

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

SECTION 1: TIMBERLAND PRESERVE ZONE

Mariposa County Ordinance No. 180 is hereby amended by adding the following Subsection D to Section IV to establish a "TPZ" Timberland Preserve Zone for certain land under the jurisdiction of Mariposa County.

SECTION 2: PURPOSE

The "TPZ" Timberland Preserve Zone is intended to be an exclusive zone for the growing and harvesting of timber and for those uses which are an integral part of a timber management operation.

A TPZ will replace the use of Williamson Act Contracts on timberland to provide a tax structure conducive to timber management operations. Land use under a TPZ will be restricted for a minimum of ten (10) years to growing and harvesting timber, and to compatible uses approved by the County.

All requirements and restrictions of the Z'berg-Warren-Collier Forest Taxation Reform Act of 1976 shall apply.

SECTION 3: USES PERMITTED

The following uses are permitted in the "TPZ" without special permit.:

- A. Growing and harvesting of timber and forest products.

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- B. Uses and facilities appurtenant to timber growing and harvesting including but not limited to roads, log landings and log storage areas, but not including processing facilities.
- C. Guest ranches, hunting clubs, public stables, and riding trails in conjunction with a bonafide timber management operation.
- D. Grazing.
- E. Wildlife preserves.
- F. Management for watershed, fish and wildlife habitat or hunting and fishing.
- G. Directional signs.
- H. Forest fire lookout stations.
- I. Non-intensive recreational activities which require no permanent facilities except as provided in Section 5.

SECTION 4: USES PERMITTED SUBJECT TO PLANNING COMMISSION REVIEW AND APPROVAL

The following uses shall be permitted subject to a review and approval by the Planning Commission:

- A. Temporary logging camps or labor camps appurtenant to timber harvesting or planting operations for less than one year duration.
- B. Temporary portable saw mills and temporary portable planing mills.
- C. Single family dwellings and normal accessory structures for owner or caretaker when such dwellings are necessary for the timber management operation, but no more than one dwelling per parcel.
- D. Buildings and structures over 35 feet in height.
- E. Private parks and camps which require no permanent facilities.

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SECTION 5: USES PERMITTED SUBJECT TO USE PERMIT

The following uses shall be permitted subject to a use permit:

- A. Timber products processing plants, including but not limited to sawmills, lumber and plywood mills and planing mills, provided that such plants are secondary or incidental to a timber growing and harvesting operation on the same parcel.
- B. Gas, electric, water, or communication transmission facilities.

All other uses not specified are prohibited.

SECTION 6:

The following property development standards shall apply to all land and structures in the "TPZ" District:

A. LOT AREA

There shall be a minimum lot area of 160 acres.

B. LOT DIMENSIONS

No requirements

C. LOT COVERAGE

Permitted buildings and structures shall not exceed ten (10) percent of the total lot area.

D. SIZE OF DISTRICT

In order to carry out the purposes expressed in this ordinance, the minimum amount of contiguous land that may be zoned "TPZ" in any one location shall be one hundred sixty (160) acres.

SECTION 7:

This ordinance is declared to be an ordinance necessary for the immediate preservation of the public peace, health and safety within the meaning of Section 25123 of the Government Code and shall take effect immediately. The facts constituting such

1 necessity are as follows:

2 If this ordinance is not adopted immediately as an
3 emergency measure it will not be effective for a
4 period of thirty (30) days, during which time hearings
5 must be ehld to conform with state law. The deadline
6 imposed by state law for adopting an ordinance of this
7 nature is March 1, 1977, and in order to meet said
8 time limit, it is necessary that this be deemed an
9 emergency measure.

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11 PASSED AND ADOPTED, this 1st day of February,
12 1977, by the following vote:

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AYES: Clark, Walton, Long, Owings

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NOES: Dalton


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ABSENT: None

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NOT VOTING: None

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FRANK L. LONG, JR., Chairman
Board of Supervisors

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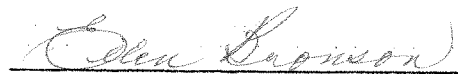
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ATTEST:

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ELLEN BRONSON, County Clerk
and Ex-Officio Clerk of the
Board

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