

DEPARTMENT: Planning

By: Skip Strathearn
Associate Planner

Phone: 966-5151 Co. Council

RECOMMENDED ACTION AND JUSTIFICATION: Policy Item: Yes ___ No X

Waive first reading and introduce an ordinance approving Zoning Amendment 2000-5 with the recommended findings and adopt a Negative Declaration for the project. The zoning amendment is necessary to give the zoning regulations contained in the Coulterville and Fish Camp Specific Plans regulatory authority. The Planning Commission recommends approval of the zoning amendment.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

- On June 13, 2000 the Board initiated this amendment.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- ALTERNATIVES:
- 1) Revise amendment language
 - 2) Not approve the amendment

NEGATIVE ACTION: If amendment is not approved, the zoning regulations in Fish Camp and Coulterville will not have regulatory authority.

COSTS: (X) Not Applicable

A. Budgeted Current FY	\$	_____
B. Total anticipated Costs	\$	_____
C. Required additional funding	\$	_____
D. Internal transfers	\$	_____

COSTS: () 4/5th Vote Required

A. Unanticipated revenues	\$	_____
B. Reserve for Contingencies	\$	_____
C. Source Description	\$	_____

Balance in Reserve Contingencies, If Approved:
\$ _____

SPECIAL INSTRUCTIONS

List the attachments and number the pages consecutively:

- Memorandum to Board with Attachments
- Attachment 1 Staff Report to Planning Commission, Initial Study and proposed Negative Declaration
- Attachment 2 Planning Commission Resolution recommending Approval of amendment
- Attachment 3 Proposed Ordinance approving Zoning Amendment 2000-5

SEP 12 2000

CLERK'S USE ONLY

Res. No.: 00-297 Ord. No.: 951

Vote - Ayes: 5 Noes: _____

Absent: _____ Abstained: _____

- Approved Denied
- Minute Order Attached No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____

ATTEST: MARGIE WILLIAMS, Clerk of the Board

By: _____
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

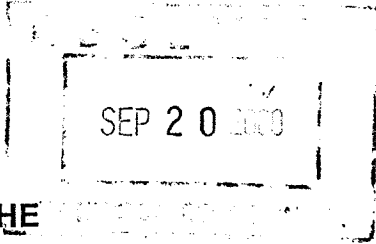
This item on agenda as:

- _____ Recommended
- _____ Not Recommended
- _____ For Policy Determination
- _____ Submitted for Comment
- _____ Returned for Further Action

Comment: _____

A.O. Initials: MS

MARIPOSA COUNTY ORDINANCE NO. 951



**AN ORDINANCE AMENDING CHAPTER 17.04 OF THE
MARIPOSA COUNTY ZONING ORDINANCE**

WHEREAS, the Board of Supervisors initiated an amendment to the Mariposa County Zoning Ordinance; and

WHEREAS, this zoning amendment adds the zoning regulations contained in the Coulterville and Fish Camp Town Planning Area Specific Plans to the county's zoning ordinance; and

WHEREAS, this amendment gives regulatory authority to these zoning regulations; and

WHEREAS, the Planning Commission and Board of Supervisors have held duly noticed public hearings on the amendment and environmental determination in accordance with State Law and County Code; and

WHEREAS, the Mariposa County Planning Commission has recommended approval of the amendment to the Board of Supervisors; and

WHEREAS, environmental review has been conducted on the amendment in accordance with the California Environmental Quality Act and a Negative Declaration has been adopted for the project.

NOW, THEREFORE the Board of Supervisors does hereby ordain as follows:

SECTION 1: The Mariposa County Zoning Ordinance is hereby amended as shown in Exhibit A of this ordinance.

SECTION 2: This action of the Board is based on the findings mandated by Section 17.128.050.C contained in Planning Commission Resolution 2000-5, which is hereby incorporated by reference.

SECTION 3: This ordinance shall become effective thirty (30) days after final passage pursuant to Government Code Section 25123.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on this 22nd day of August, 2000 by the following vote:

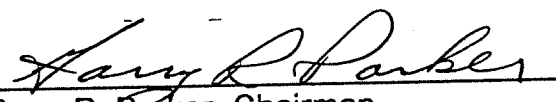
AYES: Reilly, Balmain, Stewart, Parker, Pickard

NOES: None

ABSTAINED: None

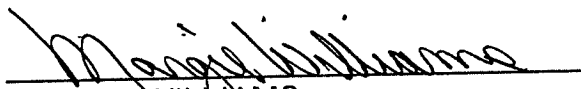
EXCUSED: None

NOT VOTING: None



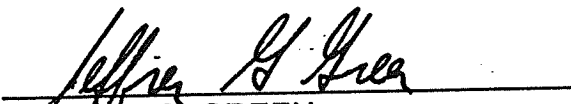
Garry R. Parker, Chairman
Mariposa County Board of Supervisors

ATTEST:



MARGIE WILLIAMS,
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JEFFREY G. GREEN
County Counsel

Changes from Existing Ordinance:

Italics and Underlined type for new text

DRAFT

Chapter 17.04

PURPOSE, ADOPTION, AND COMPLIANCE WITH ORDINANCE

Sections:

- 17.04.010 Purpose of zoning ordinance. (No changes)
17.04.020 Adoption of zoning ordinance. (No changes)
17.04.030 Establishment of zoning districts. (See below)
17.04.035 Zoning Maps. (See below)
17.04.040 Interpretation of land use zone boundaries. (No changes)
17.04.050 Compliance with ordinance. (No changes)
17.04.060 Severability. (No changes)

17.04.030 Establishment of zoning districts.

- A. Principal Zone Districts (No changes)
B. Combining Zone Districts (No changes)
C. (Text) (No changes)
D. (Text) (No changes)
E. Coulterville and Fish Camp Town Planning Areas.

All zoning regulations in the town planning areas of Coulterville and Fish Camp, including but not limited to, the land use classifications, the land use policies and standards, the development standards, regulations and restrictions, and procedural requirements shall be consistent with the Specific Plans adopted for these town planning areas.

17.04.035 Zoning maps.

A series of maps, known as the Mariposa County Zoning Maps, shall be established to show the designations and boundaries of each zone district in Mariposa County. A series of maps, known as Town Planning Area Specific Plan Maps, may be utilized to show certain districts or areas in more detail or in a different arrangement than shown on the official Zoning Maps. The Specific Plan Maps shall define the land use boundaries established by the Specific Plan. These referenced Specific Plan Maps shall include those of the Coulterville Town Planning Area, the Fish Camp Town Planning Area, the Mariposa Town Planning Area, and the Wawona Town Planning Area Specific Plans. The Official Zoning Maps and Specific Plan Maps and all notations, references, and other information shown there-on are included by reference as part of this Title as though they were all fully described and set forth herein. The Zoning Maps and Specific Plan Maps shall be maintained by the Mariposa County Planning Department and shall be available for public review and purchase.

END



COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

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MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: ERIC TOLL, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board *MW*
SUBJECT: PUBLIC HEARING on Zoning Amendment 2000-5

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on August 8, 2000

ACTION AND VOTE:

Eric Toll, Planning Director;
PUBLIC HEARING on Zoning Amendment 2000-5; An amendment to the Mariposa County Zoning Ordinance to Incorporate the Zoning Regulations of the Coulterville and Fish Camp Specific Plans into the Zoning Ordinance
BOARD ACTION: Skip Strathearn, Planner, presented the staff report, and he advised that the Town Planning Area Committees for Fish Camp and Coulterville voted to support the amendment. Public portion of the hearing was opened. There was no input. Public portion of the hearing was closed and the Board commenced with deliberations. (M)Pickard, (S)Balmain, Res. 00-297 adopted adopting a Negative Declaration; and first reading was waived and an Ordinance introduced approving Zoning Amendment No. 2000-5 with the recommended findings/Ayes: Unanimous. Hearing was closed.

cc: File