MARIPOSA COUNTY RESOLUTION NO. 86-135

A RESOLUTION ESTABLISHING CRITERIA FOR THE CONSIDERATION OF
TIME EXTENSION OF THE RIGHT TO PROCEED WITH A DEVELOPMENT
APPROVED BY A VESTING TENTATIVE MAP AS PROVIDED FOR IN CHAPTER
16.10 OF MARIPOSA COUNTY CODE

WHEREAS, the California Government Code mandates that local governments
establish procedures for the consideration and processing of Vesting Tentative
Maps; and

WHEREAS, the Vesting Tentative Map provisions were created to "vest" the
right to develop property over a designated period of time; and

WHEREAS, the California Government Code mandates that local agencies pro-
vide for consideration of time extensions to the designated time frames; and

WHEREAS, the Board of Supervisors desires to establish policies for the
consideration of time extensions on Vesting Tentative Maps.

THE BOARD OF SUPERVISORS hereby directs the Planning Commission to consider
time extensions on Vesting Tentative Maps as provided for in Section 16.010 of
County Code in accordance with the following criteria:

A. Extensions prior to the recordation of the Parcel Map or Final Map:
   1. The applicant must provide information demonstrating the need for
      additional time. Acceptable reasons for granting an extension are
      identified as follows:
      a. Lengthy design and engineering process, due to scale or type of
         project.
      b. Inability to complete improvements;
      c. Inability to obtain required permits from other agencies in a
         timely manner.

      Lack of project funding or other financial matters shall not be
      considered valid reasons for the granting of a time extension.

   2. Prior to granting a time extension, the Planning Commission shall
      consider any proposed or existing modifications to the County's
      land use policies or standards that are related to the project.
If it is found that the project is affected by modifications to
the County's policies and standards, the Planning Commission shall
have the authority to condition the extension to address the
changes or modifications or deny the extension.

3. The Planning Commission shall only approve time extensions for a
period of one year or less. If additional time extensions are
applied for (after the granting of a one year time extension) they
shall be considered in accordance with these policies.

D. Extensions following recording of the Parcel Map or Final Map:

1. In accordance with California Government Code Section 66542.6(g),
a time extension following the recording of the Vesting Parcel
or Final Map and prior to the acquisition of building permits
shall be limited to one (1) year following the initial one (1)
year time period.

2. The applicant must provide adequate information demonstrating the
need for the additional time needed to initiate construction.
Acceptable reasons for the granting of such extensions are identified as follows:

a. Inability to obtain required permits from other agencies in
a timely manner;
b. Additional time required to prepare working construction plans
due to the scale or type of project;
c. Unforeseen circumstances, such as inability to obtain adequate
financing or natural occurrences. The applicant shall be
required to submit proposals to address this situation prior
to approval of an extension.

3. Prior to granting a time extension, the Planning Commission shall
consider any proposed or existing modifications to the County's
land use policies or standards that are related to the project.
If it is found that the project is affected by modifications to
the County's policies and standards, the Planning Commission shall
have the authority to condition the extension to address the
changes or modification or deny the extension.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 6th
day of May , 1986 by the following vote:

AYES: BARRICK, DALTON, ERICKSON, RADANOVICH, TABER

NOES: NONE

ABSTAINED: NONE

EXCUSED: NONE

BEVERLY BARRICK, Chairman
Mariposa County Board of Supervisors

GERALD M. CARNEY, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

JEFFREY G. GREEN, County Counsel