supply
26	Establish a Local Funding Source for Housing Programs
27	Pursue Economic Development Initiatives

Next Steps and Questions

- All of the recommendations from the study have value and should be considered.
- Staff Recommends that the Administrative and Process Updates(Recommendations 1-7) and the Related Policies and Programs(Recommendations 21-26) are set as priority recommendations to align with the Housing Element and Development Code updates. These recommendations will also deliver business efficiencies to the County and STR operators alike and establish opportunity for workforce and middle-class housing.
- Updating Eligibility Standards, Limiting the Number and Type of STR, Geographic Targeting and Density limits and Nuisance Mitigation and Enforcement are all important recommendations that could be considered now or revisited at least annually.
- If directed to pursue any of the study recommendations staff will begin working on specific items to bring items back to the Board for action. Some of these would be incorporated into the Housing Element update in mid-summer and the development code update later this year.

bae urban economics

Short-Term Rental (STR) Study - REVISED

Prepared for Mariposa County

February 28, 2024





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EXECUTIVE SUMMARY

Renting privately owned housing for tourist use is not a new concept in Mariposa County. People have been renting vacation homes and cabins since the very first years of Yosemite National Park (NP). However, the landscape of the short-term rental market changed with the introduction of online booking platforms like Airbnb. Though the exact size of the global short-term rental (STR) market is unclear, what is clear is that the market is growing rapidly with many major tourist destinations observing increases in the prevalence of major nuisance issues and impacts to local housing markets. As a result, many communities are developing innovative new regulatory approaches to address local priorities.

Recognizing the perceived expansion of the STR industry and associated impacts, Mariposa County contracted with BAE Urban Economics to help the County evaluate the local STR market and to propose recommended updates to the County's STR regulatory framework to address local concerns and priorities. The following report summarizes key findings from BAE's analysis, including:

- Review of the contemporary academic literature on the economic impacts;
- Evaluation of recent trends in the STR market;
- Evaluation of recent housing market trends;
- Evaluation of pandemic-induced migration patterns;
- Estimation of induced workforce housing demand; and
- Review of regulatory approaches to STR policy in peer communities.

Definition of an STR

For the purposes of this research, an STR includes real property designed for long-term residential use, including the availability of full kitchen and bathroom facilities, that is used to provide visitor accommodations for a period of 30 days or less. This is different from a bed and breakfast use, which also offers on-site services, like cooked meals, on-site check-in, and concierge services, etc. Both STRs and bed and breakfasts can be juxtaposed with dedicated hotel and motel uses, which are designed for transient use and typically do not include full kitchen facilities (though some may have kitchenettes).

Empirical Research on STR Impacts

Recognizing the recent growth of interest in the impacts of STRs on local housing and tourist accommodations markets, BAE reviewed more than two dozen peer reviewed academic articles and industry publications on the subject. Although the research primarily focuses on urban settings, it nonetheless provides valuable quantitative documentation of the existence of real relationships between STRs and long-term housing markets. The contemporary academic literature reviewed for this study consistently found statistically significant relationships between proportionate increases in the number of STR listings and the

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availability and pricing of long-term housing, both rental and for-sale. The research also found that an increase in the prevalence of STRs is also likely to impact occupancy and pricing for dedicated hotel units. The magnitude of the impacts on the housing and hotel markets ranged from relatively marginal to fairly significant; though one article notes that while the coefficients seem marginal, the significant growth in the sector in recent years likely results in sizable cumulative impacts over time. Nonetheless, the size of the impact coefficients implies that STRs are likely one of many factors influencing long-term housing availability and pricing.

Trends in the Mariposa County STR Market

The STR Inventory

Transient Occupancy Tax (TOT) data provided by Mariposa County indicates that there were around 810 STRs with approximately 1,590 visitor beds in Mariposa County as of June 2023. There were also another 40 units and nearly 100 beds associated with certified bed and breakfast operations. This suggests that STRs and bed and breakfasts represent a little over one third of Mariposa County's total visitor bed inventory. The County's TOT certificates data indicate that the County gained around 270 new permitted STRs between June 2018 and May 2023. This represents an average annual growth rate of 7.8 percent, or 54 new listings per year. Most of the new listings were in Mariposa (122 new listings) and Yosemite NP (101 new listings), including Wawona and Yosemite West.

STR Unit Type

Data from AirDNA, a private data vendor, indicate that the vast majority of STR listings in Mariposa County are for properties with three or fewer bedrooms. This means that these units would likely meet the functional needs of local workforce households. Larger properties with four or more bedrooms represent a relatively small share of the total inventory and are generally more suited to use by large visitor groups, although some larger workforce households may also be in the market for larger housing units for their own use. County Code section 17.108.180 restricts short-term renting to housing units with three or fewer bedrooms. The larger units in the inventory likely represent units that were grandfathered into the existing ordinance or which were permitted as bed and breakfast properties.

STR Availability

Data from AirDNA also indicate that around 60 percent of all STR listings in Mariposa County are reportedly available for tourist use between 271 and 365 days per year, with another 11 percent being available for 181 to 270 days per year, suggesting that a majority of STR listings area associated with more or less full-time STRs. The areas with the highest concentration of full-time STRs include El Portal and Yosemite NP (i.e., Yosemite West and Wawona), with Midpines and Mariposa having lower shares.

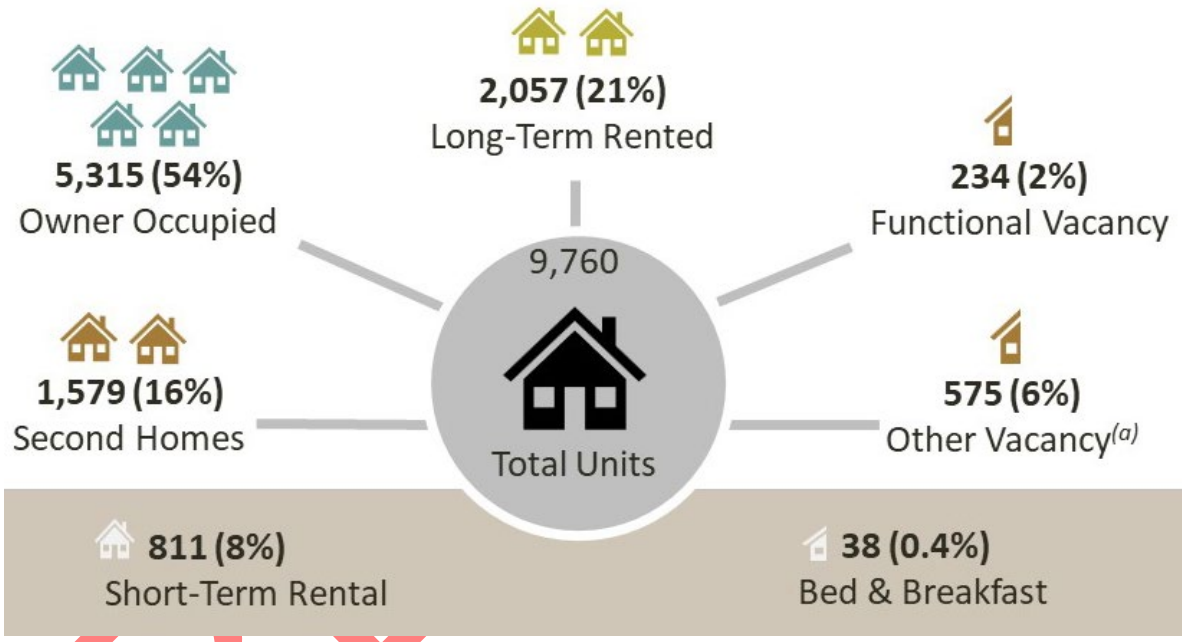
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ADR and Revenue

The average daily rate, or ADR, is a widely used metric in the hospitality industry reflecting the average price of an occupied tourist accommodation unit. The countywide ADR was $366 per night, but was highly influenced by the high rates and high occupancy associated with STRs located in areas like El Portal, Yosemite West, and Wawona. Areas that were closer to the National Park had the highest rates at $400 and $600 per night, while areas like Mariposa and Midpines had more modest rates of $260 and $270 per night. Areas like Coulterville and Catheys Valley had rates of $200 or less per night.

Changes in Housing Market Composition

Exhibit A: Housing Stock Utilization, Mariposa County



Note: (a) Includes units that are rented and sold, but not yet reoccupied, as well as migrant worker housing and units that fall into the Census Bureau's "vacant other" category.

Source: U.S. Census Bureau, 2020 Decennial Census, June 2023; Mariposa County, Transient Occupancy Tax Certificate Records, May 2023; BAE, June 2023.

Housing Stock Utilization

According to the Decennial Census, there were 9,760 total housing units in Mariposa County in 2020, which represents a loss of 428 housing units (roughly 4.2 percent) since 2010. As illustrated in Exhibit A above, 7,372 units (77 percent) were occupied on a full-time basis, including 5,315 units (54 percent) that were owner occupied and 2,057 units (21 percent) that were long-term renter occupied. Of the remainder, 1,579 units (16 percent) were vacant for seasonal and occasional use. Another 234 units (2.4 percent) were vacant as a result of actively being marketed for rent or for sale. The figure shows 575 units in the "other vacant"

category, which includes 448 units identified in the Census Bureau's "vacant other" category, as well as units that have been sold or rented but not reoccupied and units held vacant for migrant workers. While not a perfect comparison, as of June 2023, Mariposa County reported having 8011 certified short-term rentals and 38 certified bed and breakfasts, which generally represent a subset of the approximately 1,600 or so units that are vacant for seasonal use.

Housing Vacancy Trends

According to the Decennial Census, the overall countywide housing vacancy rate changed relatively little between 2010 and 2020. As of 2020, the countywide rate was 24 percent, with more than 20 percent being attributed to seasonal vacancy, including both STRs and second homes. The areas closest to the National Park exhibited the highest vacancy, both total and seasonal. Data on functional vacancy by tenure, which includes housing that is available for rent and sale, shows relatively healthy vacancy rates of approximately two percent in the for-sale market and around five to six percent in the rental housing market. These generally fall within the range of what most economists consider healthy (i.e., sufficient to allow those in need of housing to find units but not so high as to put downward pressure on pricing). Nonetheless, additional data on the prevalence of housing problems in the Mariposa County market, such as overpayment and overcrowding, indicate a likely mismatch between the characteristics of the available housing stock and the needs of many resident workforce households in Mariposa County.

Home Price Trends

Data from Zillow indicates that for-sale home prices increased steadily in Mariposa County from 2013 through the first part of 2020. With the onset of the COVID pandemic, home prices increased dramatically to a peak in late 2022. Local real estate brokers indicate that much of the increase in sale prices resulted from out of area buyers purchasing second homes for remote work, with many buyers expecting to generate income through short-term renting. Between the fourth quarter of 2022 and the second quarter of 2023, home sale prices have decreased. Brokers indicate that many of these sellers recently purchased the units and are selling, at least in part, because short-term rental income did not meet expectations. This suggests that at least a partial market correction is underway in the local for-sale market.

Data on trends in the rental market is quite limited, though anecdotal information indicates that prices range between $900 and $1,000 per bedroom on average for units with three or fewer bedrooms, and $600 per bedroom per month for larger units.

COVID Migration Impacts

Relatively little data is currently available regarding how onset of the COVID-19 pandemic impacted residential vacancy in Mariposa County. Census Bureau data for the period after 2020 are available only through the American Community Survey (ACS), which is a multi-year survey tool known to feature high margins of error. Available estimates of countywide housing vacancy published by the California Department of Finance (DOF) indicate that while

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residential vacancy held steady between 2010 and 2020 at around 24 percent, housing vacancy decreased between 2020 and 2023 by 1.7 percentage points. This implies a shift in regional housing patterns likely resulting from onset of the pandemic.

Additional data on change of address requests published by the U.S. Postal Service (USPS) indicates that Yosemite NP experienced a significant outflow of residents, while the remainder of the county experienced a net inflow of new residents starting in 2020, then tapering off in 2021 and 2022. Data on school enrollment, however, shows a relatively flat trend, suggesting that the incoming residents may or may not have remained in Mariposa County long-term.

Induced Workforce Housing Demand

Dean Runyan, a private data vendor, prepares the annual *The Economic Impact of Travel: California* on behalf of Visit California. Based on data provided for Mariposa County, BAE estimates that the hotel, motel, and vacation rental industry supports approximately 4,756 jobs countywide, which equals approximately 78 occupied visitor nights per job supported. Based on an average of 205 occupied nights per STR per year in Mariposa County, BAE estimates that an average STR supports 2.6 jobs in the county. Assuming 1.65 workers per household, an average STR likely generates demand for 0.65 workforce units.

Regulatory Approaches in Peer Communities

To provide additional insight into how Mariposa County could approach STR regulation, this study includes an overview of Mariposa County's current regulations pertaining to STRs, as well as the regulatory approaches enacted by 17 peer communities identified by Mariposa County staff.

Existing Mariposa County Regulations

Title 3 and Title 17 of the Mariposa County Code, which pertain to the permitting and regulation of vacation rentals and bed and breakfasts in single-family residential structures, were most recently amended on March 15, 2016 under Ordinance No. 1116, as well as through Resolution 2016-102 which amended Volumes I and II of the Mariposa County General Plan, including the Mariposa, Coulterville, Fish Camp, and Wawona Area Plans, and also amended Titles 3 and 17 of the County Code.

The existing STR regulations in Mariposa County are relatively straight forward with no limit on the number of vacation rentals, bed and breakfasts, or agricultural homestays that may be active within the county. STRs are permitted as an allowable use in all principal zoning districts, with the exception of the light manufacturing and industrial zones. The Code then requires operators to obtain a TOT certificate. TOT certificate applications are reviewed by County staff. Those submitted for properties in Wawona and Foresta must also be reviewed by the Superintendent's office of Yosemite NP. The application process for a TOT certificate is

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relatively simple, with applicants completing a 29-page packet.[1] Mariposa County then requires review by the Building Department, Fire Department, Environmental Health and the Planning Department, with all inspections being scheduled separately by the property owner.

STR Policies in Peer Communities

Policies and regulations pertaining to STRs vary significantly among the peer communities evaluated for this research. Nonetheless, a variety of persistent themes emerged.

- **Definition of a Short-Term Rental or Vacation Rental**
  STRs are residential real estate used to house visitors for no more than 30 to 90 days. Many jurisdictions define STRs to include only single-family homes and duplexes, though some communities also include condominiums. Some jurisdictions prohibit the short-term renting of multifamily housing.
- **Caps on the Number of STRs that may be Permitted**
  Twelve of the 17 peer communities enacted limitations or "caps" on the number of STRs that may be legally established either throughout the jurisdiction or in one or more subareas within the jurisdiction.
- **Geographic Carve-Outs and STR Density Limitations**
  Fourteen peer communities have some form of geographic restrictions on where STRs may be established, and/or limitations on how close an STR can be to another similar use. This may include only allowing STRs in certain zones, and/or restricting the density of STRs, such as the distance between registered STR units.
- **Exemptions for Owner Occupied Housing and Hosted Rentals**
  Twelve of the peer communities differentiate between hosted and/or owner-occupied STRs. However, recent case law in California invoking the "dormant commerce clause" may limit the ability of jurisdictions to restrict the ability of non-owner occupied units to be STR'd. It is not clear if a policy based on full-time occupancy (either by the owner of a full-time renter) or host status, would face the same legal challenge.
- **Variations in the local application processes and procedures**
  Application procedures and approval type vary significantly between peer communities. Most require some kind of registration, though some like Mariposa County provide approvals over the counter. Others, like Mono County, require multiple rounds of discretionary approvals, including a Conditional Use Permit process, that are much more onerous, but which also confer some form of vested property rights.

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[1] Note that a large portion of the information packet provides information for the applicant to review, with only around 11 pages requesting that the applicant provide information for County review. Also, please note that the same application form is also used for bed and breakfast and agricultural homestay applications.

- **Initial and ongoing inspection requirements**
  Twelve of the 17 peer jurisdictions have inspection requirements for STRs. In jurisdictions with ongoing inspection requirements, inspections are generally required prior to issuance of the STR permit or license. Some jurisdictions also require recurring inspections either annually or every three or four years.

- **Recertification or Renewal Requirements**
  Eleven of the jurisdictions require annual renewal, while permits in Santa Cruz County remain effective for five years. In four of the jurisdictions with renewal requirements, the STR must be active (i.e., actively remitting TOT) to be eligible for renewal. Note that these jurisdictions also have caps on the number of STRs.

- **Nuisance mitigation programs and enforcement penalties**
  Thirteen communities require a local contact that can be reached 24 hours per day when an STR is rented. Penalties for noncompliance with STR regulations typically consist of fines and suspension/ revocation of permits, with the possibility of misdemeanor charges in some cases. Several jurisdictions have lower fines for an initial violation within a given time period. Many jurisdictions have a waiting period before a property owner can apply for a new STR permit.

- **Policies Related to Fractional Ownership Models**
  Two of the peer communities have policies related to fractional homeownership. These fractional ownership models typically consist of the purchase of a property by a limited liability corporation (LLC), with ownership split between two to eight buyers that then use the property as a shared vacation home. Sonoma County restricts fractional ownership to zones that allow timeshares and private residence clubs, while Moab, Utah, was developing a similar policy until legal authority was pre-empted by the state.

- **Ties to complementary policies and programs**

  While most STR policies are stand-alone ordinances, some jurisdictions are beginning to tie STR regulations with other complementary programs. For example, the Town of Truckee recently adopted Short-Term Rental Workforce Housing Token Pilot Program (STR Token Program) in early 2023 to incentivizes the creation of workforce housing by offering in-kind payment for workforce housing deed restrictions in the form of STR "Tokens." A Token is redeemable for a Transient Occupancy Registration Certificate, which is required to short-term rent a property in Truckee.

STR Study Recommendations: *27 recommendations in 6 categories*

Based on the research summarized above, BAE poses the following recommendations for consideration by the Mariposa County Board of Supervisors.

Administrative and Process Updates

Recommendations intended to streamline the application process, improve administrative procedures, and increase the amount and quality of data collected on STRs.

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1) **Update the Definition of an STR**
   Update the definitions for an STR and other related uses to better reflect the functional differences between different forms of visitor accommodations.

2) **Update Code Language on Vested Interests**
   Consider updating the Code of Ordinances to address the relationship between STR permits and the conveyance of vested interests and entitlements. The County may want to consider language similar to that used in the City of South Lake Tahoe Code of Ordinances, which was upheld in recent court proceedings.

3) **Collect Additional Attribute Data**
   Update the administrative process for issuance of TOT certificates to collect more information on the types of properties providing tourist accommodations to aid in long-term evaluation of program effectiveness.

4) **Require STR Platforms to Submit Data**
   Mariposa County should adopt code language that requires STR platforms to regularly disclose information to the County Administration, Tax collectors and Planning Department regarding each home sharing and/or vacation rental listing within Mariposa County, the names of the persons responsible for each listing, and any associated attribute data necessary for the County to assess compliance with applicable local regulations.

5) **Update the Application Process**
   Implement updated procedures as identified by County staff to streamline the permitting application and inspection process.

6) **Update Renewal Procedures**
   If the County successfully implements updates to the TOT data collection and monitoring program, the County may consider increasing the amount of time that an STR permit is valid for before needing to be renewed.

7) **Require Permit Numbers on All Advertising**
   Require operators to prominently identify their STR permit number and expiration date on all advertisements and listings.

Update Eligibility Standards

Recommendations intended to improve program administration and address the influence of STRs on the long-term housing market.

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8) **Prohibit Short-Term Renting of Properties Recently Subject to Eviction**

To reduce the incentive for property owners to evict existing tenants in order to convert the property to an STR, consider prohibiting units that have recently been subject to an eviction from being registered as an STR for a specified period.

9) **Establish a Waiting Period for New Home Purchases**

Establish a waiting period of at least one year following the purchase of a residential property before that property is eligible to apply for an STR permit and be added to the wait list.

10) **Leverage STRs to Facilitate Home Construction**

Recognizing the County's interest in expanding the countywide housing inventory, study options to leverage STRs to facilitate new home construction.

11) **Encourage Agritourism Development Through STRs**

Consider an agritourism STR set-aside that would provide a dedicated number of STR permits that may be allocated to agritourism operations, particularly if located outside of Yosemite NP and the Mariposa-Midpines areas.

12) **Establish Limits on Fractional Ownership**

While tested models are few, the County should consider developing a policy identifying areas within the county where fractional ownership of housing is allowed, while restricting fractional ownership throughout the remainder of the county, similar to the way timeshares are treated.

Limit the Number and Type of STRs

Recommendations facilitating management of the tourist accommodations inventory and to address the influence of STRs on the long-term housing market.

13) **Establish a Cap on the Number of Permitted STRs**

Consider limiting the total number of STRs that may be permitted within Mariposa County at any given time.

14) **Create a Mechanism to Reduce Allowed Permits When Needed**

If Mariposa County elects to limit the number of STR permits allowed throughout the county, it will be important to also establish a mechanism for decreasing the number of permits that may be issued, as needed.

15) **Consider Allowing Only Hosted STRs**

The County may consider using differential regulations for hosted and non-hosted STRs to limit the prevalence of absentee landlords and corporate ownership within the STR market and to help mitigate the prevalence of nuisance issues.

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16) **Consider a Cap on Nights Rented for Non-Hosted STRs**

To discourage the proliferation of non-hosted STRs, consider establishing a maximum number of nights per year that a non-hosted STR may be rented.

Geographic Targeting and Density Limits

Recommendations to discourage the overconcentration of STRs while ensuring the availability of tourist accommodations in desirable locations.

17) **Consider Geographic Targeting of the STR Policy**

Recognizing the concentration of tourism demand in certain parts of the county, consider applying different standards within specific geographic subareas that can help to ensure the availability of visitor accommodations in areas appropriate for the concentration of visitor activity (i.e., in proximity to main tourist destinations).

18) **Consider STR Density Limits**

As an alternative, or in addition, to geographic carve-outs, the County should consider establishing STR density standards that establish a minimum distance between permitted STR units.

Nuisance Mitigation and Enforcement

Recommendations to improve enforcement of existing and recommended STR policy and regulatory standards and to mitigate impacts on community livability.

19) **Require Designation of a Local Contact**

Consider requiring that all STRs be associated with a designated local contact person that would be required to be available to respond to problems at the subject property as they arise within 30 minutes to one hour of receiving notification of a problem.

20) **Adopt Enhanced Community Standards**

Recognizing the nature of common nuisance complaints, consider adopting enhanced quality of life standards addressing common neighborhood concerns, such as noise, parking, trash management, wildfire safety, etc. Consider applying comparable standards to all members of the community, not just STRs, to ensure all members of the community are held to the same standards without singling out STRs alone.

21) **Enhance Enforcement Program**

Consider assigning dedicated staff to STR nuisance abatement and program enforcement activities, including staffing a 24/7 hotline. Consider implementing a three strikes policy or points system that would allow the County to revoke TOT certificates from operators that repeatedly violate the good neighbor policy and other community standards, and/or who fail to demonstrate a good faith attempt to address problems in a timely manner. The County should also develop a range of potential penalties and sanctions that may be levied.

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Related Policies and Programs

Recommendations that further objectives not directly associated with the STR policy and associated regulations, but which have a significant bearing on the County's tourist accommodations industry, as well as the balance between workforce wages and the availability and adequacy of regional housing resources.

22) **Strongly Oppose Legislation Similar to SB 584**

Work with other jurisdictions to strongly oppose passage of legislation similar to Senate Bill (SB) 584, which proposed the imposition of a 15 percent statewide TOT on occupancy of short-term rentals.

23) **Encourage Development of Other Accommodation Types**

Take steps to encourage development of new tourist accommodations other than STRs that do not impact how the housing stock is utilized, including hotels and camping.

24) **Lobby for Tenants Rights Reform**

Work with other jurisdictions to lobby state lawmakers to advance tenants' rights reform which strikes a better balance between tenant protections and property owner interests to lessen the disincentive to long-term rent existing housing units. These efforts may also include enhanced landlord education, including workshops, briefing materials, model lease agreement templates, and other proven materials.

25) **Expand and Diversify the Housing Supply**

To better manage/mitigate the impact of STRs on the housing market, Mariposa County should take steps to encourage and facilitate construction of a diversity of housing types that meet the needs of a wide array of workforce households, including smaller single-family units (both detached and attached) on smaller lots, as well as townhomes and apartments, in locations that support such development (i.e., have required infrastructure and proximity to employment and residential amenities).

26) **Establish a Dedicated Local Funding Source for Housing Programs**

Successful implementation of local housing programs requires consistent and adequate funding. To achieve this, many communities are establishing new locally controlled funding sources that generate revenue that is then dedicated for the sole purpose of furthering affordable and workforce housing objectives.

27) **Pursue Economic Development Initiatives**

One primary contributor to the shortage of affordable housing in Mariposa County is the difference between historical income growth and housing costs over time. Where STR regulation and new home construction are intended to increase the supply of housing available for full-time occupancy, the County should also consider prioritizing efforts aimed at increasing the local wage levels and the number of living wage jobs that are available within Mariposa County.

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INTRODUCTION

Mariposa County contracted with BAE Urban Economics in early 2023 to assess the association between the prevalence of short-term rentals (STRs) and changes in the availability and affordability of long-term housing, as well as the impact of changes in STR supply on the performance of dedicated hotel and motel uses.

Review of the Contemporary Literature

Due to the inherent complexities associated with this topic, this research includes an initial review of the contemporary academic literature on the relationship between STRs and long-term housing availability and pricing, both rental and for-sale, recognizing that such research is conducted to a much higher standard compared to what may be possible within the current schedule and budget. Nonetheless, key findings from the literature provide useful indications of how STRs can impact local communities. The review also includes consideration of various professional studies that have been prepared for other communities. Though less prevalent in the literature, the review also included studies related to the impact of STRs on occupancy and pricing (e.g., average daily rates or ADR, etc.) for hotel and motel uses. For a full list of article and publications reviewed for this research, please refer to Appendix A.

Evaluation of Recent STR Trends

For the purposes of evaluating the current characteristics of STRs in Mariposa County, as well as trends in the number of active STRs over time, BAE evaluated a number of potential data sources. The preferred data source was Mariposa County's inventory of transient occupancy tax (TOT) certificates. Any transient occupancy use, including STRs and traditional hotel and motel properties, are legally required to register with the County and collect the applicable tax. Attribute data associated with the County TOT certificates dataset, however, is quite limited. The County data, for example, are not conducive to evaluating the number of active TOT certificates present within the county over time, allowing for only a point-in-time assessment. For information pertaining to the number of STRs active in Mariposa County over time, as well as information on occupancy and rates, this analysis relies on information from AirDNA, a private data vendor, which may not align with the County's data in some instances. The scope of the STR trends analysis is limited based on the geographies offered by AirDNA and is not conducive to a matched pair approach for comparison with the available Census data.

Evaluation of Housing Market Trends

In conjunction with the analysis of available data pertaining to the STR market, this report also considers existing conditions and trends within the Mariposa County housing market. This includes evaluation of changes to the housing inventory over time, as well as analysis of housing vacancy characteristics and both rental and for-sale home pricing. Data on housing inventory characteristics are from the U.S. Census Bureau and are organized to align with the county's three primary sub-areas. The study area identified as Yosemite National Park (NP)

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includes the communities of Foresta, Yosemite West, and Wawona, which are either directly adjacent to the park or represent distinct enclaves within the park. The other two study areas include the Mariposa-Midpines area, and the remainder of the county. For a map illustrating these areas and the Census Designated Places that fall within them, refer to Appendix B.

Evaluation of COVID Migration Impacts

Recognizing the significant impact that pandemic induced migration has had on many visitor serving economies throughout the nation, this report compares the available statistics on population and household growth from the California Department of Finance (DOF) and the U.S. Census, with data on household and business relocations published by the U.S. Postal Service (USPS). The purpose of this analysis is to evaluate the flow of households into, and out of, Mariposa County ZIP Codes between 2018 and 2022. The analysis also looks at school enrollment to identify any discernible changes in the size of the local school-age population.

Estimating Induced Housing Demand

Next, this report evaluates the extent to which the creation of new tourist accommodation units in Mariposa County likely results in the creation of new workforce housing demand. This is done using data on the economic impacts of tourism by visitor accommodation type published by Dean Runyan and Associates, as well as information on hotel/motel, bed and breakfast, and STR overnight stays provided by Mariposa County. BAE then converts estimated direct and induced employment to workforce households based on an estimate of the average number of workers per household calculated using data from the U.S. Census Bureau's Public Use Microdata Sample (PUMS). BAE then converts from workforce households to housing units demanded based on an assumed vacancy rate.

Regulatory Approaches in Peer Communities

To provide additional insight into some of the ways that Mariposa County could approach the possible regulation of STRs throughout the county, this study includes an overview of Mariposa County's current regulations pertaining to STRs, as well as the regulatory approaches enacted by 17 peer communities identified by Mariposa County staff. The review of STR policies in peer communities is organized around key themes and policy approaches which may be considered by Mariposa County as components of a revised STR policy structure.

Definition of an STR

For the purposes of this research, an STR use includes real property designed for long-term residential use, including the availability of full kitchen and bathroom facilities, among other attributes. This differentiates STR units from more traditional hotel uses, which often lack full kitchen facilities, and are located in developments that are intended primarily for use by transient occupants (e.g., hotels, motels, condotels, etc.), including tourists and business travelers. STRs in this analysis include single-family homes, duplex and triplex units, townhomes, condominiums, mobile homes, and apartment units. The primary difference between an STR and a bed and breakfast, which also utilizes residential building types for

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visitor accommodations, is that bed and breakfast facilities include on-site service, such as a cooked meal and often also include other services, such as on-site in-person check-in, concierge service, etc. However, short-term rental of bedrooms, as well as hosted STRs, represent a form of overlap between the STR and bed and breakfast definitions. Hotel and motel properties, bed and breakfasts, time shares, and condotels primarily function as part of the more permanent inventory of visitor accommodations, as opposed to STRs that can transition between residential and visitor use.[2] While there is some "gray area" inherent to these definitions, they offer a way to operationalize the concept of short-term renting that aligns with the priorities expressed by the County. Nonetheless, updates may be warranted.

New Online Booking Platforms

The concept of renting privately owned housing units short-term is not a new concept in Mariposa County. People have been renting vacation homes and cabins for decades, since the very first years of Yosemite NP. In years past, listing a unit for rent often involved taking out an advertisement in a local newspaper or working with a local property management company. This was not always easy, particularly if renting independently (e.g., vetting tenants), and came with significant costs (e.g., management and cleaning fees, etc.).

The landscape of the short-term rental market changed drastically starting in the mid-2000s with the introduction of HomeAway (now VRBO) and Airbnb, the first online platforms for booking private short-term rental accommodations. While Airbnb remains the most prominent platform in the market, other competitors have also emerged, including VRBO, Vacasa, Turnkey, FlipKey (owned by TripAdvisor), Booking.com, and Hotels.com, among others. Each platform provides a different suite of services. While all provide centralized online platforms for posting available listings and managing bookings, some go further to include traditional property management services, ranging from cleaning and restocking essential items, to development of tailored marketing materials (e.g., 3D walkthroughs, etc.). Different platforms also allow rental of single beds or bedrooms (e.g., hosted stays), as well as entire residential properties, or portions of properties (e.g., lock-offs, accessory dwelling units, etc.).

At the end of 2020, Airbnb issued an initial public offering (IPO). As of its most recent shareholder letter, Airbnb had more than 121 million global bookings, valued at nearly $20.4 billion.[3] Though the size of the global market is unclear, as is the portion actively facilitated using online platforms, what is clear is that the market is growing rapidly. Major tourist destinations have seen increases in STR activity, as well as nuisance issues and impacts to housing markets, resulting in new regulatory approaches.

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[2] A condotel is a condominium property that facilitates the short-term rental of units in a centrally organized way, often including advertising of available rental listing, screening of prospective renters, provision of a staffed check-in desk, provision of periodic housekeeping services, and concierge services, among other amenities and benefits.
[3] Airbnb. (Q1 2023). Shareholder Letter. Available at: https://investors.airbnb.com/home/default.aspx

EMPIRICAL RESEARCH ON STR IMPACTS

Recognizing the recent growth of interest in the impacts of STRs on local housing and tourist accommodations markets, BAE reviewed more than two dozen peer reviewed academic articles and industry publications on the subject. The following section provides a brief summary of the key findings and themes discussed within the contemporary literature.

Housing Availability and Affordability

The academic body of work pertaining to the relationships between STRs and long-term housing is mainly focused on impacts within major urban tourist markets, such as Barcelona, London, Los Angeles, New York City, and San Francisco, among other locations. One peer reviewed study included a descriptive analysis of the prevalence and characteristics of STRs within 237 communities throughout Oregon, including smaller, more rural, communities (DiNatale, Lewis, and Parker, 2018). Despite being mainly focused on evaluating the impacts of STRs in urban settings, the academic literature nonetheless provides valuable quantitative documentation of the existence of real relationships between STRs and the conditions in the long-term housing market that can be used to better understand ongoing trends in Mariposa County. In addition, BAE reviewed the results from five studies completed by private consulting firms for local jurisdictions in the Mountain West which estimate the relationship between STRs and new induced workforce housing demand, as well as housing availability.

Findings from the Academic Literature

The contemporary academic literature reviewed for this study consistently found statistically significant relationships between proportionate increases in the number of STR listings and the availability and pricing of long-term housing, both rental and for-sale (Benitez-Aurioles and Tussyadiah, 2021; Li, Kim, and Srinivasan, 2021; Zou, 2019; Barron, Kung, and Proserpio, 2018; Wachsmuth, Chaney, Kerrigan, Shillolo, and Basalaey-Binder, 2018; Wachsmuth, Kerrigan, Chaney, and Shillolo, 2017; Gurran and Phibbs, 2017; Lee, 2016; Merante and Horn, 2016; Sheppard and Udell, 2016). These studies also found that an increased prevalence of STRs incentivized the conversion of housing that was otherwise available for long-term occupancy to STRs, in a process referred to as the 'hotelization' of the housing stock (Seguera, Nofre, Diaz-Parra, Gil, Yrigoy, Mansilla, Sanches, 2022; Li, Kim, and Srinivasan, 2021; Barron, Kung, and Proserpio, 2018; Lee, 2016).

Those studies that incorporated a geographic concentration element into their analysis generally determined that STRs tend to be concentrated in proximity to major tourist attractions, and that greater concentrations of STR listings correlated with more significant impacts to housing availability and pricing (Li, Kim, and Srinivasan, 2021; Shokoohayar, Sobhani, and Sobhani, 2020; Zou, 2019; Wachsmuth, Kerrigan, Chaney, and Shillolo, 2017). The research also indicates that the negative effects of STRs are stronger in places with less owner-occupied housing (Barron, Kung, and Proserpio, 2018). Also, smaller communities that

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are more dependent on transient occupancy taxes and that have more limited inventories of available rental housing may experience disproportionate impacts (DiNatale, Lewis, and Parker, 2018). There is no specific mention of the impact of STRs in markets dominated by large numbers of second homes, though this topic is addressed in the professional literature discussed in the next section.

The available research generally indicates that the relationship between the prevalence of STRs and housing affordability is stronger for for-sale prices compared to rents (Benitez-Aurioles, Tussyadiah, 2021; Shokoohayar, Sobhani, and Sobhani, 2020; Wassmer, 2019). This is because for-sale home prices in areas with high concentrations of STRs are directly correlated with the revenue generating potential of the unit on the STR market. Rental housing prices, by comparison, are indirectly impacted through reductions in the available long-term rental supply, which increases pricing competition between renter households.

The research also identified an increasing prevalence of investor owners of STRs in certain markets, including a rise in owners with multiple properties. Zou (2019) indicates that "…urban space becomes more valuable as tourists and residents take advantage of STRs…with limited urban supply for new development, investors will seek to convert the existing housing stock into STRs, bidding up property prices and making life more difficult for first-time homebuyers and long-term renters." Wachsmuth and Weisler (2018) similarly describe the increasing prevalence of investor owners as "gentrification without redevelopment," adding that a price gap emerged between market rate long-term rents and STR revenue and "…a strong economic incentive followed for real estate investors to evict existing long-term tenants or to cash out existing homeowners. They then converted properties to STRs without building anything new." Sheppard and Udell (2016) similarly found that STRs are often used as speculative assets which have the potential for capital appreciation over time, with the units generating rental income during the hold period to defray costs. These benefits, in some cases, entice investors to purchase properties not for their own use, and to hold onto properties for longer, since they can offset carrying costs.

Table 1, on the following page, summarizes the statistical relationships between the prevalence of STRs and long-term rental rates and for-sale home prices, as documented in the available peer reviewed academic literature. The magnitude of the impacts ranged from relatively marginal to fairly significant; though one article notes that while the coefficients seem marginal, the significant growth in the sector in recent years likely results in sizable cumulative impacts over time (Dogru, Mody, Suess, 2019).

Among the known limitations of the available academic literature include the possibility that the research has omitted significant variables that have a bearing on the relationship between STRs and long-term housing availability and pricing. In addition, there is a reliance on web-scraped data from Airbnb and other online platforms, which is known to be incomplete and sometimes inaccurate. Zou (2019) specifically indicates that "…any statement with a high

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level of confidence would require direct data from STR platforms with accurate details." Therefore, the research findings summarized here should be interpreted with caution.

Table 1: Summary of Literature Review Findings of the Impacts of STRs on Rental and For-Sale Home Pricing

Author	Published	Geography	Effect on Rents	Effect on Sale Prices
Benitez-Aurioles et a.	2021	London	0.014% per 100 listings	0.032% per 100 listings
Zou	2019	Washington DC	n.a.	0.66% - >2.24% Overall
Barron et al.	2018	United States	0.018% per 1% increase in STR listings	0.026% per 1% increase in STR listings
Lee	2016	Los Angeles	0.2% per 1% increase in STR listings	n.a.
Merante & Horn	2016	Boston	0.4% per standard deviation increase in STR listings	n.a.
Sheppard & Udell	2016	New York	n.a.	Doubling STRs equals 6.0-11%

Source: BAE, 2023.

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Findings from the Professional Literature

There have been a variety of studies done by private consulting firms for local jurisdictions throughout the country regarding the impacts of STRs on local housing markets. Until recently, this research was limited to descriptive analysis that identified trends in the number of STRs in operation within a certain market and contemporary trends in housing availability and pricing. In recent years, however, consulting firms have begun developing methods for estimating the impact of STRs on workforce housing demand and the supply of available long-term housing.

The oldest professional study reviewed for this report is a 2016 analysis prepared by ECONorthwest on behalf of HomeAway, an online STR platform, in response to proposed STR regulation in Seattle. While the ECONorthwest report found no meaningful impact on housing affordability, the study was conducted on behalf of the STR industry and should be reviewed with caution. Similarly, the firm HR&A prepared a study of the Colorado STR industry on behalf of Airbnb in 2022. The HR&A study included descriptive comparison between STR trends and affordable and workforce housing availability, finding a rough association and recommending increased subsidy of affordable housing construction and preservation as a solution.

Five other professional studies reviewed for this research used comparable methodologies to evaluate the relationship between the addition of new STRs to the local market and new induced demand for workforce housing created as a result of new visitor spending. These reports include one study prepared by BAE for the Town of Truckee, which applied the same methodology used in this report, as well as a study prepared by Economic and Planning Systems (EPS) for the town of Breckenridge in Colorado, and a study prepared by Root Policy Research for the town of Pagosa Springs, also in Colorado. The key findings from these studies are summarized in Table 2 and indicate that in many markets, visitor spending associated with creation of 100 new STRs results in creation of demand for between 10 and 20 new workforce housing units. In one case, analysis found that induced workforce housing demand can also be much higher, such as in Mariposa County where BAE estimates that the creation of 100 new STRs would likely result in demand for an estimated 65 new workforce housing units (see page 27 for details), not including an additional vacancy allowance. The reasons for this wide variation are unclear. Differences in methodology may play a part, though research prepared by BAE for the Town of Truckee resulted in an impact estimate that was in line with those produced by both EPS and Root Policy Research. The differences may be vested with Smith Travel Research, who prepared the impact estimates that serve as the basis for the analysis.

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Table 2: Summary of Literature Review Findings of the Impacts of STRs on Induced Workforce Housing Demand and Reduced Long-Term Housing Supply

Author	Published	Geography	Induced Workforce Housing Demand Per 100 New STRs	Supply Impacts to Long-Term Housing	
				For-Sale	Rental
BAE Urban Economics *(Current Study)*	2023	Mariposa County, California	64.92 Units	n.a.	n.a.
BAE Urban Economics	2022	Truckee, California	17.21 Units	n.a.	n.a.
Economic & Planning Systems, Inc.	2021	Breckenridge, Colorado	11.04 Units	n.a.	n.a.
Root Policy Research	2022	Estes Park, Colorado	n.a.	-0.011% to -0.022% per 1% increase in STR listings	-0.014% to -0.041% per 1% increase in STR listings
Root Policy Research	2022	Pagosa Springs, Colorado	11.6 Units	-0.012% to -0.023% per 1% increase in STR listings	-0.015% to -0.041% per 1% increase in STR listings

Note:
(a) Differences in the impact coefficients identified in Tables 1 and 2 are due to significant differences in the methodologies used as well as in the subject of each analysis. For example, each study focuses on a different community. Also, the studies summarized in Table 1 are focused on the impacts of STRs on the supply and pricing of housing, while the studies summarized in Table 2 are focused on the impacts of STRs on demand for workforce housing.

Source: BAE, 2023.

In addition, the two studies prepared by Root Policy Research go a step further to estimate the statistical relationship between the prevalence of STRs in the market and the availability of housing for long-term occupancy, both rental and for sale. This was done by applying the coefficients of impact estimated in the peer reviewed article titled "The effects of home-sharing on house prices and rents: Evidence from Airbnb" published by Barron, Kun, and Proserpio in 2021 to local STR and housing stock data. It is not clear why this article in particular was chosen as the basis for their analysis, as other high-quality research exists which found varying coefficients of impact. In addition to applying coefficients from the academic literature to local data, Root Policy Research also prepared alternative statistical models using data for the State of Colorado and for areas within Colorado that have elevated seasonal vacancy rates. Root Policy Research estimated that a doubling in the number of STRs resulted in a decrease in the number of long-term rental housing units of 1.4 to 4.1 percent and a decrease in the number of owner-occupied housing units by 1.1 to 2.2 percent.

The results of the supply-side impact assessments prepared by Root Policy Research were consistent across the two studies prepared for Estes Park and Pagosa Springs in Colorado. This is likely due to the use of national and state-level data as the basis for the analysis. BAE anticipates that if the statistical models were more finely specified to align with local economic and housing market conditions, the impact coefficients would be more likely to vary significantly between the two communities. Economic theory suggests that impact coefficients associated with an increase in the number of STRs should vary based on the size of the local housing stock, the magnitude of demand for second homes, the magnitude of demand for overnight tourist accommodations, the share of the existing housing stock that is held vacant for seasonal and occasional use, and the volume of new residential construction that could absorb new second home and STR demand, among other factors. Estes Park is a much larger community with a total of 4,562 housing units compared to 907 in Pagosa Springs as of the 2020 Decennial Census. While the residential vacancy rate in both communities is quite similar at just over 30 percent,[4] the share of the housing stock held vacant for seasonal use averaged around 30 percent in Estes Park compared to 13 percent in Pagosa Springs.[5] With a smaller housing stock and a smaller share of second homes, theory suggests that the impact coefficients associated with an increase in the number of STRs in Pagosa Springs should be higher than in a much larger community like Estes Park. Therefore, BAE anticipates that the impact coefficient estimates prepared by Root Policy Research may not accurately reflect the true impact of an increase in the number of STRs in these communities, but rather reflect the broader relationships that may be anticipated when analyzed at a statewide or national level.

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[4] As reported by the 2020 Decennial Census.
[5] As reported in the 2017-2021 American Community Survey (ACS).

Lodging Industry Occupancy and Rates

Findings from the Academic Literature

Table 2 summarizes the relationship between the STR supply and hotel performance, as documented in recent available literature on the subject. While the research results in the literature are somewhat mixed, there is a general indication that STRs likely do have an impact on the pricing of existing hotel and motel properties (Dogru et al., 2022; O'Neill and Yeon, 2021; Dogru, Hanks, Ozdemir, et al., 2020; Yeon, Song, and Lee 2020; Zervas, Proserpio, and Byers, 2017), as well as average hotel and motel occupancy in some cases (Dogru, Hanks, Mody, et al., 2020; Dogru, Mody, and Suess, 2019).

While many studies have documented the negative impacts of STRs on the lodging industry, the negative effects have been shown to vary widely across different hotel classes, seasons, types of locations, and regions (Dogru et al., 2022; Dogru, Hanks, Ozdemir, et al., 2020; Dogru, Hanks, Mody, et al., 2020). For example, Yeon, Song, and Lee (2020) found that STRs have a limited impact on luxury hotel properties and a greater impact on lower- and mid-tier properties. O'Neill and Yeon (2021) found significant negative impacts for all classes of hotels in the United States, but also determined that STRs tend to have greater negative impacts on the revenues of lower priced hotels relative to higher priced hotels. The research also found that impacts were generally more limited to urban and tourist-oriented hotels compared to more suburban hotels oriented towards business travelers (O'neill and Yeon, 2021). Zervas et al. (2017) found that independent hotels, hotels that do not cater to business travelers, and lower-end hotels are all more heavily affected by STRs. Overall, the research generally suggests that the impacts from STRs are mainly limited to less aggressive pricing and do not consistently translate to reduced hotel occupancy (Dogru et al., 2022; Dogru, Hanks, Ozdemir, et al., 2020; O'Neill and Yeon, 2021; Yeon, Song, and Lee 2020), though some studies (Dogru, Mody, and Suess, 2019; Dogru, Hanks, Mody, et al., 2020) did identify impacts to average hotel and motel occupancy, in addition to revenue per available room night (RevPAR).

Because STR supply is 'instantaneous,' it can readily supplement hotel inventory during peak periods, reducing the need to make significant investments in new hotel inventory that may go underutilized during much of the year. Zervas, Proserpio, and Byers (2017) found that Airbnb supply was 60 percent greater during the South by Southwest Festival (SXSW) in Texas compared to the rest of the year, and that the impact on hotel revenues was 1.5 percentage points larger at that time, which they attribute to supply and demand dynamics rather than the "idiosyncratic preferences of the SXSW demographic." The authors further indicate that a 10 percent increase in hotel room supply resulted in a 1.6 percent decrease in hotel room revenue, compared to a 0.39 percent decrease in hotel room revenue resulting from a similar 10 percent increase in STR supply.

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Table 3: Summary of Literature Review Findings of the Impacts of STRs on Revenue and Occupancy within the Permanent Lodging Inventory

Author	Published	Geography	Effect on RevPAR	Effect on ADR	Effect on Occupancy
Dogru et al.	2022	United States (all states)	-0.009% per 1% increase in STR listings	-0.008% per 1% increase in STR listings	No significant effect on occupancy
O'Neill & Yeon	2021	United States & Europe	-0.05% to -0.08% per 1% increase in STR listings	n.a.	n.a.
Dogru, Hanks, Mody, et al.	2020	London, Paris, Sydney, and Tokyo	-0.016% to -0.031% per 1% increase in STR listings	No significant effect on ADR	-0.016% per 1% increase in STR listings
Dogru, Hanks, Ozdemir, et al.	2020	United States (all locations)	-0.029% to -.077% per 1% increase in STR listings	-0.043% to -0.089% per 1% increase in STR listings	No significant effect on occupancy
Dogru, Mody, & Suess	2019	United States (10 cities)	-0.02% per 1% increase in STR listings	-0.02% per 1% increase in STR listings	-0.004% per 1% increase in STR listings
Zervas, Proserpio, & Byers	2017	Texas (all cities)	n.a.	-0.039% per 1% increase in STR listings	n.a.

Source: BAE, 2023.

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STR AND HOUSING MARKET TRENDS ANALYSIS

Short-Term Rental Market Trends

The following section summarizes recent conditions within the STR market in Mariposa County.

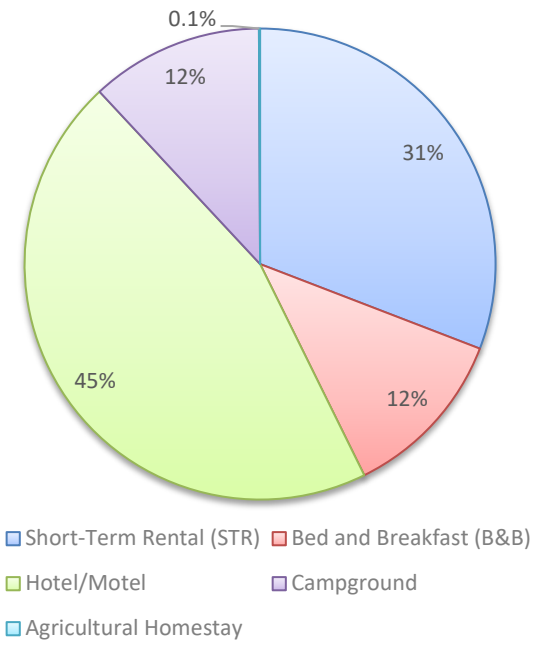
Change in the Prevalence of STRs

As of early June 2023, there were 811 active transient occupancy certificates issued for properties operating as STRs or bed and breakfasts. Of those, 38 were bed and breakfasts, which offer a higher level of service, and the remaining 773 were STRs. While the County does not consistently track the number of units and/or beds associated with each certificate, BAE estimates that properties associated with certified STRs include approximately 810 units and 1,590 beds, while properties used as bed and breakfasts include just under 40 units and nearly 100 beds. This suggests that STRs and bed and breakfasts represent a little over one third of Mariposa County's total visitor bed inventory, as illustrated in Figure 1. Figure 2 illustrates the relative concentration of certified STRs throughout Mariposa County.

County staff indicate that as of the end of 2023, there are another 42 properties that were in the process of receiving an STR certificate.

Unfortunately, the County does not have good records on the number of new STR and bed and breakfast properties that are certified each year, nor on the number of certified properties that cease operation in a given year.

Figure 1: Visitor Beds by Type, May 2023

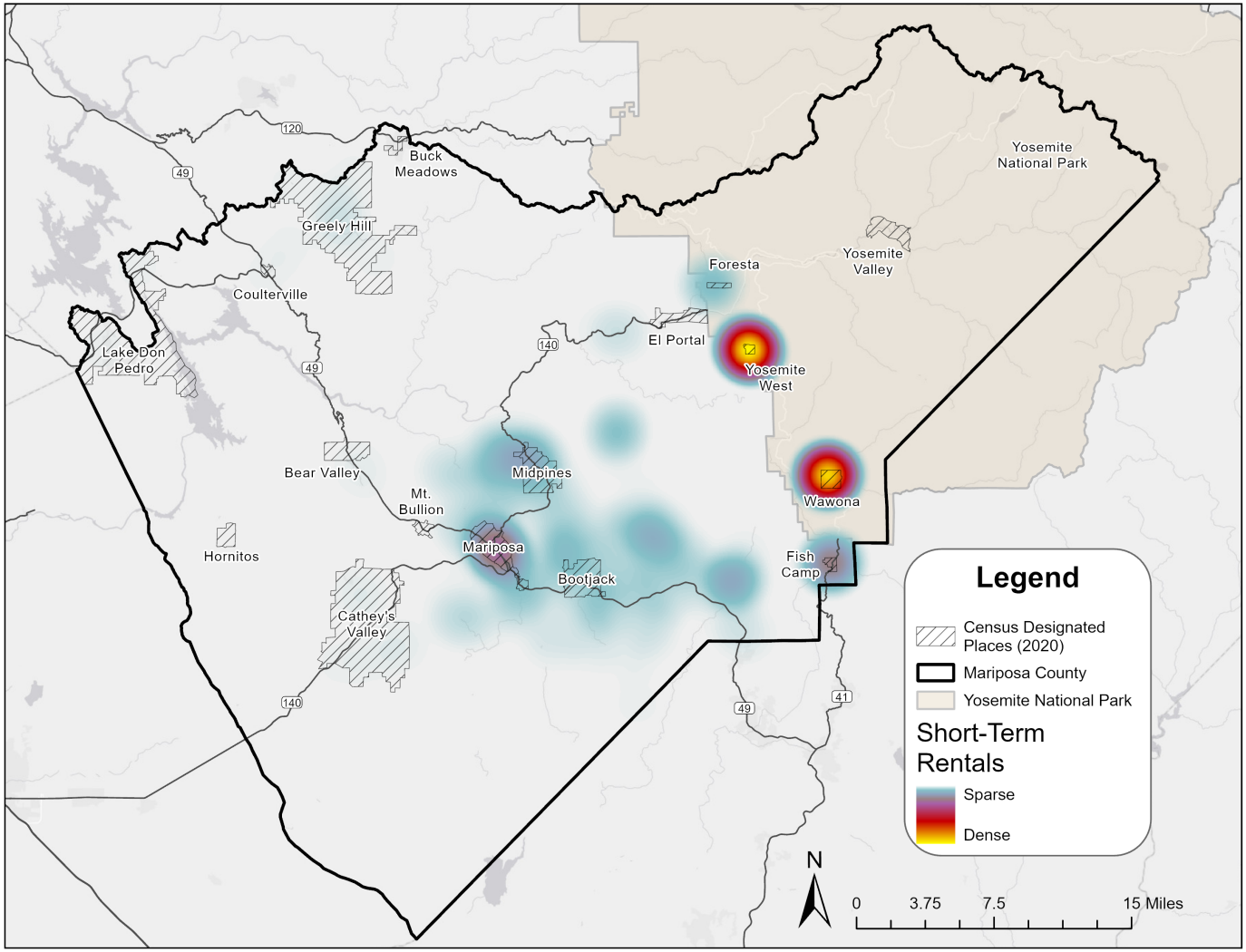


Source: Mariposa County, Transient Occupancy Tax Certificate Records, May 2023; BAE, June 2023.

Figure 3 illustrates changes in the number of STR listings in Mariposa County. The data indicate that the County gained around 270 new active STR listings between June 2018 and May 2023. This represents average annual growth of 7.8 percent, or 54 new listings per year. Most of the new listings were in Mariposa (122 new listings) and Yosemite NP (101 new listings), including Wawona and Yosemite West.

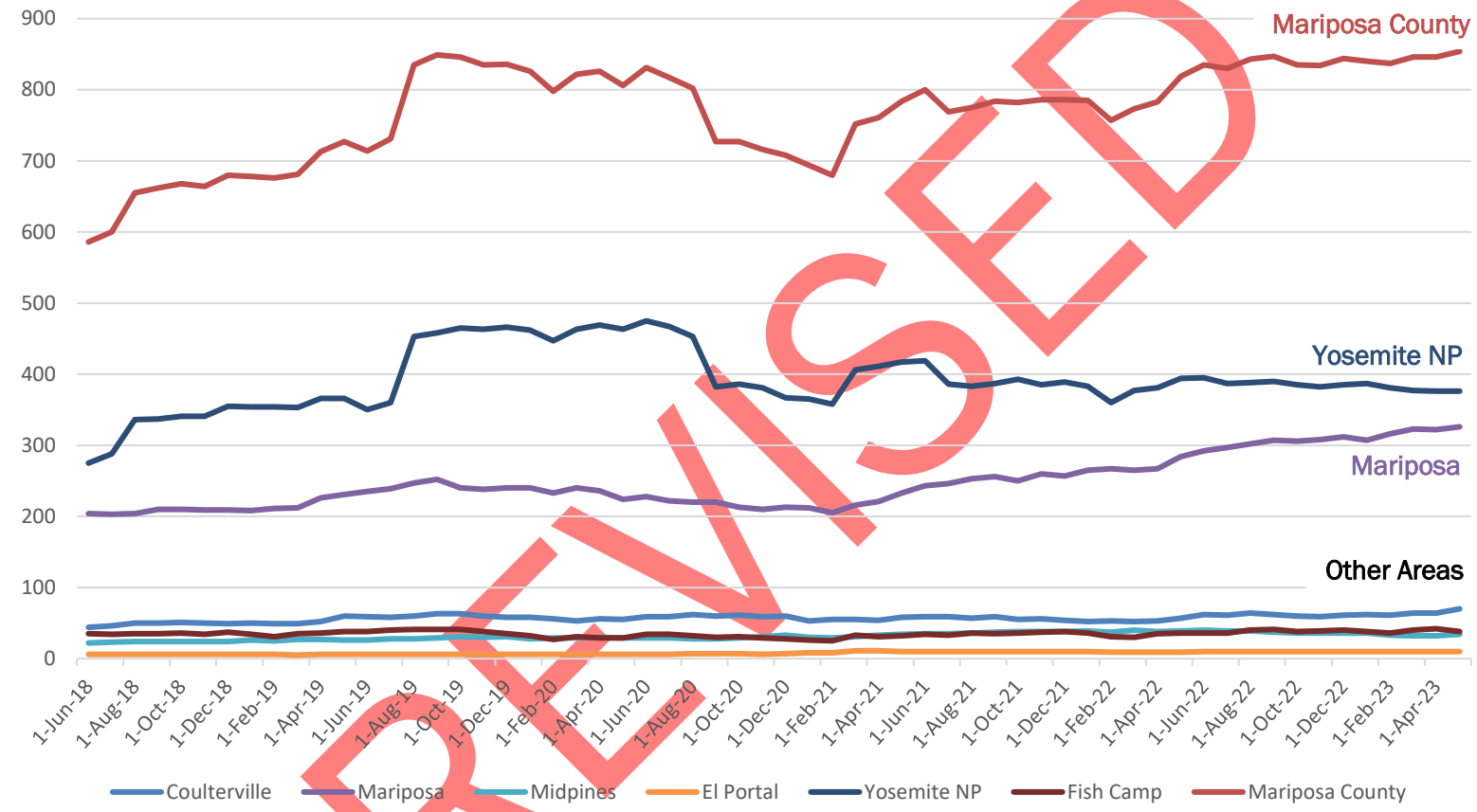
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Figure 2: Transient Occupancy Tax Certificates, Short-Term Rentals, May 2023



Source: Mariposa County, Transient Occupancy Tax Certificate Records, May 2023; BAE, June 2023.

Figure 3: Active Short-Term Rental Listings, Mariposa County and Subareas, AirDNA, June 2018 to May 2023



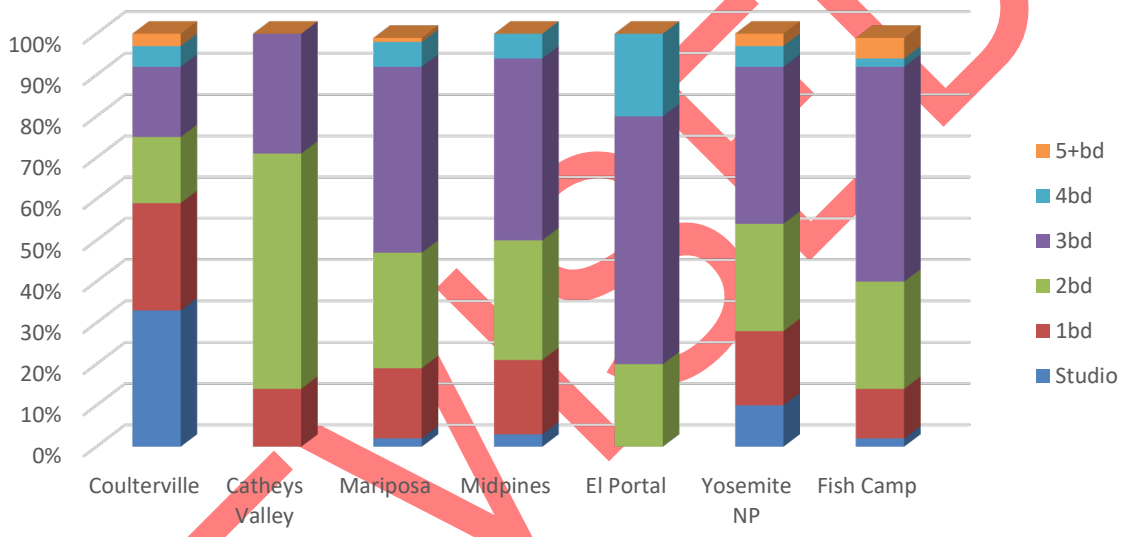
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Source: AirDNA, June 8, 2023.

STR Property Characteristics

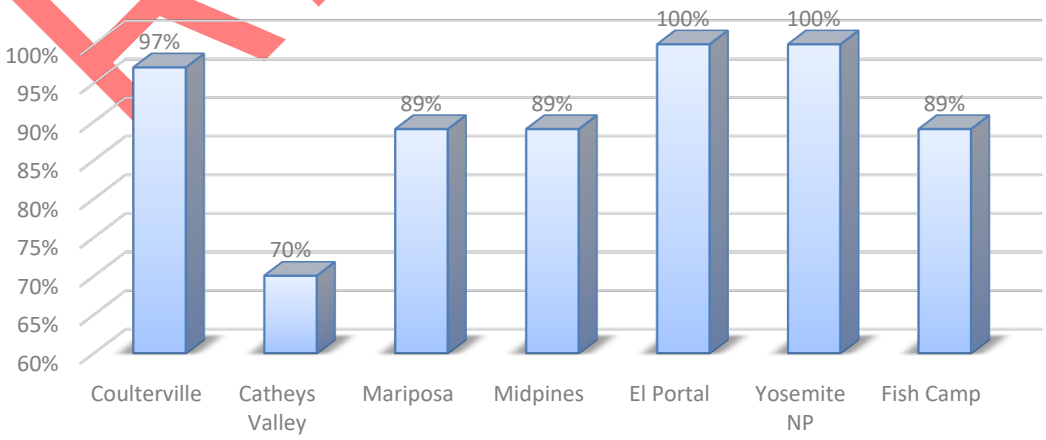
Figure 4 illustrates the share of STR listings within each county subarea by number of bedrooms. What is clear from this data is that the vast majority of STR listings in Mariposa County are for properties with three or fewer bedrooms. This means that these units may reasonably be expected to meet the needs of local workforce households. Larger properties with four or more bedrooms are not permitted to short-term rent under the existing ordinance. These units represent a small share of the total inventory and were likely grandfathered into the existing ordinance or were permitted as bed and breakfast properties, though some of the larger units listings may also represent illegal overnight rentals.

Figure 4: STR Listings by Number of Bedrooms by Subarea, June 2022 to May 2023



Source: AirDNA, June 8, 2023.

Figure 5: Whole Home Listings as a Share of Total STR Listings by Subarea, June 2022 to May 2023



Source: AirDNA, June 8, 2023.

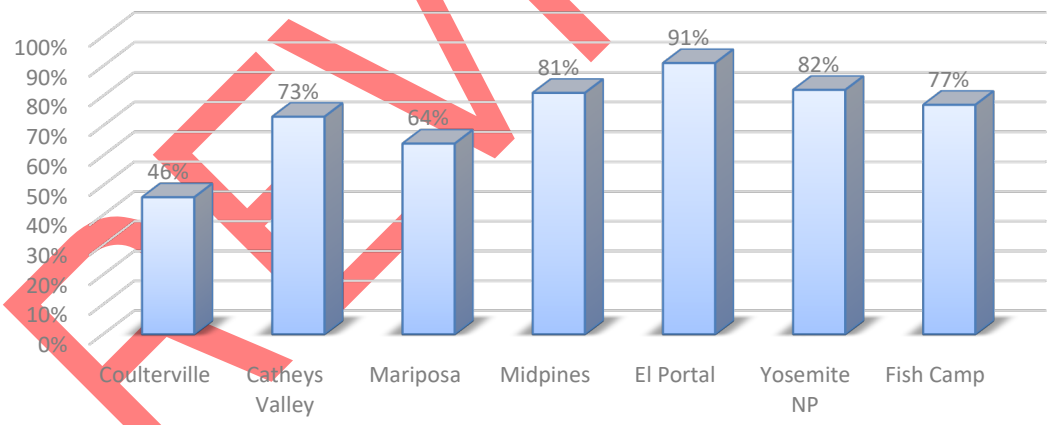
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Figure 5, above, illustrates the share of all STR listings by county subarea that are whole home listings, versus private or shared room listings. These data indicate that the vast majority of STR listings in Mariposa County are for whole properties. The core tourism areas, like El Poral and Yosemite NP (i.e., Wawona and Yosemite West), show zero private or shared room listings, with only around 11 percent of all listings in Mariposa, Midpines, and Fish Camp being room listings. Catheys Valley shows a comparatively high share of room listings at 30 percent.

STR Availability and Occupancy

While Mariposa County collects information on number of beds and capacity (i.e., persons), data collection and record keeping are inconsistent. Therefore, this analysis relies on data from AirDNA, a private data vendor, that collects data from the major online booking platforms. According to this data, around 60 percent of all STR listings are reportedly available for tourist use between 271 and 365 days per year, with another 11 percent being available for 181 to 270 days per year, suggesting that a majority of STR listings area associated with more or less full-time STRs. Only around 14 percent of listings are available for 90 days or less per year. Figure 6 illustrates the share of listings within each subarea that were reportedly available for visitor use more than 180 days per year, with 180 representing roughly half the calendar year. What is clear is that areas closer to or within Yosemite NP have greater overall availability.

Figure 6: STRs Available for Occupancy for More than 180 Days Per Year by Subarea, June 2022 to May 2023



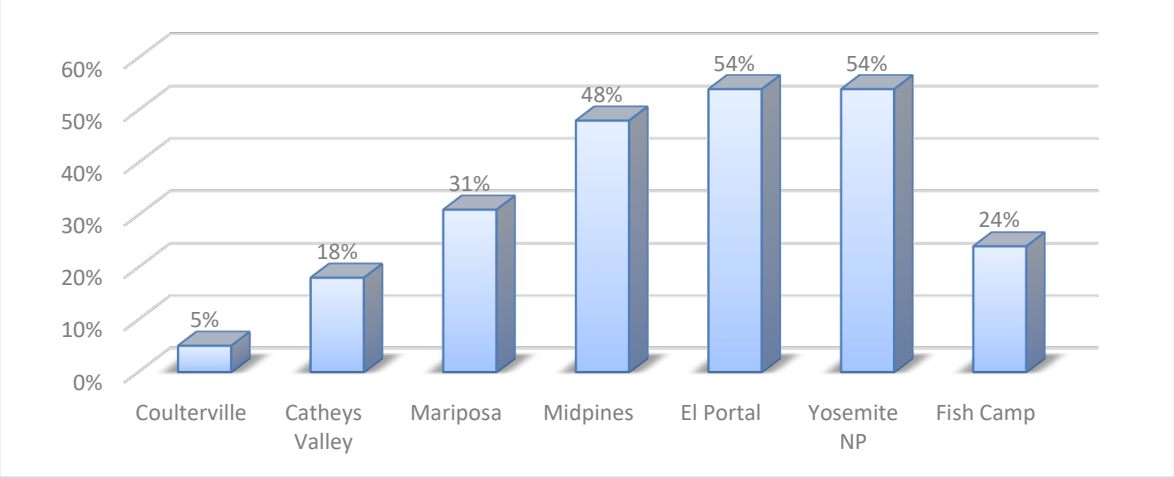
Source: AirDNA, June 8, 2023.

Alternatively, Figure 7 illustrates the share of active STR listings in each subarea that were actually booked for more than 180 days. Compared to Figure 6, the percentages are notably lower, however the data still indicate that properties located closer to or within Yosemite NP have a higher share of high occupancy STR listings compared to areas further from the park. For example, around 50 percent of STR listings in Midpines, El Portal, and Yosemite NP (i.e., Wawona and Yosemite West) were occupied more than 180 days per year. Fish Camp is the

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anomaly, with only 24 percent of all STR listings being high occupancy. Mariposa, by comparison, had around 30 percent of all STR listings occupied for more than 180 days.

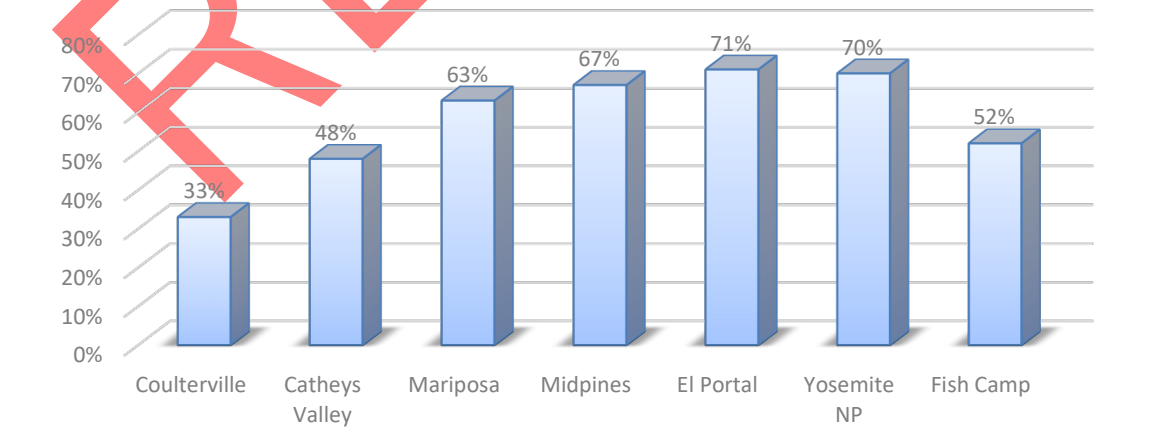
Figure 7: STR Listings Occupied for More Than 180 Days Per Year by Subarea, June 2022 to May 2023



Source: AirDNA, June 8, 2023.

Figure 8 illustrates the median annual occupancy by county subarea. Median annual occupancy countywide was around 63 percent for all active listings. Areas with higher occupancy rates generally included Midpines, El Portal, and Yosemite NP (i.e., Wawona and Yosemite West), while Coulterville, Catheys Valley, and Fish Camp all had occupancy rates below the countywide median. The median occupancy rate in Mariposa was in line with the countywide median.

Figure 8: Median Annual Occupancy for Active STRs by Subarea, June 2022 to May 2023



Source: AirDNA, June 8, 2023.

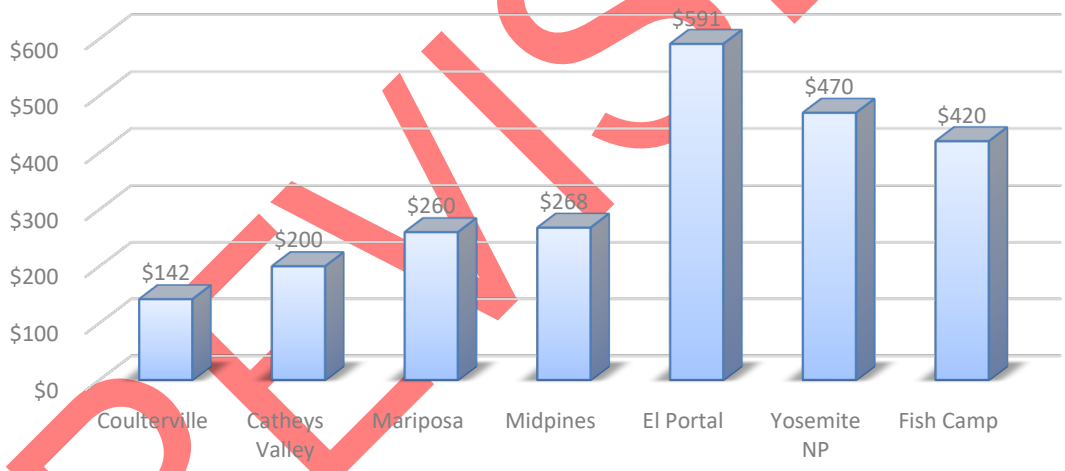
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Average Daily Rates and Revenue

The average daily rate, or ADR, is a widely used metric in the hospitality industry reflecting the average price of an occupied tourist accommodation unit. However, please note that ADR differs from another common metric known as RevPAR, or Revenue per Available Room Night. Where ADR represents what the tenant pays for a given night, RevPAR is a function of the ADR multiplied by the occupancy rate, then divided by the number of available nights per year.

Figure 9 illustrates the average daily rate by county subarea, as reported by AirDNA. The countywide ADR was equal to $366 per night, but is highly influenced by the high rates and high occupancy associated with STRs located in areas like El Portal and Yosemite NP. ADRs by subarea show significant variation, with areas closer to the national park having the highest rates at between $400 and $600 per night. Areas located further out and with more housing units, such as Mariposa and Midpines have more modest rates averaging between $260 and $270 per night. Areas like Coulterville and Catheys Valley had rates of $200 or less per night.

Figure 9: Average Daily Rate (ADR) for Active STRs by Subarea, June 2022 to May 2023

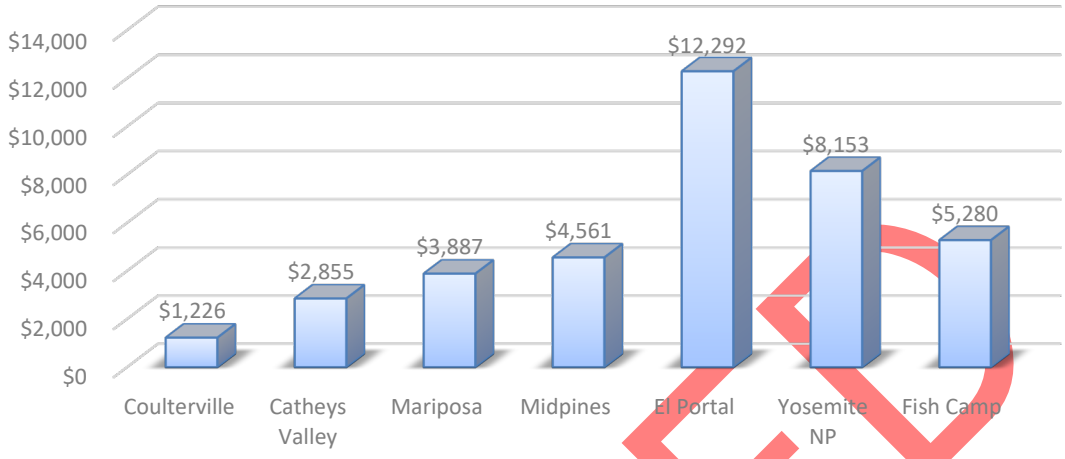


Source: AirDNA, June 8, 2023.

Figure 10 reports average monthly revenue by subarea. Countywide average monthly revenue is $5,695 per listing. According to AirDNA, the two main tourism destinations in Mariposa County, El Portal and Yosemite NP (including Wawona and Yosemite West), have above average monthly revenue of $12,292 and $8,153, respectively. Other areas like Fish Camp, Midpines, and Mariposa have somewhat below average revenues, while Coulterville and Catheys Valley have estimated average monthly revenue well below the countywide figure.

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Figure 10: Average Monthly Revenue for Active STRs by Subarea, June 2022 to May 2023



Source: AirDNA, June 8, 2023.

Changes in Housing Market Composition

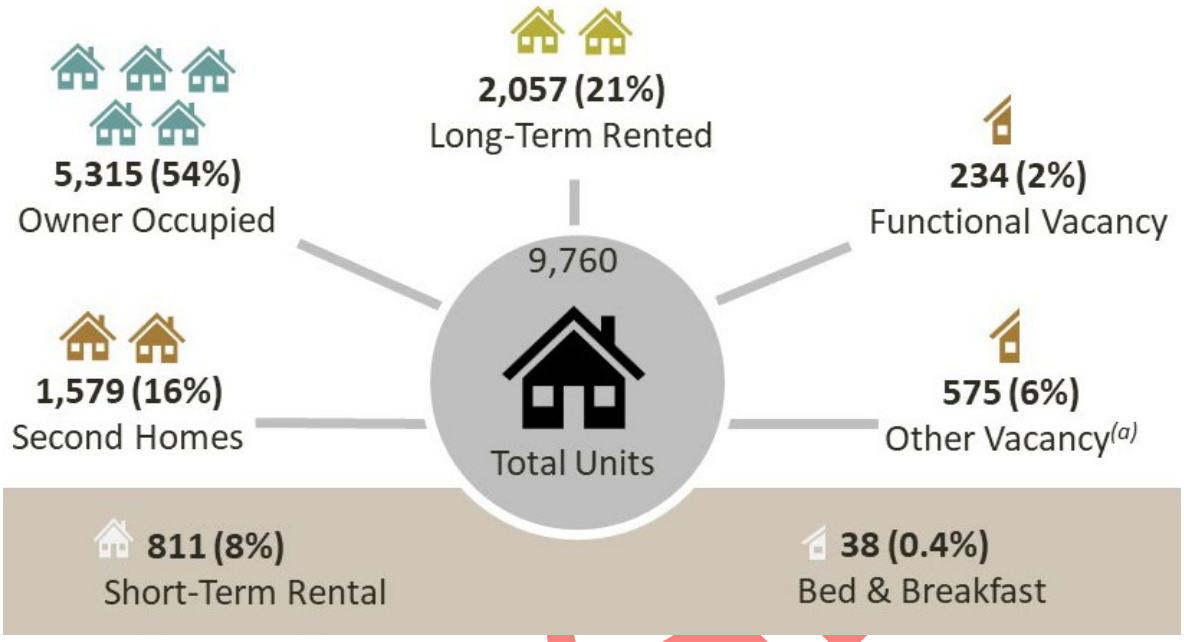
The following section summarizes recent conditions and trends within the Mariposa County housing market. The analysis is based primarily on Tract level data from the U.S. Census Bureau that has been aggregated to align with the three main subregions within Mariposa County, including Yosemite NP, the Mariposa-Midpines area, and the remainder of the county. For a map illustrating these areas and constituent communities, please refer to Appendix B. For the purposes of brevity, the majority of the data presented in this section is provided in the form of illustrative figures. For more detailed data in a tabular format, see Appendix C.

Housing Stock Utilization

According to the Decennial Census, there were 9,760 total housing units in Mariposa County in 2020, which represents a loss of 428 housing units (roughly 4.2 percent) since 2010. As illustrated in Figure 11, 7,372 units (77 percent) were occupied on a full-time basis, including 5,315 units (54 percent) that were owner occupied and 2,057 units (21 percent) that were long-term renter occupied. Of the remainder, 1,579 units (16 percent) were vacant for seasonal and occasional use. Another 234 units (2.4 percent) were vacant as a result of actively being marketed for rent or for sale. The figure shows 575 units in the "other vacant" category, which includes 448 units identified in the Census Bureau's "vacant other" category, as well as units that have been sold or rented but not reoccupied and units held vacant for migrant workers. While not a perfect comparison, as of June 2023, Mariposa County reported having 8011 certified short-term rentals and 38 certified bed and breakfasts, which generally represent a subset of the approximately 1,600 or so units that are vacant for seasonal use.

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Figure 11: Housing Stock Utilization, Mariposa County



Note: (a) Includes units that are rented and sold, but not yet reoccupied, as well as migrant worker housing and units that fall into the Census Bureau's "vacant other" category.

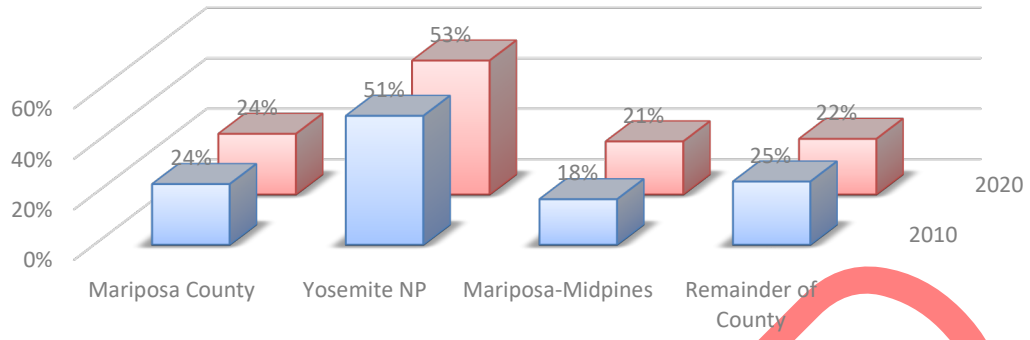
Source: U.S. Census Bureau, 2020 Decennial Census, June 2023; Mariposa County, Transient Occupancy Tax Certificate Records, May 2023; BAE, June 2023.

Housing Vacancy Characteristics

Figure 12 illustrates overall housing vacancy in Mariposa County and the three main subregions according to the 2010 and 2020 Decennial Censuses. At this aggregate level, the data suggest that the average amount of housing vacancy in Mariposa County changed relatively little over the decade. Nonetheless, data for the subregions indicate that total vacancy did, in fact, increase both in Yosemite NP and in the Mariposa-Midpines area. However, a decrease in vacancy in the remainder of the county offset the observed changes in Yosemite NP and Mariposa-Midpines, resulting in little change to the countywide vacancy rate. Also, it should be noted that the County lost an estimated 428 housing units over this period.

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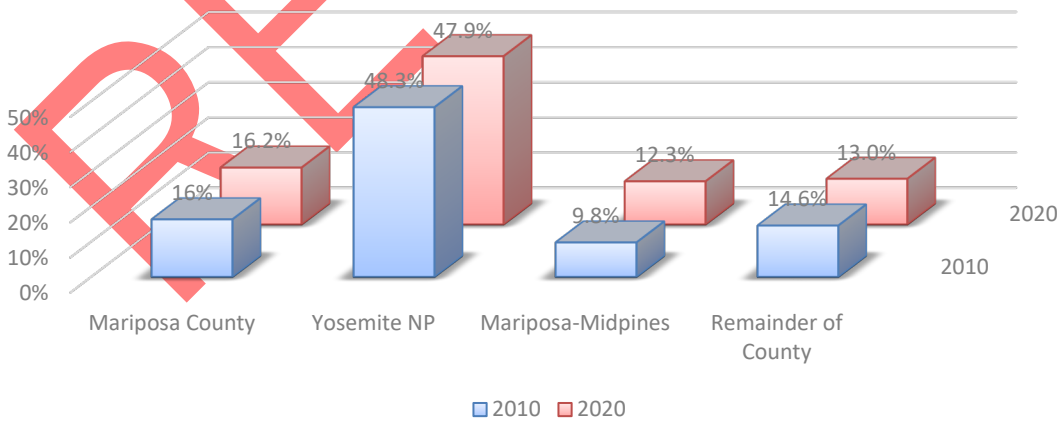
Figure 12: Housing Vacancy Rates by Subregion, 2010 and 2020



Source: U.S. Census Bureau, 2010 and 2020 Decennial Census'; BAE, 2023.

Figure 13 illustrates that the distribution of housing vacancy by type remained roughly the same between 2010 and 2020. The data reflect that the countywide the number of seasonally vacant housing units actually decreased between 2010 and 2020 by 89 units, though the share of the total housing stock that was vacant remained at around 16 percent due to a contraction of the overall housing stock during the same period. The data also indicate that while the share of the housing stock that was vacant in Yosemite NP and the remainder of the county remained roughly the same over the period, total number of seasonally vacant units in each area decreased. The exception to this trend is in the Mariposa-Midpines area, which saw a net increase in the number of vacant units, as well as an increase in the share of total housing stock that was vacant, including for seasonal and occasional use. For a table showing the more detailed data, please refer to Appendix C.

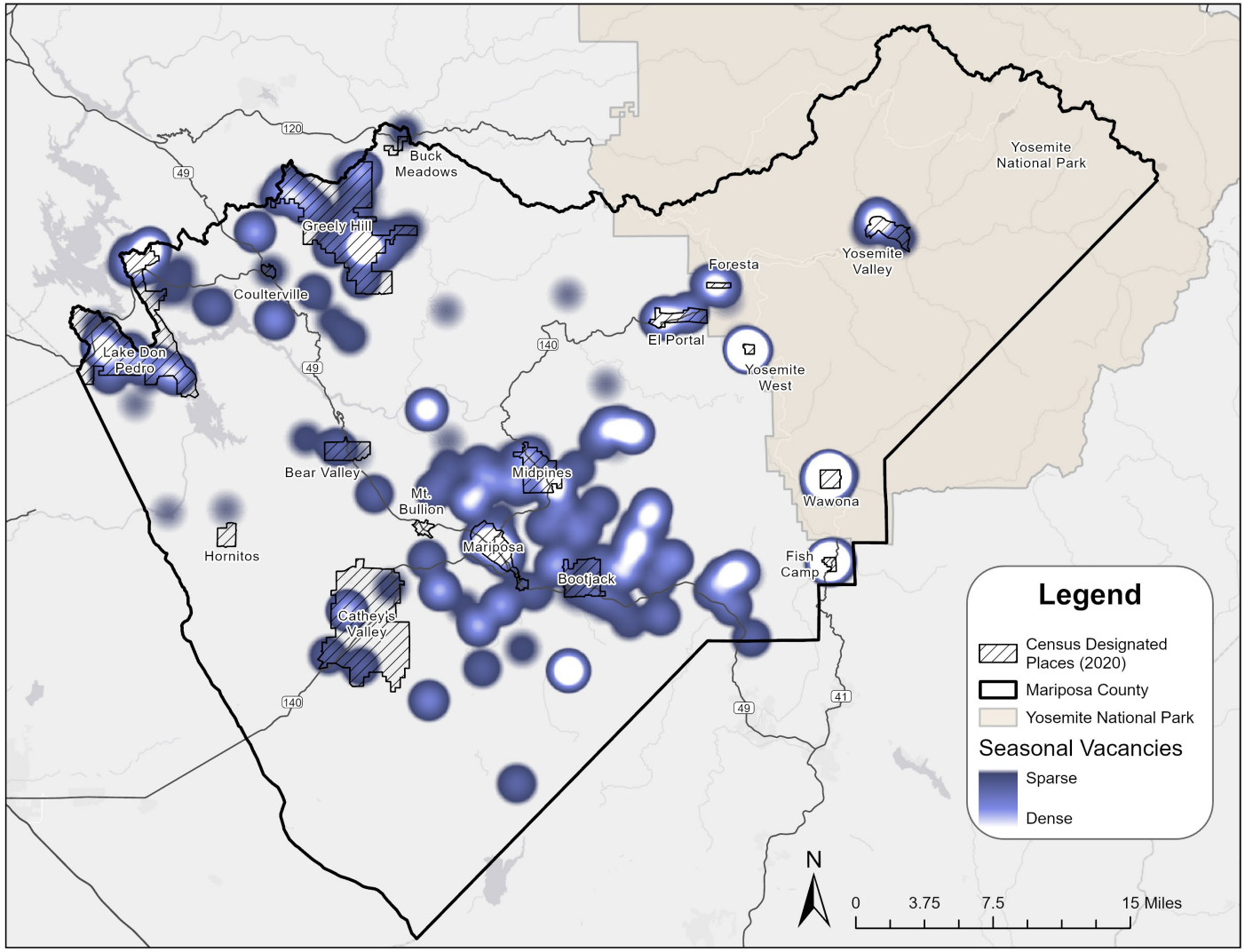
Figure 13: Seasonal and Other Vacancy by Subregion, 2010 and 2020



Source: U.S. Census Bureau, 2010 and 2020 Decennial Census'; BAE, 2023.

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Figure 14: Seasonal Vacancy Heatmap, Mariposa County, 2020

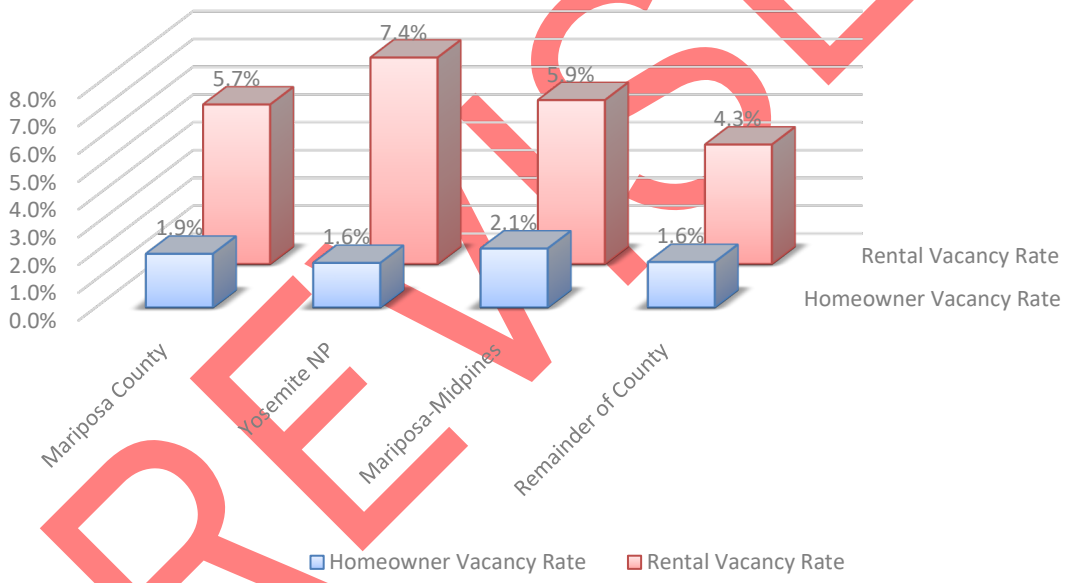


Source: U.S. Census Bureau, 2020 Decennial Census; BAE, 2023.

Figure 14, on the prior page, shows the distribution of seasonal units in the county as of the 2020 Decennial Census. The largest concentrations of seasonal housing units are located in Yosemite West, Wawona, and Fish Camp, with other significant concentrations in and around Mariposa and Midpines, as well as in parts of the North County like Greely Hill and Don Pedro.

Figure 15 illustrates the estimated vacancy rate by tenure and subregion. These data suggest that the total vacancy rate by tenure in Mariposa County is relatively healthy at around two percent within the ownership market and between five and seven percent in the rental market. However, additional data presented in Figure 16, and discussed below, indicate that there is likely a mismatch between the characteristics and pricing of the available housing stock and the needs of certain segments of the Mariposa County population. This means that despite having average vacancy rates that appear relatively healthy, many Mariposa County household continue to struggle to secure adequate and affordable housing

Figure 15: Total Vacancy by Tenure and Subregion, 2020



Source: U.S. Census Bureau, 2020 Decennial Census; BAE, 2023.

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Prevalence of Housing Problems

To provide more insight into the mismatch between the available long-term housing stock and resident housing needs, Figure 16 illustrates the number and share of households by income category who experienced one of the four housing problems tracked by the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) dataset for the period from 2015 to 2019. The four HUD defined housing problems include:

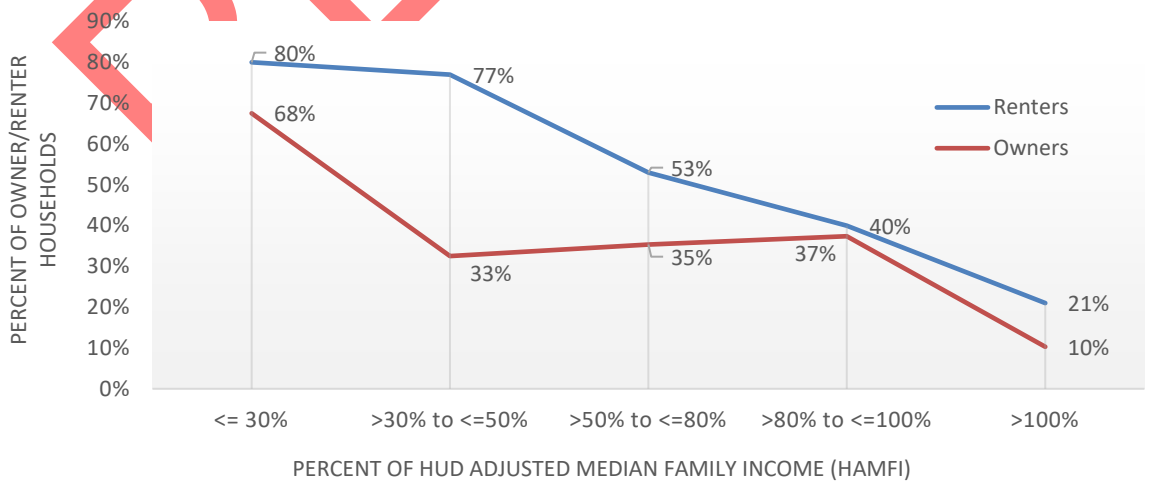
- **Cost Burden** – Households face an excessive cost burden when combined housing costs, including mortgage and insurance costs for homeowners and rent plus utilities

for renter households, exceeds 30 percent of gross household income. Households are considered to face an extreme cost burden when housing costs exceed 50 percent of gross income. Cost burden is typically the most common housing problem.

- **Overcrowding** – Households are considered overcrowded when there is more than one person per room and severely overcrowded when there is more than 1.5 persons per room. Note that the definition is per room, not per bedroom, and includes bedrooms, living or dining rooms, kitchens, recreation rooms, and other finished rooms suitable for year-round use, excluding bathrooms, laundry rooms, pantries, and unfinished areas. Room size is not considered.
- **Kitchen Facilities** – Households are subject to inadequate housing conditions when the unit lacks complete kitchen facilities, including a sink with a faucet, a stove or range, and a refrigerator.
- **Plumbing Facilities** - Households are subject to inadequate housing conditions when the unit lacks complete plumbing facilities, including hot and cold running water, a flushing toilet, a bathtub or shower, and a sink with a faucet.

According to this data, an average of 2,760 households (36 percent) in Mariposa County experienced at least one of the four HUD defined housing problems between 2015 and 2019. Housing problems were more common among lower-income households, as these households have fewer resources with which to remedy issues as they arise. Also, cost burden is the most common housing problem, which naturally impacts lower-income households more acutely. Renter households were also more acutely impacted by housing problems. As illustrated in Figure 16, approximately 57 percent of all renter households experienced at least one of the HUD defined housing problems, compared to 26 percent of owner households.

Figure 16: Households with HUD Defined Housing Problems, 2015-2019 CHAS



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019; BAE, 2023.

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The relative prevalence of housing problems is illustrative of the mismatch between the attributes of the available housing stock, such as pricing and size, and the needs of resident households, despite the seeming normalcy of some of the vacancy metrics. Also, please note that these figures predate the COVID-19 pandemic. Anecdotal evidence from the community indicates that housing conditions have likely worsened since onset of the pandemic in 2020.

Changes in Home Prices

Figure 17 illustrates changes in the Zillow Home Value Index from 2007 through July 2023. The data include single-family homes, as well as condominium units and reflect the typical value of a home in the 35th to 65th percentile range. The figures are seasonally adjusted. The data illustrate the peak if area housing values around 2007, followed by a steep decline resulting from onset of the Great Recession. Beginning around 2013, home values began to increase steadily, which continued through the first half of 2020. With onset of the COVID pandemic, home values increased abruptly from a base of just over $300,000 per unit, peaking in September 2022 at around $420,500 per unit. Through the fourth quarter of 2022 and into the first two quarters of 2023, home values have begun to decrease, with a July 2023 index value reaching a low of around $402,600.

Figure 17: Zillow Home Value Index, Jan 2007- Jul 2023 and Jan 2019 - Jul 2023



Sources: Zillow Home Value Index; BAE, 2023.

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Local real estate brokers indicate that the abrupt increase in home values corresponds with an increase in the number of home buyers coming into Mariposa County from outside of the area, purchasing second home properties with the intention of working remotely and/or short-term renting. Brokers indicate that much of the recent sales activity, and the associated decrease in sale prices, includes owners who recently purchased the property and who found the amount of work involved in short-term renting a property outweighed the amount of revenue that was being generated. This suggests that the for-sale housing market may be experiencing at least a partial correction in response to pandemic induced overexuberance.

Recent Sales with STR Permits

Table 4 reports data from ListSource on home sales in Mariposa County between 2019 and July 2023. This data was matched with the Mariposa County TOT certificates data based on the assessor's parcel number for each property. The data show that, on average, around 8.5 percent of all home sales in Mariposa County received a TOT certificate. This percentage remained relatively consistent over the study period. For the period from January to July of 2023, there were six properties sold that have TOT certificates, or 4.7 percent of all sales.

Table 4: Home Sales with TOT Certificates, 2019-July 2023

	All Home Sales			Sales w/ TOT Certs.			Share of Total
	Number	Median Price	Price Growth	Number	Median Price	Price Growth	Sales w/ TOT Certs.
2019	265	$270,000	n.a.	22	$385,000	n.a.	8.3%
2020	340	$300,000	11%	31	$421,000	9%	9.1%
2021	391	$345,000	15%	35	$490,000	16%	9.0%
2022	318	$364,500	6%	28	$482,500	-2%	8.8%
YTD 2023 (a)	127	$365,000	0%	6	$374,500	-22%	4.7%
Total, All	**1,441**	**$325,000**		**122**	**$443,750**		**8.5%**

Note:
(a) Includes sales that closed between January and July of 2023.

Sources: LisSource; Mariposa County; BAE, 2023.

In addition to information on total sales, Table 4 also reports the median sale price for all homes sold in each year, as well as for those with TOT certificates. The data indicate the median sale price for properties with TOT certificates was 30 to 40 percent higher than for properties without TOT certificates. Please note, however, that these data have not been adjusted to account for the quality, size, or location of each property. Therefore, it is not possible to conclusively determine if the difference in sale prices is a result of intrinsic factors or due to the additional buying power facilitated by the revenue generated from short-term renting. Local real estate brokers, however, do acknowledge that STR properties generally sell for more than non-STR properties, indicating that homes in areas like Lush Meadows which don't allow STRs typically sell for around $100,000 less than units in other areas.

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Table 4 indicates that the countywide median sale price increased significantly in 2020 and 2021, though the price increases flattened out in 2022, resulting in virtually no reported price growth for the year-to-date in 2023. The median sale price for properties with TOT certificates increased in line with the market as a whole in 2019 and 2020. However, as of 2022, the median sale price for properties with TOT certificates decreased by two percent, which has been followed by a decrease in the median sale price of 22 percent for the year-to-date 2023. Local real estate brokers indicate that the observed decrease in the median sale price for properties with TOT certificates is a result of oversaturation in the market for STRs in Mariposa County and a the underperformance of STRs compared to property owner expectations.

Long-Term Rental Rates

There is relatively little data available that allows longitudinal analysis of private rental rates in Mariposa County due to the limited number of apartments and preponderance of private home rentals. Information collected by BAE on private home rentals identified only eight long-term whole home rentals currently available on the market at the start of August 2023. The average rent for one- to three-bedroom units was $900 to $1,000 per bedroom per month. Larger units with four or more bedrooms were priced at around $600 per bedroom per month. Data from CoStar on multifamily apartment rents indicate that an average 800 square foot apartment rents for $745 per month. The data indicate that apartment rents have increased gradually since 2013 at a rate of around 0.3 to 0.5 percent per year, which generally continued during the 2019-2023 period, suggesting that apartment rents have not increased out-of-line with the historical trend as a result of the COVID pandemic and related events.[6]

Table 5: Private Home Rental Listings, August 2023

Address	Location	Price	Beds	Baths	Sq. Ft.	Price/Bdrm	Price/Sq. Ft.
4914 Princeton Way	Mariposa	$995	1	1	n.a.	$995	n.a.
3084 Old Hwy	Catheys Valley	$1,900	2	1	1,100	$950	$1.73
5131 California 140	Mariposa	$1,795	2	1	1,000	$898	$1.80
Totokon	Mariposa	$1,750	2	2	1,250	$875	$1.40
3981 Snow Creek Rd	Mariposa	$2,200	3	2	3,361	$733	$0.65
3958 Snow Creek Rd	Mariposa	$3,499	3	2	1,800	$1,166	$1.94
2424 Speckled Ct	Mariposa	$2,300	4	2	1,800	$575	$1.28
5773 E. Whitlock Rd	Mariposa	$3,000	5	4	5,521	$600	$0.54
Averages by Unit Size		$995	1	1	n.a.	$995	n.a.
		$1,815	2	2	1,117	$908	$1.63
		$2,850	3	2	2,581	$950	$1.10
		$2,300	4	2	1,800	$575	$1.28
		$3,000	5	4	5,521	$600	$0.54

Sources: Zillow; Redfin; Facebook Marketplace; BAE, 2023.

[6] Please note that CoStar only tracks four buildings in Mariposa County totaling 96 units. Data from the California Department of Finance indicate that there were 818 multifamily housing units in Mariposa County as of January 2023. It is not clear how many of those units are rental apartments. Nonetheless, it is likely that the CoStar data exclude a significant inventory of rental units. The data should, therefore, be interpreted with caution.

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Estimated COVID Migration Impacts

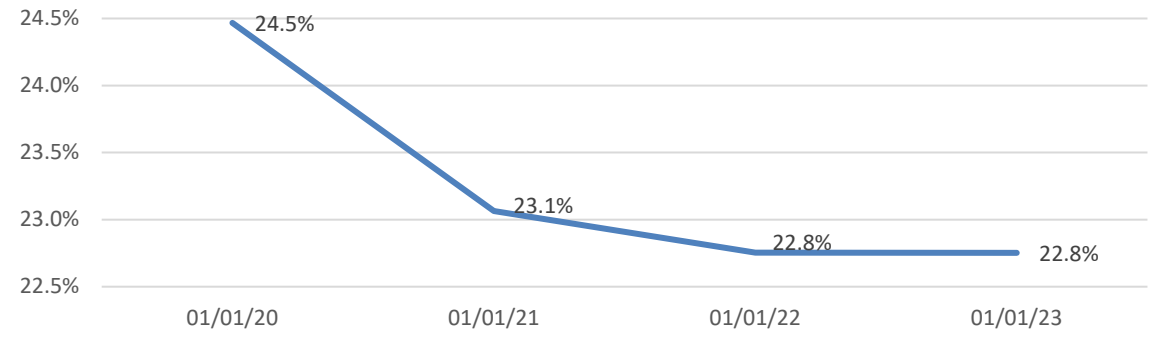
The following section summarizes the available information regarding pandemic induced population and household growth between 2020 and 2023.

Estimated Housing Vacancy

Relatively little data is currently available regarding how the onset of the COVID-19 pandemic impacted residential vacancy in Mariposa County. Census Bureau data for the period after 2020 are available only through the American Community Survey (ACS), which is a multi-year survey tool known to feature high margins of error. The California Department of Finance (DOF) also publishes countywide estimates of housing units and occupancy that are based on Census Bureau estimates that are then augmented based on California administrative records. While the DOF is still in the process of refining its estimates based on newly released data, the available estimates provide a reasonable initial insight into likely trends in housing vacancy in Mariposa County, though the estimates should be interpreted with caution.

Figure 18 illustrates that, according to the DOF, total housing vacancy in Mariposa County decreased between 2020 and 2023 by approximately 1.7 percentage points. This is notable since overall vacancy in Mariposa County was virtually unchanged between 2010 and 2020. This functions to generally confirm anecdotal information provided by the community regarding a reduction in the availability of housing for long-term occupancy, both rental and for-sale. If this decrease in overall vacancy were also combined with an increase in seasonal vacancy associated with an increase in the number of second homes and short-term rentals, it would signal a meaningful contraction of the available supply of long-term housing.

Figure 18: Housing Vacancy Rate, Mariposa County, 2020-2023



Source: California Department of Finance, E-5 City/County Population and Housing Estimates; BAE, 2023.

Household Relocation Trends

To provide a more thorough evaluation of pandemic induced population and household change in Mariposa County, BAE downloaded publicly available data published by the U.S. Postal Service (USPS) regarding change of address requests by ZIP Code. BAE then sorted the data to highlight records for individuals, households, and businesses that filed change of address requests for moves either into, or out of, area ZIP Codes areas between 2019 and

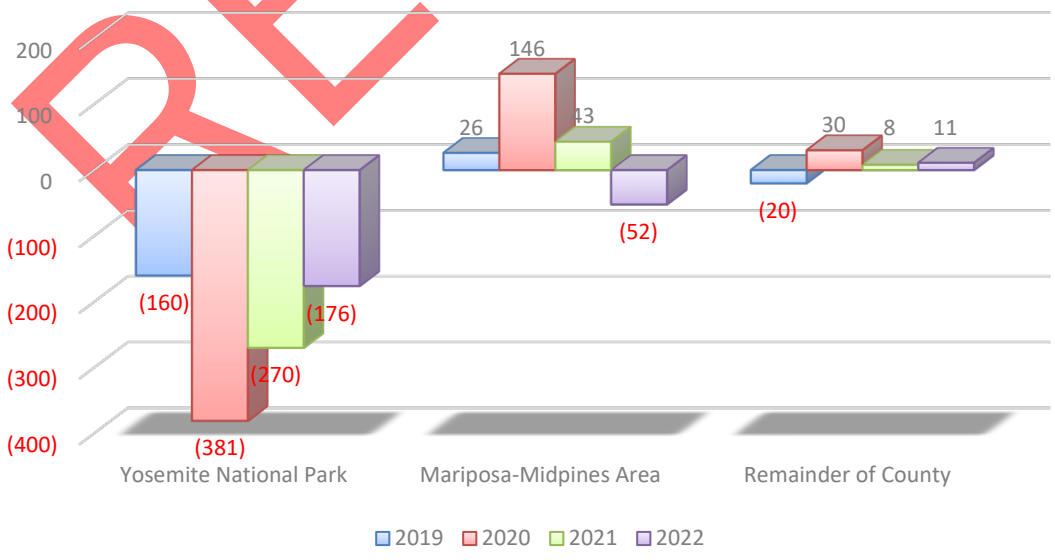
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2022. The data include breakouts for temporary and permanent change of address requests; however, the figures include requests filed by businesses, households, and individuals.

Recognizing the purpose of this analysis, which is to assess pandemic induced population and household change, BAE made the assumption that business change of address requests are most likely associated with permanent moves. Therefore, BAE then subtracted the reported number of business change of address requests from the total number of permanent change of address requests to estimate the total number of permanent residential change of address requests. BAE then subtracted the total number of residential requests for those moving out of the study area ZIP Codes from those moving in to estimate the net change.

Figure 19 illustrates that ZIP Codes associated with Yosemite NP (i.e., 00058, 93623, 95318, and 95389) experienced a consistent net outflow of households between 2019 and 2022 ranging from 160 households in 2019 to 381 households in 2020, with the outflow slowing in 2021 and 2022. By contrast, ZIP Codes associated with the Mariposa-Midpines area (i.e., 95338 and 95345) experienced a net gain of households which was relatively modest in 2019 at 26 households, then spiked to 146 households in 2020. The inflow of households to the Mariposa-Midpines area then decreased significantly in 2021 to 43 households before going negative (i.e., a net outflow of households) as of 2022. ZIP Codes covering the remainder of Mariposa County (i.e., 95306, 95311, and 95325) show relatively small net flows of households, which began with a loss of 20 households in 2019, which then transitioned to a net gain of 30 households in 2020, followed by a slower inflow of eight households in 2021 and 11 households in 2022.

Figure 19: U.S. Postal Service Change of Address Requests by Subarea, 2019 to 2022



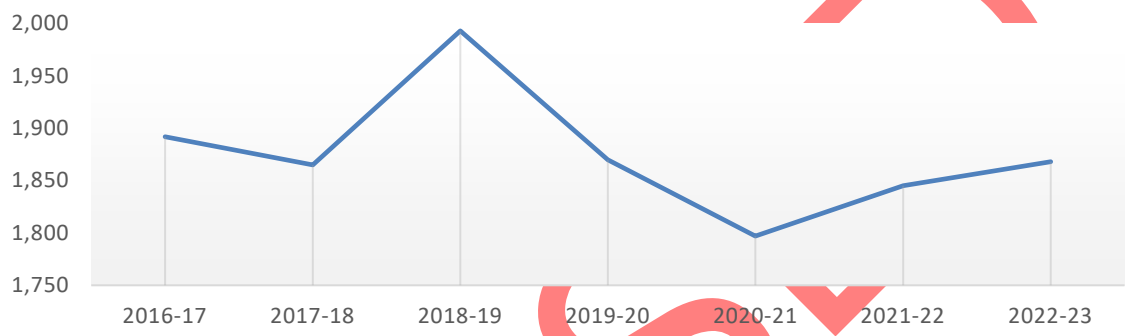
Source: U.S. Postal Service, National Change of Address Dataset; BAE, 2023.

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Countywide School Enrollment

Data collected from the California Department of Education (CDE) indicates that overall enrollment in Mariposa County schools remains largely unchanged compared to the most recent pre-pandemic period. For example, in the 2018-2019 academic year, there were a total of 1,993 students enrolled in Mariposa County schools. Enrollment decreased modestly in the 2019-2020 and 2020-2021 academic years, but rebounded with an increase to 1,868 students in 2022-2023, which is roughly consistent with the 2017-2018 academic year.

Figure 20: K-12 School Enrollment, Mariposa County, 2016-17 to 2022-23



Sources: California Department of Education, DataQuest, Enrollment Multi-Year Summary by Grade; BAE, 2023.

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INDUCED WORKFORCE HOUSING DEMAND

The following section estimates demand for workforce housing created as a result of STR occupancy and associated visitor spending. Data for this analysis were primarily collected from the 2022 *The Economic Impact of Travel: California* report prepared by Dean Runyan and Associates on behalf of Visit California.[7] Additional data regarding STR permits in 2022 were provided by the Mariposa County.

According to Dean Runyan, out-of-town visitors to Mariposa County spent a total of $348.1 million within the county in 2022. This spending supported an estimated 5,670 jobs, including direct, indirect, and induced employment.[8] This equals an average of nearly $61,400 in visitor spending per supported job. Dean Runyan estimates that visitor spending associated with persons and households staying overnight in hotel, motel, and vacation rental accommodations in Mariposa County totaled roughly $292 million in in 2021. Applying the jobs multiplier derived from all visitor spending, BAE estimates that visitor spending associated with people staying in hotel, motel, and vacation rental accommodations supports 4,756 jobs, or around 84 percent of all jobs supported by the tourism industry in general. Dean Runyan further reports that the 2022 visitor spending and employment impact figures were based on an estimate of 372,250 total occupied room nights in hotel, motel, and vacation rental properties.[9] This implies a multiplier of 78 occupied room nights per supported job.

According to AirDNA, a private data vendor, the average STR in Mariposa County was rented for 205 nights in 2022. With an average of 205 occupied nights per STR, and 78 occupied nights per supported job, BAE estimates that STRs generate demand for 2.62 jobs per average STR. Assuming 1.65 workers per household, based on data from the U.S. Census Bureau's Public Use Microdata Sample (PUMS) dataset, BAE estimates that the County may experience demand for 1.3 new workforce housing unit for every two permitted STRs, on average, as reported in Table 5 on the following page.

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[7] Dean Runyan and Associates. (April 2023). *The Economic Impact of Travel: California, 2022p (Preliminary)*. Prepared for Visit California. Available at: https://industry.visitcalifornia.com/research/economic-impact

[8] Direct employment represents jobs that are immediately supported by visitor spending, such as the hotel concierge and restaurant servers. Indirect and induced employment represents jobs that are secondarily supported by visitor spending, such as grocery store suppliers, maintenance professionals, and other local area goods producers and service providers.

[9] This figure is not reported in the 2022 travel impacts report, but was provided by Dean Runyan in an interview with BAE staff.

Table 6: Workforce Housing Demand Induced by STR Occupancy, 2021

Visitor Spending per Job Supported	
Visitor Spending, Total	$348,100,000
Supported Jobs, Total	5,670
Spending per Job Supported	**$61,393**
Visitor Spending by Accommodation Type	
Hotel, Motel, Vacation Rental	$292,000,000
Jobs Supported by Accommodation Type	
Hotel, Motel, Vacation Rental	4,756
Visitor Nights by Accommodation Type	
Hotel, Motel, Vacation Rental	372,250
Visitor Nights per Job Supported	
Hotel, Motel, Vacation Rental	78
STRs Per Workforce Unit Demanded	
Ave. Occ. Nights Per Year	205
Jobs per Average STR	2.62
STRs Per Supported Job	0.38
Workers Per Workforce Household	1.65
STRs Per Workforce Unit Demanded	0.63

Sources: Dean Runyan, The Economic Impact of Travel - California 2022p; Mariposa County, Transient Occupancy Tax Records; BAE, 2023.

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REGULATORY APPROACHES USED IN PEER COMMUNITIES

To provide additional insight into some of the ways that Mariposa County could approach the possible regulation of STRs throughout the county, this study includes an overview of Mariposa County's current regulations pertaining to STRs, as well as the regulatory approaches enacted by 17 peer communities identified by Mariposa County staff.

The peer communities reviewed for this research include ten jurisdictions in California, including:

- El Dorado County
- Mono County
- Placer County
- Santa Cruz County
- Sonoma County
- Town of Mammoth Lakes
- City of Morro Bay
- City of Santa Cruz
- City of South Lake Tahoe
- Town of Truckee

The analysis also considers seven out-of-state jurisdictions, including:

- Crested Butte, Colorado
- Durango, Colorado
- Steamboat Springs, Colorado
- Moab, Utah
- Park City, Utah
- Washington County, Utah
- Bar Harbor, Maine

This section provides a summary of the approaches that these jurisdictions have taken to address several key regulatory issues related to STRs. The discussion is organized by theme:

- Definition of a short-term rental or vacation rental;
- Caps on the number of STRs that may be permitted;
- Geographic carve-outs and STR density limitations;
- Exemptions for owner occupied housing and hosted rentals;
- Variations in the local application processes and procedures;
- Initial and ongoing inspection requirements;
- Nuisance mitigation programs and enforcement penalties;

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- Policies limiting fractional ownership;
- Ties to complementary policies and programs.

Existing Mariposa County Regulations

Title 3 and Title 17 of the Mariposa County Code, which pertain to the permitting and regulation of vacation rentals and bed and breakfasts in single-family residential structures, were most recently amended on March 15, 2016 under Ordinance No. 1116, as well as through Resolution 2016-102 which amended Volumes I and II of the Mariposa County General Plan, including the Mariposa, Coulterville, Fish Camp, and Wawona Area Plans, and also amended Titles 3 and 17 of the County Code. Under the County Code, vacation rentals are allowed uses in all principal zoning districts, with the exception of light manufacturing and industrial zones. The Code then also requires vacation rentals and bed and breakfasts to obtain a TOT certificate.

Definition of a Short-Term Rental or Vacation Rental

Under Section 17 of the Mariposa County Code, there are three categories of use that fall under the umbrella of Residential Transient Occupancy Facilities, including:

Vacation Rental

A single-family structure, a single-family dwelling unit of a duplex, or a single condominium unit (Yosemite West only) with no more than three bedrooms available for rent or lease for periods of 30 consecutive days or less.

Bed and Breakfast

Includes a single-family structure, a single-family dwelling unit in a duplex, or a portion of a such structure or dwelling unit, with no more than five bedrooms available for rent or lease for periods of 30 consecutive days or less to an individual or any party. A bed and breakfast has a full-time, permanent resident family, and a limited number of guest bedrooms. Breakfast or a similar early morning meal is prepared each day in a kitchen appropriately permitted by the Health Department. The price of food is included in the price of the accommodation.

Agricultural Home Stay

Includes a business that provides overnight transient occupancy accommodations in five or fewer guest rooms with not more than ten guests; and serves meals at any time to only registered guests, who actively participate in the guest's education and the on-site agricultural activities. Agricultural homestays are located in the residence of the property owner or accessory dwelling or other existing dwelling.

Tourist rental accommodations that fall outside of the categories described above require a zoning designation other than residential or agricultural and must typically undergo an additional discretionary permitting process requiring additional County review.

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Caps on the Number of STRs That May Be Permitted

Mariposa County currently does not limit the number of vacation rentals, bed and breakfasts, or agricultural homestays that may be active at a given time in the County or which may hold a valid Transient Occupancy Tax (TOT) Certificate.

Geographic Carve-Outs and STR Density Limitations

The Mariposa County Code, Section 17.108.070, defines bed and breakfast and residential transient rental establishments as home enterprises. Section 17.108.180 establishes both as permitted uses in all principal zoning districts, except for the Light Manufacturing and Industrial Zones (M-1 and M-2). Agricultural homestays, as a type of residential transient rental, are also permitted in the Agriculture Exclusive Zone (AEZ).

Applications for bed and breakfast or vacation rental permits associated with properties located in Wawona or Foresta are subject to additional review by the Superintendent's office of Yosemite NP. Both the County and the Superintendent's office have land use jurisdiction in Wawona, so a new application requires dual approvals. While properties in Foresta are not subject to approval by the Superintendent's office, applications are still subject to review, with some applicable laws and regulations potentially precluding operation of some commercial establishments or triggering supplemental review and approval. In both communities, vacation rentals are typically approved as a residential use, though bed and breakfast uses are prohibited on residentially zoned lands. Vacation rentals are not permitted at the El Portal Administrative site. The National Park Service (NPS) cannot authorize commercial, or business uses within the park except in accordance with federal regulations.

Also, for properties located in Fish Camp, a "Notice of Proposed Bed and Breakfast/Vacation Rental" must be mailed to property owners within 600 feet of the project site. If more than 50 percent of noticed property owners protest, the project is required to obtain a Conditional Use Permit from the County that requires additional discretionary review approval.

Exemptions for Owner Occupied Housing and Hosted Rentals

The Mariposa County Code does not currently distinguish between hosted or un-hosted vacation rentals. The code does provide a separate classification for bed and breakfast establishments which, by definition, feature a full-time, permanent resident family. As noted above, a bed and breakfast must provide breakfast or a similar early morning meal that is prepared in a kitchen that is inspected and permitted by the Health Department. Similarly, the code also provides a distinction for Agricultural Homestays, which are by definition located in the residence of the property owner or an accessory dwelling.

Local Application Processes and Procedures

To establish new Residential Transient Occupancy Facilities, amend an existing TOT certificate application, propose to add a room or rooms for rent and increase the occupancy limit, or

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when an existing enrolled property changes ownership,[10] the owner of the property or their agent must complete a 28 page application packet (see Appendix D), which is available for download on the Mariposa County at: https://www.mariposacounty.org/716/BBVacation-Rental. Applications can be mailed or submitted in-person to the Planning Department. Once all of the required agencies have reviewed and approved the application, an approval letter from the Planning Department and a TOT Certificate from the Tax Collector will be issued.

Initial and Ongoing Inspection Requirements

While the initial application process for bed and breakfast and vacation rental uses is relatively straightforward, the application must then be reviewed by at least three separate agencies. Inspections are required to be conducted by the Building Department, Fire Department, and Planning Department. All inspections are scheduled independently by the property owner.

Building and Fire Department Inspections

Once the application is submitted, the applicant must first contact the Building and Fire Departments to schedule the required inspections. The Building Department and the Fire Department will separately inspect the residence to determine if it complies with the Residential Safety Checklist for Transient Occupancy. The inspector may require corrections to bring the residence into compliance which must be made before the application is approved.

Health Department Inspections

The Health Department requires that applicants demonstrate the adequacy of the sewage disposal system and water supply. It is adequate for applicants to indicate whether they are connected to public sewer and water systems. If not, the Health Department may require sewage disposal system and water tests to determine whether they meet applicable standards. The Health Department also requires that Bed and Breakfast and Agricultural Homestay establishments have a food facility permit and conducts periodic inspections for compliance with the California Health and Safety Code.

National Park Service Review

If the property is located in in Wawona or Foresta, the County will send a copy of the application to the Superintendent's office at Yosemite NP for a 21-day review. Due to an Act of Congress, the County and Superintendent have concurrent jurisdiction for permitting and applications are not valid until approved by both agencies. The National Park does not have concurrent jurisdiction in Foresta.

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[10] If the property is in escrow, an application can be submitted with the current owner (i.e., the seller) being listed as the owner and the buyer listed as the applicant. Both the current owner and the applicant will need to sign the application. The application can be processed, though approvals will be held until the new deed is recorded.

Planning Department Inspection

The Planning Department will inspect the property to ensure all requirements on the Planning Checklist have been met after all other approvals have been obtained. All required signs and parking must be in place prior to inspection.

Recertification or Renewal Requirements

Mariposa County Code also requires that the owner of the property, or their agent, complete an annual self-certification form that attests that:

1) Smoke alarms and carbon monoxide detectors are in working condition with fresh batteries;
2) Fire extinguishers are adequately charged;
3) The structure and any improvements or modifications were constructed under appropriate building permits or permits from the California Department of Housing and Community Development (HCD);
4) The facility remains compliant with the residential transient occupancy safety checklist in effect at the time the transient occupancy registration certificate was issued.

Nuisance Mitigation Provisions and Enforcement Penalties

Mariposa County Code requires that the use of property for a residential transient occupancy purpose shall not be detrimental to the area by reason of appearance, traffic, noise, dust, smoke, or odor. Violation of these provisions may trigger code compliance actions; though no clear process exists for reporting or enforcing the requirements.

Policies Related to Fractional Ownership Models

Mariposa County currently does not have policies in place limiting the ability to purchase or hold properties under a fractional ownership model.

Ties to Complementary Policies and Programs

Mariposa County currently does not tie administration of the bed and breakfast and vacation rental ordinance to implementation of other programs.

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STR Regulations in Peer Communities

Definition of a short-term rental or vacation rental

STRs are typically defined to include residential real estate that is used to house transient individuals or households on short-term basis with a maximum duration of 30 and 90 days.[11] Many jurisdictions define STRs to include only single-family homes and duplexes, though some communities also include condominiums. A number of jurisdictions, including the Town of Truckee and Placer County, explicitly prohibit the short-term renting of multifamily housing.

Caps on the Number of STRs That May Be Permitted

Among the 17 peer jurisdictions, 12 have enacted limitations or "caps" on the number of STRs that may be legally established either throughout the jurisdiction or in one or more subareas within the jurisdiction. The City of Santa Cruz and the Town of Truckee have relatively straightforward caps, totaling 250 STRs in Santa Cruz (approximately one percent of the City's housing stock) and 1,255 STRs in Truckee (approximately seven percent of the Town's housing stock). Bar Harbor, Maine, sets the cap at nine percent of the housing stock, with the total adjusted over time in accordance with changes in the housing stock. The cap in Bar Harbor does not apply to owner-occupied units.

Many other jurisdictions have caps that differ by subarea, or only apply to specific areas of the jurisdiction. For example, El Dorado County has a cap of 900 non-hosted STRs within the Tahoe Basin portion of the unincorporated county (approximately 10 percent of the housing stock in this area). Morro Bay has a cap of 175 full-home, non-hosted STRs (three percent of the City's housing stock), which applies to residential zones only. Santa Cruz County has three designated areas, each with specific caps for both non-hosted and hosted STRs. Hosted and non-hosted STRs are also allowed outside of the designated areas, with a cap of 250 hosted STRs (0.4 percent of the housing stock in the unincorporated county) throughout the unincorporated county. Sonoma County has capped STRs at five percent of single-family homes within specific areas with high concentrations of STRs. Steamboat Springs, CO has three zones: one with no STR caps, one with six subzones that each have individual caps, and one where STRs are not permitted. Hosted and temporary STRs in Steamboat Springs are exempt from caps and allowed in the zone where other STRs are prohibited.

Many jurisdictions exempt hosted or owner-occupied STRs from the cap(s), or apply a different cap to hosted or owner-occupied STRs. These policies are often combined with variations in

[11] California Revenue and Taxation Code, section 7280, authorizes cities and counties to levy a tax on the "privilege" of occupying a room, or rooms, in a hotel, inn, tourist home or house, motel, or other lodging establishment for less than 30 days, excluding the right of an owner of a time-share or membership camping contract to occupy their respective unit or space.

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the cap(s) by subarea, as in Bar Harbor, El Dorado County, Morro Bay, Santa Cruz, and Steamboat Boat Springs, as described above, as well as in other peer jurisdictions.

Geographic Carve-Outs and STR Density Limitations

Among the 17 peer jurisdictions reviewed for this research, 14 have a form of geographic restrictions on where STRs may be established, and/or limitations on how close an STR can be to another similar use. In many jurisdictions, STRs are allowed only in specific zoning districts or geographic subareas. Other jurisdictions restrict certain types of STRs (e.g., non-hosted or owner-occupied) in specific zoning districts or subareas. For example, South Lake Tahoe does not allow whole-home STRs in residential areas, while Crested Butte allows unlimited licenses (i.e., licenses that allow rentals more than 90 days per year and/or rentals in homes not occupied by primary owners or long-term renters) in select zones only. As discussed above, many jurisdictions also differentiate between subareas or zones in terms of the caps that apply to the number of STR units that are allowed to operate at any given time.

Five of the peer jurisdictions have specific limits on the geographic spacing or concentration between units in any particular area. El Dorado County requires a 500-foot distance between STRs, though hosted STRs (i.e., rentals where a primary owner resides at the property during the rental period) are exempt. Morro Bay requires a 175-foot distance between full home, non-hosted STRs in residential zones. In commercial zones, Morro Bay allows no more than one eighth of units in a multifamily property to be STRs. In Santa Cruz County, STRs cannot total more than 20 percent of residential parcels on a block, while in Crested Butte a maximum of two STRs per block are allowed. In Durango, there are two subareas in which the second STR on a block requires Planning Commission approval and must be the owner's primary residence, which are not requirements for the first STR on a block. In these areas, a third STR would not be allowed on the same block.

In addition, seven of the peer jurisdictions have regulations that limit the number of STRs per property or per owner, with most allowing only one STR per parcel. These regulations are often combined with other geographic or density limitations, such as those described above.

Exemptions for Owner Occupied Housing and Hosted Rentals

Twelve of the 17 peer jurisdictions differentiate between hosted or owner-occupied STRs and other STRs in terms of STRs regulations. While the definitions vary slightly by jurisdiction, hosted STRs are generally those in which the property owner or a representative is present on the property during the period that the units is being rented. Owner-occupied STRs are generally those that are the owner's primary residence, though the owner may or may not be required to be present on the property while it is being short-term rented.

Some peer jurisdictions only allow hosted or owner-occupied STRs, with all other types of STR being prohibited. The City of Santa Cruz does not permit any new non-hosted STRs, while Washington County, Utah, allows STRs at a property owner's primary residence only.

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Many jurisdictions allow hosted or owner-occupied STRs in areas where other STRs are not allowed, exempt hosted or owner-occupied STRs from caps, or both. Hosted or owner-occupied STRs are exempt from STR caps in El Dorado County, Morro Bay, Placer County, Sonoma County, Crested Butte, Steamboat Springs, and Bar Harbor. Some of the jurisdictions with concentration limitations on STRs, including El Dorado County and Morro Bay, provide an exemption for hosted or owner-occupied STRs. South Lake Tahoe provides more limited exemptions for owner-occupied STRs, exempting homes from prohibitions in residential areas only if the owner is the permanent resident of the property and uses their property as an STR no more than 30 days per year. In Crested Butte, primary owners or long-term renters are exempt from caps and geographic restrictions if they rent their homes as STRs for no more than 90 days per year. Crested Butte is the only peer jurisdiction that provides the same exemptions to long-term renters as are available to full-time owner occupants.

On June 20, 2023, the California Court of Appeal for the Third District issued a decision in the case of the South Lake Tahoe Property Owners Group versus the City of South Lake Tahoe which upheld the City's authority to regulate and restrict the operation of STRs in residential zones, but questioned the constitutionality of imposing lesser restrictions on owner occupied STRs under what is known as the "dormant commerce clause" of the United States Constitution. The dormant commerce clause prohibits states from discriminating against out-of-state actors in interstate commerce. The argument is that allowing STRs only in units that are otherwise occupied full-time by the owners infringes on the rights of property owners that live out of state. While the appellate court sent the case back to the lower court for further review on the dormant commerce clause issue, this research recommends that Mariposa County avoid differential requirements based on owner occupancy and instead consider differentiating the policy based on full-time occupancy (either by the owner or an authorized full-time renter) or whether a rental is hosted or non-hosted.[12] Nonetheless, BAE cannot attest to whether either of these approaches would meet applicable legal standards.

Local Application Processes and Procedures

Most of the peer jurisdictions approve applications and issue permits or licenses for STRs through an administrative process, though some require public notice or a public hearing. Jurisdictions in which permits or licenses are approved administratively include El Dorado County, Mammoth Lakes, Morro Bay, Placer County, South Lake Tahoe, Truckee, Steamboat Springs, Moab, Park City, and Washington County.

In Truckee, there is a one-year waiting period after a house is sold before the owner is eligible to sign up for the STR waiting list. The purpose of the waiting period is to create uncertainty

[12] Please note that this does not constitute legal advice and that BAE Urban Economics is not qualified to provide direction on the legality of differentiating between hosted and non-hosted STRs as a matter of public policy.

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for second home buyers regarding their ability to generate rental income in a way that aligns with the requirements of 1031 exchange transactions.[13]

Crested Butte and Durango approve permits or licenses administratively but require noticing to all property owners within a certain radius (100 to 300 feet) and take public comment prior to permit issuance, while Bar Harbor approves permits administratively and subsequently issues notices to property owners within 50 feet. In Santa Cruz (City), units with four or fewer bedrooms are approved administratively, while units with five or more bedrooms require a public hearing. Santa Cruz County allows for administrative approvals for STRs with three or fewer bedrooms, with a requirement to provide notices to property owners within 300 feet and the possibility of a public hearing if an appeal is filed. STRS with 4 or more bedrooms in Santa Cruz County require a public hearing. Similarly, Sonoma County allows for administrative approvals for units with five or fewer bedrooms and requires a use permit for larger units. Mono County requires a public hearing and noticing to all property owners within 500 feet prior to issuance of any STR permit.

Mono County uses a two-step discretionary approvals process for STRs. New STR applications first require approval of a Conditional Use Permit following completion of a mandatory hearing with the County Planning Commission. If approved the Conditional Use Permit allowing the STR use subsequently runs with the land through establishment of a Transient Rental Overly District (TROD). The property owner, or their agent, is then required to apply for a Short-Term Activity Permit, which requires a hearing before the Board of Supervisors. The Short-Term Activity Permit does not run with the land and can, therefore, be revoked as a result of an enforcement action and automatically expires when the property changes ownership.

Initial and Ongoing Inspection Requirements

Twelve of the 17 peer jurisdictions have inspection requirements for STRs. In jurisdictions with ongoing inspection requirements, inspections are generally required prior to issuance of the STR permit or license. Some jurisdictions also require recurring inspections either annually or every three or four years. Some jurisdictions rely on a self-inspection process, either as the only inspection requirement or on an annual basis between less frequent inspections by departmental staff. Inspections generally focus on health and safety, including fire safety and defensible space.

Recertification or Renewal Requirements

Twelve of the 17 peer jurisdictions require periodic recertification or renewal of permits or licenses. Eleven of the jurisdictions require annual renewal, while permits in Santa Cruz County remain effective for five years. In four of the jurisdictions with renewal requirements, the STR must be active (i.e., actively remitting TOT) to be eligible for renewal. The City of Santa

[13] According to the Internal Revenue Code, a Section 1031 exchange is a swap of one real estate investment property for another that allows capital gains taxes to be deferred.

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Cruz does not require annual renewal, but STR permits lapse if not used (i.e., not-actively remitting TOT) for two years. The jurisdictions in which an STR must remain active to be eligible to continue to be permitted are all jurisdictions with caps on the total number of STRs, which ensures that limited STR permits are allocated to units that serve as active STRs.

Nuisance Mitigation Provisions and Enforcement Penalties

Thirteen of the 17 peer jurisdictions have a requirement for a local contact person that can be reached by phone and/or other means 24 hours per day during all times when an STR is rented. These jurisdictions typically have specific requirements regarding the time-frame within which the local contact person must be able to respond when contacted, with many requiring that the local contact person is able to be present at the property and initiate corrective action within 30 to 60 minutes. The property owner is generally required to provide the local contact person's information to the jurisdiction as well as on a sign posted on the exterior of the property that is visible from the street. Sonoma County and Durango post information for the local property manager on the local jurisdiction's website. El Dorado County requires that the local contact person complete a training course and exam, while Sonoma County requires that the local contact person just pass a certification exam. Some jurisdictions – including El Dorado County, Placer County, Sonoma County, Truckee, and Crested Butte – also operate a phone hotline and/or email address that is dedicated for the public to be able to report complaints about STRs.

Jurisdictions without an explicit requirement for a local contact person include Mono County and Santa Cruz County. Santa Cruz County requires the property owner to provide the property manager's contact information to all property owners within 300 feet of the STR and on a sign on the exterior of the property. Mono County handles violations through reports to the County Code Compliance Department.

Possible penalties for noncompliance with STR regulations typically consist of fines and suspension or revocation of the STR permit, with the possibility of misdemeanor charges in some cases. Several jurisdictions have lower fines for an initial violation, followed by higher fines for subsequent violations and revocation after three to four violations within a given time period. Many jurisdictions have a waiting period of a year or more before a property owner can apply for a new STR permit following a revocation. In jurisdictions with waiting lists for STR permits, the property owner is typically unable to sign up for the waiting list until the waiting period following a revocation has ended.

Policies Related to Fractional Ownership Models

In addition to policies related to STRs, two of the peer jurisdictions had policies related to fractional home ownership. These fractional ownership models typically consist of the purchase of a property by a limited liability corporation (LLC), with ownership split between two to eight buyers that then use the property as a shared vacation home. These types of ownership models are often facilitated by third-party companies, like Pacaso, that help with

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the sale of shares, manage the property, provide furnishings, assist with scheduling, and/or manage cleaning. Jurisdictions that have adopted or considered regulations on fractional ownership homes have cited some of the same concerns related to these properties as with STRs, including impacts on residential neighborhoods and the removal of homes from the housing stock that might otherwise be available to full-time occupancy.

In April 2023, the Sonoma County Board of Supervisors approved changes to the County Code to define fractional ownership properties as time shares, thereby limiting these homes to areas of the County that are zoned for lodging and tourism. Park City similarly limited fractional ownership to zones that allow timeshares and private residence clubs starting in 2022. However, a Utah State law passed in March 2023 has since prohibited local jurisdictions from treating properties held under fractional ownership differently from other properties. Prior to the passage of the State law, Moab was considering similar regulations.

Ties to Complementary Policies and Programs

The STR policies enacted by most of the peer communities reviewed for this research are stand-alone ordinances that direct the approval and administration of STRs within the community. The Town of Truckee, however, recently coupled the STR permit ordinance and administrative program with another local housing program. The Short-Term Rental Workforce Housing Token Program (STR Token Program) was established in early 2023 to incentivize the creation of workforce housing by offering in-kind payment for Deed Restrictions in the form of STR "Tokens." A Token is redeemable for a Transient Occupancy Registration Certificate, which is required to short-term rent a property in Truckee.

Participants in the STR Token Program are required to deed restrict housing units for a mandatory term of 15 years in exchange for tokens. The units must be occupied full-time by households where at least 50 percent of the adult tenants are employed a minimum of 20 hours per week within the boundaries of the Tahoe Truckee Unified School District. Annual gross incomes for occupant households cannot exceed 150 percent of the countywide area median income (AMI). The minimum lease term is 12 months for rental units.

Participants are selected through a request for proposals process and ranked.[14] Participants can offer a certain number of housing units and specify the number of tokens they would like in return. Program participants can redeem a Token for a Transient Occupancy Registration Certificate to use on their own or can sell, trade, or transfer the Token to another recipient who becomes the Token Holder. The Token Holder can cancel the Certificate associated with a short-term rental property and can apply to re-use that Token for a different eligible property.

[14] The program is currently in the pilot phase. The initial request for proposals was issued on March 20, 2022. Prospective participants have until June 28th to submit proposals.

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RECOMMENDATIONS

Based on the research summarized above, BAE poses the following recommendations for consideration by the Mariposa County Board of Supervisors. If accepted, County staff will then use the guidance provided by the Board as the basis for developing updates to the County Code and administrative procedures. Representatives from the Town and Community Planning Areas, as well as members of the broader community will be invited to provide input on the updated Code and administrative procedures, with an emphasis on how the County is defining any geographic carve-outs and the nuisance mitigation policy. The revised Code and administrative procedures will then be presented to the Board for final approval. Once the administrative update is complete, BAE will work with County staff to prepare an administrative fee study to identify application and administration fees that may facilitate cost recovery.

Administrative and Process Updates

To reduce the cost of administering the STR program, streamline the applications process, and improve data collection, BAE recommends that the County consider enacting the following:

1. **Update the Definition of an STR**

   Update the definitions for an STR and other related uses to better reflect the functional differences between different forms of transient visitor accommodations. For example, the County should consider updating the definition of an STR to differentiate between hosted and un-hosted STRs, as well as the short-term rental of individual rooms within a larger full-time occupied housing unit. The updated definition should also specify how these uses are different from bed and breakfasts and agricultural homestays or should merge these two definitions with the definition of a hosted rental. Depending on how the County elects to approach geographic differences in how STRs are regulated, the County may also consider eliminating the agricultural homestay category and using geographic parameters to distinguish between STRs located in more rural locations from those in areas with more dense residential development. The County should also consider updating the County Code to formalize other desirable forms of visitor accommodations that may be appropriate in different parts of the county, such as private campsite rentals and RV villages, among other concepts.

2. **Update Code Language on Vested Interests**

   Consider updating the Code of Ordinances to address the relationship between STR permits and the conveyance of vested interests and entitlements. The County may want to consider language similar to that used in the City of South Lake Tahoe Code of Ordinances, which was upheld in recent court proceedings and is provided below:

   "Vacation home rental permits shall not be construed as providing property rights or vested interests and entitlements in continued operation of a vacation home rental.

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Vacation home rental permits are revocable licenses which expire annually. Vacation home rental permits shall not run with the land." (Title 3, Chapter 3.5, Section 460).

3. **Collect Additional Attribute Data**

Update the administrative process for issuance of TOT certificates to collect more information on the types of properties providing tourist accommodations to aid in long-term evaluation of program effectiveness. Examples of information that the County may aim to collect from entities receiving new or renewed TOT certificates include:

a. *Date of Issuance*
   Continue to collect information on the date that a TOT certificate was issued. Update the administrative procedure to require that a new TOT certificate and number be issued when a property changes ownership.

b. *Date of Closure*
   Require that TOT certificates that go unused for a defined period of time are cancelled pursuant to submittal of a new TOT certificate application. Record the date of closure.

c. *Property Site Address*
   Continue to collect information on the physical address of the property, including information on the specific unit in question for properties with multiple housing units on-site.

d. *Parcel Number*
   Continue to collect information on the Assessor's Parcel Number (APN) associated with each TOT certificate. Use the up-front and periodic inspection process to confirm that the attribute data from the TOT certificate application matches the true attributes of the property. Create a program to periodically compare the TOT certificates database with the County parcel database to identify possible changes.

e. *Application Type*
   Update the administrative procedure to collect information on the type of application being submitted. This may include applications for new TOT certificates from entities that have not previously possessed an active certificate, but may also include entities applying due to cancellation of a previously held TOT certificate due to non-use, change of ownership, change of management, or other similar purpose.

f. *Property Use Type*
   Update the definitions of what constitutes an STR, versus other types of transient visitor accommodations.

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g. *Property Structure Type*
Collect information on the type of structure engaged in visitor accommodations. For example, is the unit an attached or detached single-family home, an accessory dwelling unit (ADU), a mobile home, a tiny home, a multifamily condominium or apartment, etc. Use the inspection process and comparison to the County parcel database to periodically confirm the accuracy of this data.

h. *Property Characteristics*
Collect additional information on the number of residential units present on the property, as well as the number of bedrooms and beds being used for tourist accommodations. Use the inspection process and comparison to the County parcel database to periodically confirm the accuracy of this data.

i. *Property Owner Contact*
Continue to collect contact information for the owner of the property.

j. *Property Management*
Collect information that identifies whether the property is managed by the property owner or by an outside property management company. Collect contact information for entity responsible for day-to-day management.

k. *Emergency Contact*
Collect contact information on the designated local contact person for the property, consistent with recommendation 18.

l. *Availability*
Collect information on the number of days per month that the property was made available for occupancy by visitors.

m. *Occupancy*
Collect information on the number of days per month that the property was booked for occupancy by visitors. This should identify, at a minimum, the number of days the unit is occupied, but may also include the number of persons reported to be in the visiting party, which may provide useful information on tourist visitation.

n. *TOT Remittance*
Collect information on TOT remittances in a format that allows County staff to identify the extent to which a property and/or unit was actively engaged in visitor accommodations activity (i.e., submitting TOT and for what amount) during a given month. Note, however, that any public distribution of this data

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must be done in a format that protects against the disclosure of private information.

4. **Require STR Platforms to Submit Data**

As a matter of policy, Mariposa County should adopt code language that requires STR platforms to regularly disclose information to the County Administration regarding each home sharing and/or vacation rental listing within Mariposa County, the names of the persons responsible for each listing, and any associated attribute data necessary for the County to assess compliance with applicable local regulations. While it is unclear whether the major platforms will comply with these requirements, having the requirements incorporated in the County Code will provide a tool that may help to further the County's interests over the long-term.

5. **Update the Application Process**

Implement updated procedures as identified by County staff to streamline the permitting application and inspection process. For example, the County should consider ways to consolidate the inspections process to require only one on-site inspection that meets the requirements of the Planning Department, Building Department, Fire Department, and Health Department. National Park Service review may still need to be separate. Prepare an administrative fee study to update the application and renewal fees to facilitate cost recovery, but aim to keep the fees relatively low as a way to encourage legal participation by qualifying properties.

6. **Update Renewal Procedures**

If the County successfully implements updates to the TOT data collection and monitoring program, the County may consider increasing the amount of time that an STR permit is valid before needing to be renewed. Examples from other jurisdictions vary, with many requiring renewal every two or three years. However, in cases where a property is subject to a significant number of complaints, renewal may be required annually. Less frequent renewal is only possible when good data on property usage is already being collected on an ongoing basis through the TOT remittance process.

7. **Require Permit Numbers on All Advertising**

To assist with enforcement, the County should require operators to prominently identify their STR permit number and expiration date on all advertisements and listings. The County may also consider requiring all advertisements or listings of STRs to include a link to the County STR policy webpage.

Update Eligibility Standards

To improve program administration and address the influence of STRs on the availability and pricing of long-term housing, BAE recommends that the County consider the following:

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8. **Prohibit Short-Term Renting of Properties Recently Subject to Eviction**

To reduce the incentive for property owners to evict existing tenants in order to convert the property to an STR, consider prohibiting units that have recently been subject to an eviction from being registered as an STR for a specified period. The County may also consider prohibiting short-term renting of properties that were recently used as long-term rentals, though identifying such properties may be challenging in some cases.

9. **Establish a Waiting Period for New Home Purchases**

Establish a waiting period of at least one year following the purchase of a residential property before that property is eligible to apply for an STR permit and be added to the wait list. This creates uncertainty regarding the ability to generate revenue through short-term renting and may reduce the price premium that investors are willing to pay for housing that is not intended to be a primary residence. The longer the waiting period, the more uncertainty that a property owner will be able to generate revenue.

10. **Leverage STRs to Facilitate Home Construction**

Recognizing the County's interest in expanding the countywide housing inventory, study options to leverage STRs to facilitate new home construction. For example, the County may designate a set number STR permits for allocation to newly constructed housing units, exempting the property owner from the waiting period for newly purchased properties. The permit may be granted on a one-time basis or may be effective for a specified period of time. The County may also consider providing priority to applicants who commit to converting the unit to full-time occupancy after a specified period of time. Either way, the purpose of the allocation would be to allow property owners to recoup some of the cost associated with building the unit. While this and similar concepts may be attractive in theory, additional research will be needed to understand the feasibility and desirability of this and other similar programs.

11. **Encourage Agritourism Development Through STRs**

Consider an agritourism STR set-aside that would provide a dedicated number of STR permits that may be allocated to agritourism operations, particularly if located outside of Yosemite NP and the Mariposa-Midpines areas. Applicants for the agritourism STR set-aside may also receive priority in the application process.

12. **Establish Limits on Fractional Ownership**

While tested models are few, the County should consider developing a policy identifying areas within the county where fractional ownership of housing is allowed, while restricting fractional ownership throughout the remainder of the county, similar to the way timeshares are treated.

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Limit the Number and Type of STRs

To facilitate managing the inventory of tourist accommodations available in Mariposa County and to address concerns regarding impacts to the availability and pricing of long-term housing, BAE recommends that the County consider the following:

13. **Establish a Cap on the Number of Permitted STRs**

Consider limiting the total number of STRs that may be permitted within Mariposa County at any given time. This may be set at or near the existing level, or may be adjusted upwards or downwards to align with County objectives. Note that recent case law indicates that it may be unlawful to exempt owner occupied housing units from the STR cap under the dormant commerce clause. It is not clear, however, whether regulating hosted and non-hosted STRs differently would face similar challenges.

14. **Create a Mechanism to Reduce Allowed Permits When Needed**

If Mariposa County elects to limit the number of STR permits allowed throughout the county, it will be important to also establish a mechanism for decreasing the number of permits that may be issued. Increasing the number of allowable permits is relatively easy. To decrease the number the number of allowable permits, the County would decrease the cap through a legislative process. Then, BAE recommends that the number of active permits be allowed to decrease through attrition, with units falling out of use and the permits not being reissued. This approach is less heavy-handed compared to revoking active permits which might otherwise be in use, which could otherwise disrupt ongoing business operations.

15. **Consider Allowing Only Hosted STRs**

Due to the nature of real estate, households and business entities with greater wealth have a greater likelihood of purchasing housing units for the purposes of short-term renting, which puts upward pressure on housing prices countywide. Nonetheless, short-term renting can represent an important income source that can facilitate homeownership and provide support for lower- and middle-income households. It is unclear whether jurisdictions have the authority to income test STR owners, the County may consider using differential regulations for hosted and non-hosted STRs to limit the prevalence of absentee landlords and corporate ownership within the STR market. The impacts of such provisions on the market will depend on the details of the policy.

16. **Consider a Cap on Nights Rented in Non-Hosted STRs**

To discourage the proliferation of non-hosted STRs, consider establishing a maximum number of nights per year that a non-hosted STR may be rented.

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Geographic Targeting and Density Limits

To discourage the overconcentration of STRs while ensuring the availability of tourist accommodations in desirable locations, BAE recommends that the County consider the following:

17. **Consider Geographic Targeting of the STR Policy**

Recognizing the concentration of tourism demand in certain parts of the county, consider applying different standards within specific geographic subareas that can help to ensure the availability of visitor accommodations in areas appropriate for the concentration of visitor activity (i.e., in proximity to main tourist destinations). The County may define these geographic subareas as needed. For example, the County may update the STR policy in a way that leverages local community plans to ensure that the policy is tailored to local conditions and desired land use patterns.

a. *Near Yosemite NP*

Consider allowing a greater number of STRs in communities like Yosemite West, Wawona and Fish Camp due to their proximity to key visitor destinations in Yosemite NP, the large number of existing STR units, and the limited inventory of alternative visitor accommodations (e.g., hotels and motels) in those areas. This should also be balanced with the need to improve the availability of long-term housing for local employees. The County may consider allowing a larger number of STRs in these areas while also restricting the future expansion of STRs. This may function to encourage the preservation of what long-term housing remains and may also provide incentive for development of new dedicated tourist accommodations (i.e., hotel and motel units).

b. *Near Mariposa-Midpines*

Consider limiting the number of STRs allowed within the central part of the county, including within the Midpines Community Plan Area and the Mariposa Town Planning Area. This may include an area-wide cap on the number of permitted STRs, or may take the form of greater restrictions on the number of STRs allowed within designated zoning districts. The number of STRs allowed in this area should prioritize the preservation of existing long-term housing while allowing many existing STR operators the ability to continue.

c. *Remainder of the County*

Consider more permissive policies regarding the number of STRs that may be permitted within the remainder of Mariposa County outside of Yosemite NP and the Mariposa-Midpines area, recognizing that many within the broader county are looking to expand the STR inventory to attract tourist dollars to support local businesses. Consider tying the approval additional STR capacity in this area with other desirable land uses, such as agricultural homestays and

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other similar activities. Also consider updating the County Code to acknowledge and formalize other desired forms of tourist accommodations, like private campsites, RV villages, and other forms of lodging.

18. **Consider STR Density Limits**

As an alternative, or in addition, to geographic carve-outs, the County may consider establishing STR density standards that establish a minimum distance between permitted STR units. These requirements should be applied in areas where the current density of STRs is lower, or where the existing concentration of STRs has resulted in a concentration of nuisance and community character concerns.

Nuisance Mitigation and Enforcement

To improve enforcement of the existing and recommended STR policy and regulatory standards, BAE recommends that the County consider the following:

19. **Require Designation of a Local Contact**

Consider requiring that all STRs be associated with a designated local contact person that would be required to be available to respond to problems at the subject property as they arise within 30 minutes to one hour of receiving notification of a problem. The designated contact should be required to be on-call at all times while the subject unit is being rented. The designated contact person should also be required to undergo training on the County's STR program guidelines and nuisance mitigation standards and requirements. For cases where neighbors are disgruntled about STR activity, but where the host or owner representative is not in violation of an ordinance or creating an objective nuisance, the County should consider also offering facilitated mediation.

20. **Adopt Enhanced Community Standards**

Recognizing the nature of common nuisance complaints, consider adopting enhanced quality of life standards addressing common neighborhood concerns, such as noise, parking, trash management, wildfire safety, etc. Consider applying comparable standards to all members of the community, not just STRs, to ensure all members of the community are held to the same standards without singling out STRs alone.

21. **Enhance Enforcement Program**

Consider assigning dedicated staff to STR nuisance abatement and program enforcement activities, including staffing a 24/7 hotline. These staff would respond to complaints and work with the designated local contacts to remedy issues as they arise. The County should also aim to collect better information on STR nuisance complaints, such as the date and time of the incident, location and associated TOT certificate number, and the type of nuisance or issue involved, as well as the ultimate resolution status of the complaint (i.e., was the complaint adequately addressed). Consider implementing a three strikes policy or points system that would allow the County to revoke TOT certificates from operators that repeatedly violate community standards,

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and/or who fail to demonstrate a good faith attempt to address problems in a timely manner. The County should also develop a range of potential sanctions that may be levied on property owners, possibly including:

- Restrict the number of nights per year that the unit may be rented;
- Prohibit un-hosted nights, particularly when neighbors have complained;
- Inspect the unit and require the owner to pay the cost of inspection;
- Suspend the STR permit for a period of one to three years;
- Revoke the STR permit and require the owner to reapply after one to three years, at which time the application would be added to the back of the wait list;
- Fines that increase with the number of violations within a given year;
- Ineligibility to reapply for an STR permit, either for a specific property or when associated with a specific actor (e.g., property owner or manager) who has demonstrated bad faith, for a specified term (e.g, three to five years).

Related Policies and Programs

BAE recommends that the County consider the following actions that further objectives not directly associated with the STR policy and associated regulations, but which have a significant bearing on the County's tourist accommodations industry, as well as the balance between workforce wages and the availability and adequacy of regional housing resources.

22. **Strongly Oppose Legislation Similar to SB 584**

Recognizing the County's reliance on transient occupancy tax (TOT) revenue, Mariposa County should work with other jurisdictions and statewide organizations to strongly oppose passage of legislation similar to Senate Bill (SB) 584, which proposed the imposition of a 15 percent statewide TOT on occupancy of short-term rentals.

23. **Encourage Development of Other Accommodation Types**

Mariposa County should take steps to encourage development of new tourist accommodations other than STRs that do not impact how the housing stock is utilized. This may include construction of new hotel and motel properties, as well as autocamps, RV parks, and campgrounds. It may also include additional dispersed forms of accommodations like those facilitated through platforms like Hipcamp.com. Projects should be directed towards areas that can support such development (i.e., have required infrastructure and proximity to tourism destinations and amenities).

24. **Lobby for Tenants Rights Reform**

Work with other jurisdictions to lobby state lawmakers to advance tenants' rights reform which strikes a better balance between tenant protections and property owner interests to lessen the disincentive to long-term rent existing housing units.

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25. **Expand and Diversify the Housing Supply**

To better manage/mitigate the impact of STRs on the housing market, Mariposa County should take steps to encourage and facilitate construction of a diversity of housing types that meet the needs of a wide array of workforce households, including smaller single-family units (both detached and attached) on smaller lots, as well as townhomes and apartments, in locations that support such development (i.e., have required infrastructure and proximity to employment and residential amenities). This should include reconsideration of the five-acre minimum, and other related policies.

26. **Establish a Dedicated Local Funding Source for Housing Programs**

Successful implementation of local housing programs requires consistent and adequate funding. To achieve this, many communities are establishing new locally controlled funding sources that generate revenue that is then dedicated for the sole purpose of furthering affordable and workforce housing objectives. There are a variety of options commonly considered by local governments, ranging from TOT and sales tax measures to real estate transfer taxes, vacancy taxes, and inclusionary housing and commercial linkage fee programs, among others. BAE Recommends that Mariposa County consider options for establishing a local funding source for housing programs.

27. **Pursue Economic Development Initiatives**

One primary contributor to the shortage of affordable housing in Mariposa County is the difference between historical income growth and housing costs over time. Where STR regulation and new home construction are intended to increase the supply of housing available for full-time occupancy, the County should also consider prioritizing efforts aimed at increasing the local wage levels and the number of living wage jobs that are available within Mariposa County. As recommended in the Nonresidential Market Study prepared by Economic and Planning Systems (EPS), this may include targeted recruitment and business development activities in local base sectors like wholesale trade, manufacturing, professional and scientific services, and agriculture.

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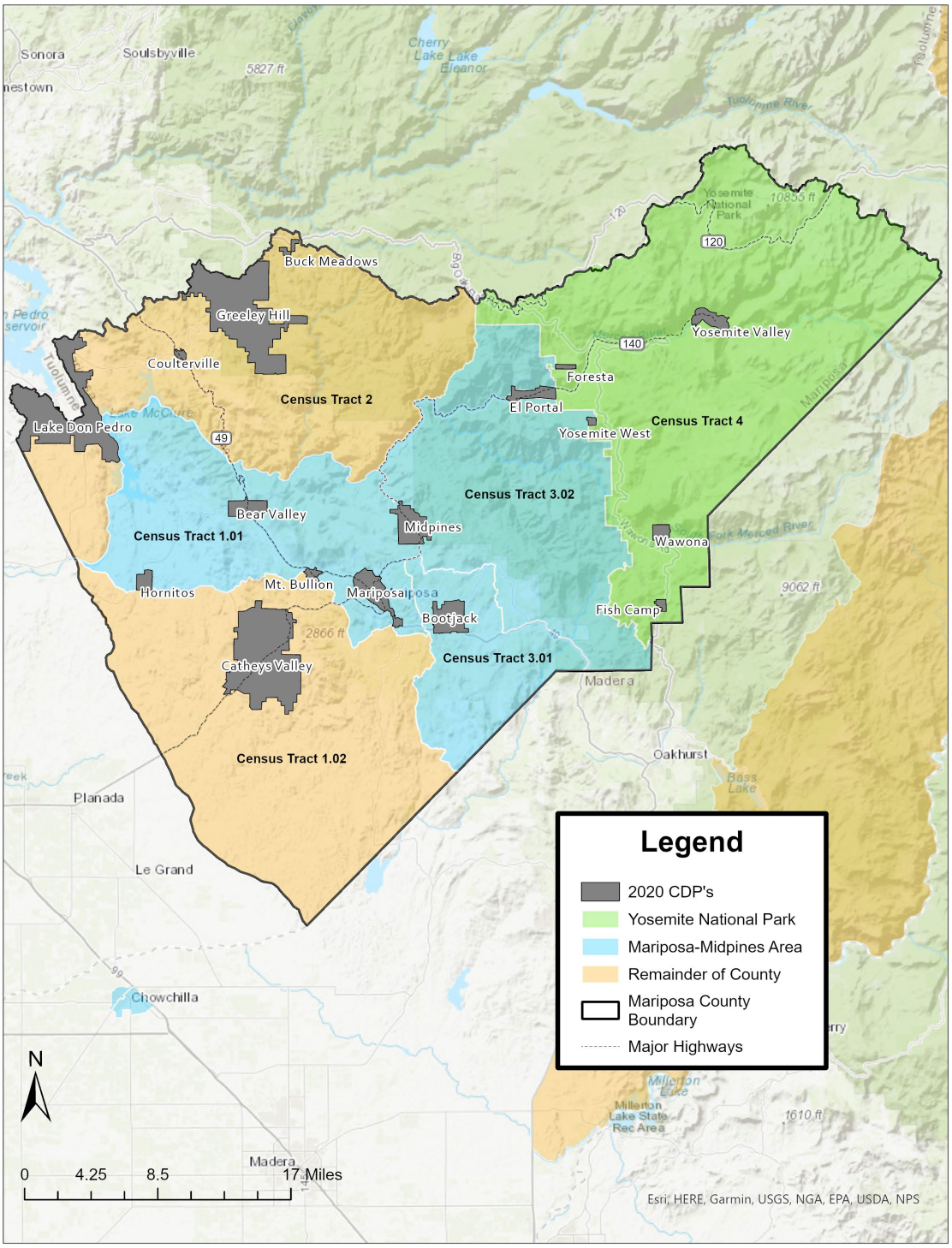
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APPENDIX B: STUDY AREA GEOGRAPHIES

Appendix A1: County Subregions and Census Designated Places



Sources: U.S. Census Bureau; Mariposa County; BAE, 2023.

APPENDIX C: SOCIOECONOMIC TRENDS TABLES

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Appendix C1: Housing Occupancy and Vacancy Status, 2010 and 2020

Study Area	2010 Number	2010 Percent	2020 Number	2020 Percent	Change Number	Change Percent
County of Mariposa						
Total Housing Units	10,188	100%	9,760	100%	(428)	-4.2%
Occupied Units	*7,693*	*75.5%*	*7,372*	*75.5%*	*(321)*	-4.2%
Vacant Units	*2,495*	*24.5%*	*2,388*	*24.5%*	*(107)*	-4.3%
Yosemite National Park (a)						
Total Housing Units	1,307	100%	1,007	100%	(300)	-23.0%
Occupied Units	*646*	*49.4%*	*472*	*46.9%*	*(174)*	-26.9%
Vacant Units	*661*	*50.6%*	*535*	*53.1%*	*(126)*	-19.1%
Mariposa-Midpines Area (b)						
Total Housing Units	5,402	100%	5,552	100%	150	2.8%
Occupied Units	*4,446*	*82.3%*	*4,394*	*79.1%*	*(52)*	-1.2%
Vacant Units	*956*	*17.7%*	*1,158*	*20.9%*	*202*	21.1%
Remainder of County (c)						
Total Housing Units	3,479	100%	3,201	100%	(278)	-8.0%
Occupied Units	*2,601*	*74.8%*	*2,506*	*78.3%*	*(95)*	-3.7%
Vacant Units	*878*	*25.2%*	*695*	*21.7%*	*(183)*	-20.8%

Notes:
(a) Consists of Census Tract 4, which consists largely of the county's portion of Yosemite National Park, but also includes some adjacent areas around El Portal and Fish Camp.
(b) Consists of Census Tracts 1.01, 3.01, and 3.02, in the central part of the county, including the Bear Valley, Boot Jack, Mariposa, Midpines, Yosemite West, and Mt. Bullion CDPs, and most of the Hornitos CDP.
(c) Consists of Census Tracts 1.02 and 2.0 covering the southwest and northwest portions of the county, including include the Catheys Valley, Coulterville, Greeley Hill, and Lake Don Pedro CDPs.

Sources: Decennial Census - 2010 SF1 Table H3 and 2020 Redistricting Data (PL 94-171) Table H1; BAE, 2023.

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Appendix C2: Housing Occupancy and Vacancy Status, Census Tract 4, 2010 and 2020

Study Area	2010 Number	2010 Percent of Tract	2020 Number	2020 Percent of Tract	Change Number	Change Percent
Census Tract 4						
Total Housing Units	1,307	100.0%	1,007	100.0%	(300)	-23.0%
Occupied Units	*646*	100.0%	*472*	100.0%	*(174)*	-26.9%
Vacant Units	*661*	100.0%	*535*	100.0%	*(126)*	-19.1%
Yosemite National Park Only						
Total Housing Units	763	58.4%	619	61.5%	(144)	-18.9%
Occupied Units	*371*	*57.4%*	*261*	*55.3%*	*(110)*	-29.6%
Vacant Units	*392*	*59.3%*	*358*	*66.9%*	*(34)*	-8.7%
Remainder of Census Tract 4						
Total Housing Units	544	41.6%	388	38.5%	(156)	-28.7%
Occupied Units	*275*	42.6%	*211*	44.7%	*(64)*	-23.3%
Vacant Units	*269*	40.7%	*177*	33.1%	*(92)*	-34.2%

Notes:
Percent of Tract shows the percentage total units in the tract for that particular category (e.g., the percent of tract for occupied units in Yosemite National Park equals occupied units in the park divided by the total number of units in Census Tract 4.

Sources: Decennial Census - 2010 SF1 Table H3 and 2020 Redistricting Data (PL 94-171) Table H1; BAE, 2023.

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Appendix C3: Housing Vacancy Status by Type, 2010 and 2020

Study Area	2010 Census		2020 Census		Change	
	Number	Percent	Number	Percent	Number	Percent
County of Mariposa						
Occupied Units	**7,693**	**75.5%**	**7,372**	**75.5%**	**(321)**	**-4.2%**
Vacant Units	**2,495**	**24.5%**	**2,388**	**24.5%**	**(107)**	**-4.3%**
For rent	*198*	*1.9%*	*128*	*1.3%*	*(70)*	-35.4%
Rented, not occupied	*23*	*0.2%*	*46*	*0.5%*	*23*	100.0%
For sale only	*147*	*1.4%*	*106*	*1.1%*	*(41)*	-27.9%
Sold, not occupied	*31*	*0.3%*	*77*	*0.8%*	*46*	148.4%
For seasonal or occasional use	*1,668*	*16.4%*	*1,579*	*16.2%*	*(89)*	-5.3%
For migrant workers	*0*	*0.0%*	*4*	*0.0%*	*4*	na
Other vacant	*428*	*4.2%*	*448*	*4.6%*	*20*	4.7%
Total Housing Units	**10,188**	**100.0%**	**9,760**	**100.0%**	**(428)**	**-4.2%**
Yosemite National Park (a)						
Occupied Units	**646**	**49.4%**	**472**	**46.9%**	**(174)**	**-26.9%**
Vacant Units	**661**	**50.6%**	**535**	**53.1%**	**(126)**	**-19.1%**
For rent	*19*	*1.5%*	*28*	*2.8%*	*9*	47.4%
Rented, not occupied	*1*	*0.1%*	*0*	*0.0%*	*(1)*	-100.0%
For sale only	*2*	*0.2%*	*2*	*0.2%*	*0*	0.0%
Sold, not occupied	*2*	*0.2%*	*0*	*0.0%*	*(2)*	-100.0%
For seasonal or occasional use	*631*	*48.3%*	*482*	*47.9%*	*(149)*	-23.6%
For migrant workers	*0*	*0.0%*	*4*	*0.4%*	*4*	na
Other vacant	*6*	*0.5%*	*19*	*1.9%*	*13*	216.7%
Total Housing Units	**1,307**	**100.0%**	**1,007**	**100.0%**	**(300)**	**-23.0%**
Mariposa-Midpines Area (b)						
Occupied Units	**4,446**	**82.3%**	**4,394**	**79.1%**	**(52)**	**-1.2%**
Vacant Units	**956**	**17.7%**	**1,158**	**20.9%**	**202**	**21.1%**
For rent	*105*	*1.9%*	*75*	*1.4%*	*(30)*	-28.6%
Rented, not occupied	*11*	*0.2%*	*34*	*0.6%*	*23*	209.1%
For sale only	*70*	*1.3%*	*71*	*1.3%*	*1*	1.4%
Sold, not occupied	*8*	*0.1%*	*49*	*0.9%*	*41*	512.5%
For seasonal or occasional use	*529*	*9.8%*	*681*	*12.3%*	*152*	28.7%
For migrant workers	*0*	*0.0%*	*0*	*0.0%*	*0*	na
Other vacant	*233*	*4.3%*	*248*	*4.5%*	*15*	6.4%
Total Housing Units	**5,402**	**100.0%**	**5,552**	**100.0%**	**150**	**2.8%**
Remainder of County (c)						
Occupied Units	**2,601**	**74.8%**	**2,506**	**78.3%**	**(95)**	**-3.7%**
Vacant Units	**878**	**25.2%**	**695**	**21.7%**	**(183)**	**-20.8%**
For rent	*74*	*2.1%*	*25*	*0.8%*	*(49)*	-66.2%
Rented, not occupied	*11*	*0.3%*	*12*	*0.4%*	*1*	9.1%
For sale only	*75*	*2.2%*	*33*	*1.0%*	*(42)*	-56.0%
Sold, not occupied	*21*	*0.6%*	*28*	*0.9%*	*7*	33.3%
For seasonal or occasional use	*508*	*14.6%*	*416*	*13.0%*	*(92)*	-18.1%
For migrant workers	*0*	*0.0%*	*0*	*0.0%*	*0*	na
Other vacant	*189*	*5.4%*	*181*	*5.7%*	*(8)*	-4.2%
Total Housing Units	**3,479**	**100.0%**	**3,201**	**100.0%**	**(278)**	**-8.0%**

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Notes:
Based on 5-Year American Community Survey data. Numbers vary from tables based on Decennial Census data; the ACS data is sample based and submject to statistical and other error.
(a) Consists of Census Tract 4, which consists largely of the county's portion of Yosemite National Park, but also includes some adjacent areas areas around El Portal and Fish Camp.
(b) Consists of Census Tracts 1.01, 3.01, and 3.02, in the central part of the county, including the Bear Valley, Boot Jack, Mariposa, Midpines, Yosemite West, and Mt. Bullion CDPs, and most of the Hornitos CDP.
(c) Consists of Census Tracts 1.02 and 2.0, which include the Catheys Valley, Coulterville, Greeley Hill, and Lake Don Pedro CDPs.

Sources: 2010 and 2020 American Community Survey (ACS) 5-Year Estimates, Table B25004; BAE, 2023.

Appendix C4: Housing Vacancy Census Designated Place, 2010 and 2020

Census Designated Places (CDPs)	2010 Total Units	2010 Occupied	2010 Vacant	2010 Vacancy Rate	2020 Total Units	2020 Occupied	2020 Vacant	2020 Vacancy Rate	Estimated Change (a) Total Units	Estimated Change (a) Occupied	Estimated Change (a) Vacant	Estimated Change (a) Vacancy Rate
Bear Valley CDP (b)	68	58	10	14.7%	62	49	13	21.0%	(6)	(9)	3	6.3%
Bootjack CDP (b)	451	393	58	12.9%	315	283	32	10.2%	(136)	(110)	(26)	-2.7%
Buck Meadows CDP (b)	37	15	22	59.5%	12	11	1	8.3%	(25)	(4)	(21)	-51.1%
Catheys Valley CDP (b)	381	316	65	17.1%	387	343	44	11.4%	6	27	(21)	-5.7%
Coulterville CDP (b)	130	95	35	26.9%	69	54	15	21.7%	(61)	(41)	(20)	-5.2%
Crane Creek CDP (c)	n.a.	n.a.	n.a.	n.a.	41	15	26	63.4%	n.a.	n.a.	n.a.	n.a.
El Portal CDP (b)	276	230	46	16.7%	231	179	52	22.5%	(45)	(51)	6	5.8%
Fish Camp CDP (b)	153	31	122	79.7%	154	29	125	81.2%	1	(2)	3	1.4%
Greeley Hill CDP (b)	631	418	213	33.8%	627	431	196	31.3%	(4)	13	(17)	-2.5%
Hornitos CDP (b)	43	34	9	20.9%	37	24	13	35.1%	(6)	(10)	4	14.2%
Lake Don Pedro CDP (b)	613	441	172	28.1%	923	719	204	22.1%	310	278	32	-6.0%
Mariposa CDP (b)	1,143	1,013	130	11.4%	836	703	133	15.9%	(307)	(310)	3	4.5%
Midpines CDP (b)	627	511	116	18.5%	233	167	66	28.3%	(394)	(344)	(50)	9.8%
Mt. Bullion CDP (c)	n.a.	n.a.	n.a.	n.a.	76	66	10	13.2%	n.a.	n.a.	n.a.	n.a.
Wawona CDP (b)	370	71	299	80.8%	333	56	277	83.2%	(37)	(15)	(22)	2.4%
Yosemite Valley CDP	323	282	41	12.7%	217	163	54	24.9%	(106)	(119)	13	12.2%
Yosemite West CDP (c)	n.a.	n.a.	n.a.	n.a.	182	24	158	86.8%	n.a.	n.a.	n.a.	n.a.

Notes:
(a) Due to changes in CDP definitions that occurred between the 2010 and 2020 Decennial Census', the observed change in the total number of housing units, as well as the number of occupied and vacant housing units is subject to unknown error and should be interpreted with significant caution.
(b) The U.S. Census Bureau definition for this CDP changed between the 2010 and 2020 Decennial Census'.
(c) The 2010 Decennial Census did not include this CDP as a defined geography.

Sources: Decennial Census 2010 and 2020, Redistricting Data (PL 94-171), Table H1; BAE, 2023.

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Appendix C5: Seasonal and Occasional Use Vacant Housing by Census Designated Place, 2020

Census Designated Places (CDPs)	Total Units	Units Held for Seasonal, Occasional, or Recreational Use	
		Number	Percent
Wawona CDP	333	269	81%
Yosemite West CDP	182	143	79%
Fish Camp CDP	154	117	76%
Crane Creek CDP (Foresta)	41	24	59%
Greeley Hill CDP	627	125	20%
El Portal CDP	231	38	16%
Midpines CDP	233	38	16%
Yosemite Valley CDP	217	33	15%
Lake Don Pedro CDP	923	135	15%
Bear Valley CDP	62	7	11%
Mariposa CDP	836	62	7%
Catheys Valley CDP	387	27	7%
Bootjack CDP	315	12	4%
Coulterville CDP	69	2	3%
Buck Meadows CDP	12	0	0%
Hornitos CDP	37	0	0%
Mt. Bullion CDP	76	0	0%

Sources: U.S. Census Bureau, 2020 Decennial Census, Tables H1 and H5; BAE 2023

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Appendix C5: U.S. Postal Service (USPS) National Change of Address (NOA) Data, Mariposa County by Subregion, 2019 to 2022

Yosemite National Park (a)	2019	2020	2021	2022
Total Out	**279**	**470**	**321**	**286**
Permanent	250	343	252	244
Net of Business	*250*	*343*	*252*	*244*
Temporary	0	17	0	0
Business	0	0	0	0
Family	144	220	164	107
Individual	81	162	73	87
Total In	**119**	**89**	**51**	**110**
Permanent	60	34	29	42
Net of Business	*60*	*34*	*29*	*42*
Temporary	11	0	0	0
Business	0	0	0	0
Family	0	0	0	0
Individual	76	22	26	84
Net Change	**(160)**	**(381)**	**(270)**	**(176)**
Permanent	(190)	(309)	(223)	(202)
Net of Business	*(190)*	*(309)*	*(223)*	*(202)*
Temporary	11	(17)	0	0
Business	0	0	0	0
Family	(144)	(220)	(164)	(107)
Individual	(5)	(140)	(47)	(3)

Mariposa-Midpines Area (b)	2019	2020	2021	2022
Total Out	**707**	**1,010**	**948**	**952**
Permanent	625	910	863	835
Net of Business	*625*	*910*	*863*	*835*
Temporary	52	41	0	49
Business	0	0	0	0
Family	218	277	268	249
Individual	458	681	643	642
Total In	**733**	**1,156**	**991**	**900**
Permanent	683	1,013	902	845
Net of Business	*683*	*1,013*	*902*	*845*
Temporary	0	73	22	11
Business	0	0	0	0
Family	217	286	263	236
Individual	473	774	706	620
Net Change	**26**	**146**	**43**	**(52)**
Permanent	58	103	39	10
Net of Business	*58*	*103*	*39*	*10*
Temporary	(52)	32	22	(38)
Business	0	0	0	0
Family	(1)	9	(5)	(13)
Individual	15	93	63	(22)

Remainder of County (c)	2019	2020	2021	2022
Total Out	**206**	**198**	**219**	**202**
Permanent	183	162	190	168
Net of Business	*183*	*162*	*190*	*168*
Temporary	0	0	0	0
Business	0	0	0	0
Family	27	12	26	24
Individual	104	67	80	78
Total In	**186**	**228**	**227**	**213**
Permanent	173	211	212	189
Net of Business	*173*	*211*	*212*	*189*
Temporary	0	0	0	0
Business	0	0	0	0
Family	23	11	0	12
Individual	104	126	129	104
Net Change	**(20)**	**30**	**8**	**11**
Permanent	(10)	49	22	21
Net of Business	*(10)*	*49*	*22*	*21*
Temporary	0	0	0	0
Business	0	0	0	0
Family	(4)	(1)	(26)	(12)
Individual	0	59	49	26

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Notes:
ZIP Codes 95325, 93623, and 00058 are not present in the 2019 to 2022 data and ZIP Code 95318 is not present in the 2019 data due to either a lack of change of address requests submitted to the USPS or the COA disclosure rule, which suppresses any ZIP Code data where there are less than 11 change of addresses.
(a) Yosemite National Park includes ZIP Codes 00058, 93623, 95318, and 95389.
(b) Mariposa-Midpines Area includes ZIP Codes 95338 and 95345.
(c) Remainder of Mariposa County includes ZIP Codes 95306, 95311, and 95325.

Sources: U.S. Postal Service, National Change of Address; BAE, 2023.

APPENDIX D: SHORT-TERM RENTAL APPLICATION

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[Insert County STR Application]

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Public Comment Submission

No Reply <noreply@civicplus.com>
Sun 3/17/2024 11:39 AM
To:Board Clerk <board-clerk@mariposacounty.org>
Submitted by: Theresa Cook
Email Address: [redacted]@gmail.com

Commented on event: https://mariposacoca.portal.civicclerk.com/event/36/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: Response to Short Term Recommendations for Meeting 03-19-24 Thank you for taking the time to review this letter and the impacts or lack of impact re: recommendations for STR's. As we enter year 2 of this subject, let me begin by genuinely asking what is the county's goal at the end of this process? Is it more affordable housing, more fees on one of the counties highest income earners, a reduction in STR's or all the above? It has been rather stressful as a new STR owner (local) wondering how our investment is going to be impacted by the Planning Commission's recommendations and BOS vote on this. Ca. is #1 in the highest regulations in the US and #1 in highest taxes. As a constituent this is not something they should be proud of. In addition to these facts, we as citizens, are taxed for Federal funds to housing, state taxes to housing funds and assorted bonds that are to go to housing funds. If Mariposa is to add an additional fee for STR's does this mean we are being taxed/fee'd three times for the same cause? I urge you to reject the implementation of any new regulations, rules and fees. This is too much. As we talk about creating a "Housing Fund" for Mariposa County I have many concerns. IF and I mean IF… any fee was to be implemented, would this include ALL nightly stay facilities? Campgrounds, hotels, str's, RV parks, bed and breakfast, etc. Secondly, where is accountability for all other businesses in this housing fund? Will they be contributing as well? Some of the loudest issues I have heard comes from businesses who express they cannot hire associates due to lack of affordable housing. Are they not responsible to help this situation as well? There is the whole issue of a living wage that is also on them, but that's another day. BTW- affordable housing is an oxymoron since the mid 1970's. When the county seeks to continue regulating and adding additional fees, it will price out and cause people to walk away and close up the house. Will this house become a LTR? Maybe. Will they just keep this house as a second home for vacation, probably. Will the house be sold, possibly. But I am convinced from many conversations with STR owners, it WILL NOT solve the county's housing issue. If the easy solution is to add a fee to STR's, these fees will undoubtedly be passed on to our guests. If Mariposa county outprices itself with more fees and regulations, the tourists will go to Tuolumne, Madera or other counties and we lose a big chunk of money for our county. We are already the highest in TOT tax in the surrounding communities. STR's provide an option for families and guests who want a different experience than a hotel. STR's are well equipped, more private, many in beautiful surroundings and I would dare to say 100% nicer than the hotel options. Have you ever stayed at an AIrBnB? After a long day in Yosemite wouldn't it be amazing to bring the family back to a house with land to play on, a kitchen to cook in and a patio to stargaze and view wildlife from? Tourism is Mariposa's #1 industry. With Ca building laws and County regulations for building to fire codes, well, septic, etc. STR's are built to a high standard and should be recognized as a benefit to representing Mariposa in a most favorable light. As I have been reviewing the county budget, I was shocked to see that 40% of the general fund is from TOT tax. That's a lot of money and compared to other surrounding communities quite a large difference. Before I close, let me present one more issue. I have heard that str's contribute to disrupting neighbors and being a nuisance. I would be interested in obtaining data from the Sheriff on how many calls for service STR's

have had in the last year. Then compare that to the new affordable housing apartments that had approximately 260 calls the first 9 months they were open. We personally have a great relationship with our neighbors, who know they can call us 24/7 if there is any problem and in the year we have been open, not 1 call! If a str is not kept to standards and in presentable condition they will not succeed and as far as any being an eyesore, I live between what I would call junk yards and they are permanent residents. I would like to know as this process nears a decision, will the community be able to respond to any decisions before they are enacted? I urge the county to leave the str's status quo. If any housing fund is to be created, it needs to be a community fund - not unlike the hospital tax. Housing is not solely a STR issue, it is a community issue. We are already contributing via the state taxes and bonds. I can't help but believe too much money will go to administrative costs versus actual housing solutions. Thank you for your time and consideration and look forward to a reasonable solution for our community. Theresa Cook [redacted]@gmail.com

Public Comment Submission

No Reply <noreply@civicplus.com>
Sun 3/17/2024 12:47 PM
To:Board Clerk <board-clerk@mariposacounty.org>
Submitted by: S Swenson
Email Address: [redacted]@gmail.com

Commented on event: https://mariposacoca.portal.civicclerk.com/event/36/overview
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User comment: On the STR Section PC Recommendations from Study D16: As a property owner in Yosemite, I was glad to see the support for geographic targeting to allow STRs. Most employment in that area is either in national parks or concessionaires, so that should not impact the private property owners in the area. The park bought back many cabins and lands and should fund housing on national lands for its employees, not on private property owners. There should be no limits on STR density for these areas. F22: With the increasing fire danger and challenges in getting fire insurance, we should consider more support for low-impact private campsites (not full campgrounds) and more agritourism with a few campsites per acre allowed.

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No. 2024-004

Resolution of Planning Commission Recommendations to the Board of Supervisors regarding the Short-Term Rental Study and Housing Related Priorities

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WHEREAS, the Mariposa County Planning Commission is a part of the "Mariposa County Planning Agency" as outlined in Mariposa County Code §2.50; and

WHEREAS, Mariposa County Code §2.50.040 Planning Commission, establishes duties and responsibilities of the Planning Commission; and

WHEREAS, Mariposa County Code §2.5.040 B., the Planning Commission shall "Initiate the preparation of general plans, area plans, specific plans, regulations, programs and legislation necessary to implement the planning programs of the county; and

WHEREAS, Mariposa County Code §2.5.040 C., the Planning Commission shall "Be generally responsible for advising the legislative body of matters relating to planning, which, in the opinion of the commission, should be studied"; and

WHEREAS, the Planning Commission discussed housing and short-term rental issues at multiple meetings since the Planning Commission meeting of November 3, 2023, including creation of a Short-Term Rental Study Review Ad-Hoc committee which was tasked with the review of the Short-Term Rental Study; and

WHEREAS, the Planning Commission review and discussion of the Short-Term Rental Study Ad-Hoc committee findings occurred at the Planning Commission meeting of February 2, 2024; and

WHEREAS, the Planning Commission Short-Term Rental Study Ad-Hoc Committee evaluated the whole of the Short Term-Rental Study including all twenty-six recommendations and reported to the Planning Commission at the February 2, 2024, Planning Commission meeting; and

WHEREAS, at their meeting of February 2, 2024, the Planning Commission considered the Short-Term Rental Study Ad-Hoc Committee report including the elevating the importance of allowing market forces to address the number of Short-term Rentals by attrition rather than limiting the number through regulation: and

WHEREAS, the Planning Commission evaluation of the twenty-six Short-Term Rental Study recommendations resulted in a significantly reduced number of recommendations;

WHEREAS, at their meeting of February 2, 2024 The Planning Commission proposed a combination of Short Term-Rental Study recommendations and Planning Commission Ad-Hoc identified additional housing issues recommendations resulting in nine priority recommendations; and

WHEREAS, in recognition of housing constraints and needs in the community, and in relation to the Short-Term Rental Study and related housing issues, at their meeting of February 2, 2024, the Planning Commission requested that staff include additional housing issue related recommendations to the Board of Supervisors; and

WHEREAS, the Planning Department prepared this resolution in accordance with the Planning Commission request and local administrative procedures; and

WHEREAS, a publicly noticed Planning Commission meeting was scheduled for the 16st day of February 2024 for the consideration of this resolution; and

WHEREAS, the Planning Commission did hold the noticed meeting on the 16th Day of February 2024 to consider this Resolution of Planning Commission Recommendations to the Board of Supervisors for Consideration of the Short-Term Rental Study and Housing Related Priorities.

BE IT THEREFORE RESOLVED THAT the Planning Commission does hereby recommend that the Board of Supervisors consider the Planning Commission recommendations in conjunction with the Short-Term Rental Study and Housing Related Issues as a part of the agenda items and discussions at forthcoming Board of Supervisors meetings regarding the Short Term-Rental Study and any related Housing discussions as follows:

- A code change to the vacation rental bedroom count from 3 to 5 bedrooms.
- County to provide pre-approved plans for Accessory Dwelling Units (ADUs) and possibly other residential structures. (ADU's- will be mandated through AB 1332 by 2025).
- Allow Park Model RVs, or similar RVIA units for residential living within a set of criteria respective of building, fire and health and safety minimums.
- Creation of a Housing Trust Fund with a dedicated source of funding that could be through TOT revenue or other funding mechanism options. This could be vetted through the current Stanford Impact Labs Fellowship.
- Establish a more permissive ADU code, for example writing local code to allow for detached Junior-ADUs.
- Establish fee waivers for ADU permitting.
- Establish programs that support/incentives for renting to locals.
- Establish work force housing incentives and/or requirements for new hospitality development, (and potentially other significant development).
- Review and consider establishing local ordinance to enact state law for financing ADUs through individual ownership on same property (AB 1033).

ON MOTION BY Commissioner Herman, seconded by Commissioner Gray, this resolution is duly passed and adopted this February 16, 2024, by the following vote:

AYES: BAGGETT, SMITH, HERMAN, GRAY
NOES:
EXCUSED: MCCAMMAN
ABSTAIN:

_____
Art Baggett, Chair
Mariposa County Planning Commission

Attest:

_____
Carol Suggs, Secretary to the Mariposa
County Planning Commission