

MARIPOSA COUNTY ORDINANCE 497

AN INTERIM EMERGENCY ORDINANCE EXTENDING ORDINANCE 487,
PERMIT PROCEDURE ORDINANCE FOR COMMUNITY PLANNING AREAS

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

SECTION I: FINDINGS OF DECLARATION OF INTENT

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

B. It has been deemed essential by the Planning
Commission of Mariposa County that development projects within
these above-mentioned Community Planning Areas be reviewed by
established Community Planning Advisory Committees to insure the
compatibility of the development project with such planning docu-
ments being drafted.

C. In order to avoid potential conflict between pro-
posed development and specific plans being proposed and for the
purposes 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: AREAS AFFECTED

A. The Community Planning Areas of (1) Bootjack,
(2) Coulterville, (3) Fish Camp, and (4) Mariposa, as generally
described in the Mariposa County General Plan adopted February 14,
1978, with boundaries described in Exhibits "A", "B", "C", and
"D" attached hereto, henceforth referred to as CPAs, shall be

1 affected by the provisions of this ordinance.

2 B. Upon motion of the individual CPA advisory groups
3 and upon Board adoption of a Planning Commission recommendation,
4 the boundaries of the affected CPAs may be revised for the pur-
5 poses of this ordinance.

6 SECTION III: PERMIT APPROVAL PROCEDURE

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

9 1. All permits required under SECTION III-D of
10 this urgency ordinance shall be reviewed by the appropriate CPA
11 advisory body for the purpose of determining compatability with
12 any proposed specific plan for the affected area under considera-
13 tion.

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

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

24 C. The advisory committees shall review and forward
25 any recommendations regarding such development proposals at their
26 earliest regular or special meeting as follows:

27 1. Special meetings of the advisory committee
28 may be called to review and prepare recommendations.

1 2. Failure of the committee to prepare a recom-
2 mendation on a development proposal at its next regular or
3 special meeting immediately following the submission of the pro-
4 posal to the committee shall be interpreted to imply approval.

5 3. The duly constituted Community Planning
6 Advisory Councils designated for review shall be established
7 by Board of Supervisors resolutions.

8 4. Recommendations of the Community Planning
9 Advisory Councils shall be forwarded to the Mariposa County
10 Planning Commission.

11 5. The Mariposa County Planning Commission must
12 determine that a project is in conformance with the proposed
13 plan for a CPA before authorization may be granted for the issu-
14 ance of any permits or approval of any development proposals.

15 6. Determinations of the Planning Commission may
16 be appealed to the Board of Supervisors. Appeals of Planning
17 Commission determinations must be filed with the County Clerk
18 within fifteen days of Planning Commission action.

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

22 1. The Mariposa County Building Department will
23 not approve or otherwise issue any permit for any commercial,
24 industrial, or multi-family structures of three or more dwelling
25 units for the purposes of new construction until the issuance of
26 said permit is authorized by the Mariposa County Planning
27 Commission.

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1 2. The Mariposa County Building Department will
2 not approve or otherwise issue any permit for construction or
3 exterior remodeling of any dwelling or structure within the
4 Historic Preservation Area of Coulterville as described in
5 Exhibit "B" until the issuance of said permit is authorized by
6 the Mariposa County Planning Commission.

7 3. The Mariposa County Planning Commission shall
8 not approve any subdivision, use permit, or variance until said
9 project or development proposal is submitted to the appropriate
10 Community Planning Advisory Council for review and comments as
11 prescribed herein. The Planning Commission shall not authorize
12 the issuance of any permit described herein until said permit
13 has been reviewed by the appropriate Community Planning Advisory
14 Council.

15 SECTION IV: URGENCY ORDINANCE

16 A. This ordinance is an urgency ordinance to protect
17 the public safety, health, and welfare. The fact constituting
18 the urgency is the potential lack of review of development pro-
19 jects and their approval resulting in the invalidation of the
20 planning processes being implemented.

21 B. This ordinance takes effect immediately and, in
22 accordance with Government Code §65858, extends the effect of
23 Ordinance 487 for an additional eight-month period from the date
24 of adoption of this ordinance.

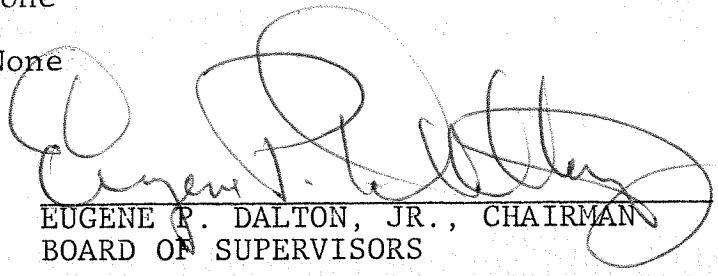
25 SECTION V: PENALRY

26 Violation of any provision of this ordinance shall con-
27 stitute a misdemeanor and shall be punishable under Chapter 1.28,
28 the General Penalty provisions of this Code.

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PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 23rd day of January, 1979, by the following vote:

AYES: Dalton, Owings, Weber, Erickson, Clark
NOES: None
NOT VOTING:: None
ABSENT: None



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

ATTEST:



JOAN J. LYNK
CLERK OF THE BOARD

There are 1 large maps attached to the original Ordinance on file.

↖ Exhibit A, C & D are missing

Exhibit B Attached