MARIPOSA COUNTY ORDINANCE NO. 520

AN INTERIM EMERGENCY

ZONING ORDINANCE

The Board of Supervisors of the County of Mariposa, State of California, do hereby ordain:

SECTION I: FINDINGS AND DECLARATION OF INTENT:

The Midpines Area Planning Advisory Committee, in conjunction with the Planning Commission, is presently conducting a comprehensive evaluation of the minimum parcel size for the Midpines area. From a health and welfare standpoint, there exists a potential degredation of surface and sub-surface water conditions which must be resolved before allowing development to take place on small parcels. The Board of Supervisors, in response to requests from the Midpines Area Study Committee and the Planning Commission, enacted Interim Emergency Zoning Ordinance No. 500; This ordinance placed a five acre minimum on all subdivisions in the Study Area. Ordinance 500 was adopted February 27, 1979 and allowed to lapse prior to adoption of specific development regulations being adopted or the appropriate hearings being held for extension under provisions of Government Code 65858.

The Midpines Study Committee and the Mariposa County Planning Commission recommended that the Ordinance be extended. The Committee further recommended that the entire Study Area be reclassified as 5 acre minimum lot sizes and the Planning Commission is acting affirmatively on this recommendation. In order to avoid the frustration of any comprehensive land use plan for the area, and for the purpose of protecting the public health, safety and welfare, the Board of Supervisors finds that it is necessary to adopt the regulations set forth in this ordinance.

SECTION II: LOT SIZE:

In the area detailed in Exhibit "A", attached hereto and made a
part hereof, and referred to as the "Midpines Study Area", that minimum lot size
for parcels shall be five (5) acres.

SECTION III: URGENCY ORDINANCE:

This ordinance is an urgency ordinance to protect the public health,
safety and welfare. The facts constituting the urgency are that the herein
described area is presently under study for reclassification because of health
and safety problems arising from high density development.

This ordinance takes effect immediately and, in accordance with
Government Code Section 65858, is in no further force and effect one hundred
twenty (120) days from the date of its adoption, except as it may be extended
as provided by Section 65858 of the Government Code.

SECTION IV: PENALTY

Violation of any provision of this ordinance shall constitute a
misdemeanor and shall be punishable under the General Penalty provisions of
the Mariposa County Code.

PASSED AND ADOPTED by the Board of Supervisors, County of Mariposa,
this 24th Day of July, 1979 by the following vote:

AYES: Clark, Owings, Dalton, Weber, Erickson

NOES: None

NOT VOTING: None

ABSENT: None

EUGENE P. DALTON, JR., CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

JOAN J. LYNK, CLERK OF THE BOARD