

1 MARIPOSA COUNTY ORDINANCE NO. 487

2 AN INTERIM EMERGENCY

3 Permit Procedure Ordinance

4 for Community Planning Areas

5 The Board of Supervisors of the County of Mariposa, State of Califor-
6 nia, do hereby ordain:

7 Section I: Findings of Declaration of Intent

8 A. The Mariposa County Planning Commission is at present, developing
9 concise plans for the development of the Community Planning Areas of Bootjack,
10 Coulterville, Fish Camp and Mariposa, to be duly adopted as specific plans to
11 the 1978 Mariposa County General Plan adopted February 14, 1978.

12 B. It has been deemed essential, by the Planning Commission of
13 Mariposa County, that development projects within these above mentioned Com-
14 munity Planning Areas be reviewed by established Community Planning Advisory
15 Committees to insure the compatibility of the development project with such
16 planning documents being drafted.

17 C. In order to avoid potential conflict between proposed development
18 and specific plans being proposed and for the purposes of protecting the
19 public health, safety and welfare, the Board of Supervisors finds that it is
20 necessary to adopt the regulations set forth in this ordinance.

21 Section II: Areas Affected

22 A. The Community Planning Areas of:

- 23 1. Bootjack,
- 24 2. Coulterville,
- 25 3. Fish Camp, and
- 26 4. Mariposa.

27 As generally described in the Mariposa General Plan adopted February 14, 1978,
28 and, boundaries as described in Exhibits A, B, C, and D attached hereto, the

1 above referenced Community Planning Areas, henceforth referred to as CPA's,
2 shall be affected by the provisions of this ordinance.

3 B. Upon motion of the individual CPA advisory groups,
4 and upon Board adoption of a Planning Commission recommendation,
5 the boundaries of the affected CPA's may be revised for the purposes of this
6 ordinance.

7 Section III: Permit Approval Procedure

8 A. Within any CPA permits and development proposals will be reviewed
9 by the appropriate advisory body as follows:

10 1. All permits required under Section III "D" of this urgency
11 ordinance shall be reviewed by the appropriate CPA advisory
12 body, for the purpose of determining compatability with any
13 proposed specific plan for the affected area under consider-
14 ation.

15 2. All permits not covered under Section III "D" that are issued
16 in a CPA shall be forwarded, after approval by the appropriate
17 County office or official, to the appropriate CPA advisory
18 group for information purposes only.

19 B. Within the Historic Preservation area of the Community Planning
20 area of Coulterville, as described in Exhibit "B" of this urgency ordinance,
21 all permits, development proposals or other matters requiring County of Mariposa
22 approval, with the exception of minor interior remodeling permits, shall be
23 subject to the review procedures set forth in Section III "C" below.

24 C. The Advisory Committees shall review and forward any recommend-
25 ations regarding such development proposals at their earliest regular or special
26 meeting.

27 1. Special meetings of the Advisory Committee may be called to re-
28 view and prepare recommendations.

- 1 2. Failure of the Committee to prepare a recommendation on a
2 development proposal at their next regular or special meeting
3 immediately following the submission of the proposal to the
4 Committee, shall be interpreted to imply approval.
- 5 3. The duly constituted Community Planning Advisory Councils
6 designated for review shall be established by Board of
7 Supervisors Resolutions.
- 8 4. Recommendations of the Community Planning Advisory Councils
9 shall be forwarded to the Mariposa County Planning Commission.
- 10 5. The Mariposa County Planning Commission must determine that a
11 project is in conformance with the proposed plan for a CPA
12 before authorization may be granted for the issuance of any
13 permits or approval of any development proposals.
- 14 6. Determinations of the Planning Commission may be appealed to
15 the Board of Supervisors. Appeals of Planning Commission
16 determinations must be filed with the County Clerk within
17 fifteen days of Planning Commission action.

18 D. The County shall approve or otherwise issue permits or approve
19 development projects within a Community Planning Area subject to the following
20 provisions:

- 21 1. The Mariposa County Building Department will not approve or
22 otherwise issue any permit for any commercial, industrial or
23 multi-family structures of three or more dwelling units, for
24 the purposes of new construction, until the issuance of said
25 permit is authorized by the Mariposa County Planning Commission.
- 26 2. The Mariposa County Building Department will not approve or
27 otherwise issue any permit for construction or exterior re-
28 modeling of any dwelling or structure within the Historic
Preservation area of Coulterville as described in Exhibit "B"

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until the issuance of said permit is authorized by the Mariposa County Planning Commission.

3. The Mariposa County Planning Commission shall not approve any subdivision, use permit, or variance until said project or development proposal is submitted to the appropriate Community Planning Council for review and comment as prescribed herein. The Planning Commission shall not authorize the issuance of any permit described herein until said permit has been reviewed by the appropriate Community Planning Council.

Section IV: Urgency Ordinance

A. This ordinance is an urgency ordinance to protect the public safety, health and welfare. The fact constituting the urgency is the potential lack of review of development projects and their approval, resulting in the invalidation of the planning processes being implemented.

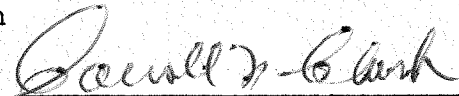
B. This ordinance takes effect immediately and, in accordance with *extends the effect of Ord 476 for an additional 8-mo. period to be stated.* Government Code Section 65858, is of no further force and effect one hundred twenty (120) days from the date of its adoption, except as it may be extended as provided by Section 65858 of the Government Code.

Section V: Penalty

Violation of any provision of this ordinance shall constitute a misdemeanor and shall be punishable under Chapter 1.28, the General Penalty provisions of this Code.


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PASSED AND ADOPTED by the Board of Supervisors, County of Mariposa,
this 17th day of October 1978, by the following vote:
AYES: Clark, Long, Owings, Weber
NOES: None
NOT VOTING: None
ABSENT: Dalton



CARROLL N. CLARK, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:



ELLEN BRONSON, COUNTY CLERK &
EX OFFICIO CLERK OF THE BOARD

There are 4 large maps attached to the original Ordinance on file.