MARIPOSA COUNTY RESOLUTION NO. 89-539

A RESOLUTION APPROVING MODIFICATIONS TO THE LAND USE ELEMENT OF THE MARIPOSA COUNTY GENERAL PLAN

WHEREAS, Mariposa County has received requests for amendments to the General Plan Land Use Map and has initiated text amendments to the Land Use Element of the General Plan; and

WHEREAS, environmental review has been conducted on the amendments in accordance with the California Environmental Quality Act and the Mariposa County Environmental Review Policies and Procedures adopted pursuant thereto; and

WHEREAS, the Mariposa County Planning Commission and Board of Supervisors have held duly noticed public hearings on the amendments in accordance with State Law and County Code.

NOW THEREFORE BE IT RESOLVED that the following amendments to the General Plan Land Use Element and Land Use Map, as shown in the attached exhibits, are hereby approved by the Mariposa County Board of Supervisors:

1) General Plan Amendment No. 89-3 as shown in Exhibit A;
Larry Stewart, applicant.

2) General Plan Amendment No. 89-6 as shown in Exhibit B;
Richard Doscher, applicant.

3) General Plan Amendment No. 89-7 as shown in Exhibit C;
Judith Eagle, applicant.

4) General Plan Amendment No. 89-10 as shown in Exhibit D;
Robert and Carol Shockley, applicants.

5) General Plan Amendment No. 89-13 as shown in Exhibit E;
Yosemite Motels, applicant.

6) General Plan Amendment No. 89-19 as shown in Exhibit F;
County of Mariposa, applicant.

BE IT FURTHER RESOLVED that this action of the Board is
based upon the findings contained in Planning Commission
Resolution Nos. 89-27, 89-32, 89-33, 89-34, 89-35, and 89-36
which are hereby incorporated by reference.

BE IT FURTHER RESOLVED that the Mariposa County Board of
Supervisors hereby adopts Negative Declarations for General
Plan/Zoning Amendment No. 89-3 (Larry Stewart, applicant),
General Plan/Zoning Amendment No. 89-6 (Richard Doscher,
applicant), General Plan/Zoning Amendment No. 89-7 (Judith
Eagle, applicant), General Plan/Zoning Amendment No. 89-10
(Robert and Carol Shockley, applicants), General Plan/Zoning
Amendment No. 89-13 (Yosemite Motels, applicant), and General
Plan Amendment No. 89-19 (County of Mariposa, applicant).

PASSED AND ADOPTED by the Mariposa County Board of
Supervisors on this 24th day of October, 1989 by the following
vote:

AYES: Punte, Erickson, Radanovich, Baggett
NOES: None
ABSTAINED: None
EXCUSED: Taber

[Signature]
ARTHUR G. BAGGETT JR., Vice-Chairman
Mariposa County Board of Supervisors
ATTEST:

MARGIE WILLIAMS  
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY J. GREEN  
County Counsel
GENERAL PLAN/ZONING AMENDMENT
No. 89-13
Yosemite Motels, Applicant
From: General Forest (GF)
To: Resort Commercial (CR)
Land Use and Zone
Land Use Map "E"
Exhibit "E"
EXHIBIT F

Section 3.518 of the Mariposa County General Plan to be added as follows:

3.518 "CG" Commercial, General

A. Intent

The CG classification is designed to provide for general commercial activities of a retail or service nature which are necessary to meet the area or regional needs for such services or activities. The CG classification is appropriate in areas located adjacent to or easily accessible to a County Primary Road or a State Highway with suitable terrain of an average slope of less than 20%. Easily accessible is defined as access from the project site to a State Highway or County Primary Road provided by a two-lane paved public access road with a length of less than one-quarter mile. In order to minimize land use compatibility impacts, the CG classification is not appropriate in areas which substantially abut lands classified Rural Residential or lands classified by a Specific Plan for residential uses with a minimum parcel size of two and one-half acres or less. The CG classification in areas which abut Town Planning Areas without adopted specific plans should be carefully reviewed to minimize land use compatibility conflicts with existing and potential uses.

B. Development Policy

Typical uses which are permitted in this classification include uses permitted in the CN classification; motels and hotels; mobile home, recreational vehicle, and automobile sales and services; kennels and animal hospitals; warehouses and outdoor storage areas; recreational uses such as bowling alleys, gymnasiums, and golf courses; outdoor sales including lumber and building materials but excluding wrecking or junk yards; meeting halls; light manufacturing and assembly; hospital and other health care facilities; recreational vehicle parks and campgrounds; communication facilities and structures; and accessory uses and structures. A Commercial-Industrial-Manufacturing (CIM) Plan should be approved for development in the CG classification to establish special circulation, parking, open space, setback, on- and off-site improvement, and service standards for the development and encourage mixed uses and preservation of the natural environment. The CIM
Plan through the implementation of these special standards should ensure commercial development in the CG classification has a minimal impact on surrounding uses and traffic. The minimum site area requirement for the CG classification is 20 acres; the minimum parcel size for parcels in a CG classified project site is 6,000 square feet. The minimum site area and minimum parcel size requirements may be increased for zone districts allowing intensive general commercial uses.

C. Zoning

The Resort Commercial (CR), General Commercial-1 (CG-1), and General Commercial-2 (CG-2) zone districts are appropriate within this classification. All development in the CG classification and CR/CG-1/CG-2 zone districts shall be consistent with the Commercial-Industrial-Manufacturing (CIM) Plan adopted for the zone district.
Section 3.612 of the Mariposa County General Plan to be added as follows:

3.612 Commercial-Industrial-Manufacturing (CIM) Plan

The purpose of the CIM plan is to allow flexible commercial, industrial, and manufacturing development in the CR, CG, and MI classifications while mitigating potential impacts from that development on surrounding areas and County services. The CIM plan should provide desirable development by minimizing land use compatibility conflicts with adjacent uses and properties and encouraging mixed use development, innovative development which provides unique opportunities for employment in the County, and efficient use of the land which preserves the natural environment as much as possible.

Special development standards for circulation, parking, open space, setbacks, on- and off-site improvements, and services should be developed and implemented through the Zoning Ordinance and the CIM Plan in order to minimize land use compatibility impacts on surrounding uses and traffic. The CIM plan must be approved and adopted by the Board of Supervisors for development in the CR, CG, and MI classification prior to issuance of any County development permits. All development in the CR, CG, and MI classifications must be consistent with the CIM plan approved for the property. A CIM plan may not be adopted unless the Board of Supervisors finds that the CIM plan and proposed development is consistent with the General Plan.
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-27

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ZONING
AMENDMENT NO. 89-6; RICHARD DOSCHER, APPLICANT.

WHEREAS, an application to amend the Mariposa County
General Plan Land Use Map and Mariposa County Zoning Map has
been submitted to the County; and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors
relative to the approval or denial of the requested amendment;

WHEREAS, the Board of Supervisors has adopted a preliminary
Negative Declaration for the amendment and established a public
review period; and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State Law and
County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration for the project and approve the amendment to the
Mariposa County General Plan Land Use Map and Mariposa County
Zoning Map as shown in Attachment A of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon
the following mandatory findings established by Section 2.504
of the Mariposa County General Plan:

1. It is in the general public interest to designate land in
the Lake Don Pedro area for commercial uses in order that
local residents of the area and users of the Barrett Cove
Recreation Area may be provided with commercial services in the
area. A Negative Declaration has been adopted for the project
which found the amendment will not have any significant
environmental effects. In addition, a Commercial-Industrial-
Manufacturing Plan will be prepared and adopted by the Board
prior to commercial development on the site, and this will
ensure development resulting from the amendment will not
significantly affect residents of the surrounding area and the
general public.

2. The amendment will improve the commercial land use goals
and policies of the General Plan by designating land outside
the Town Planning Areas and in an appropriate area of the Lake
Don Pedro area for commercial development. This will result in
residents of the Lake Don Pedro area and users of the Barrett
Cove Recreation Area being provided with local commercial
services. The amendment will also result in commercial land use
regulations being applied to development on the property which
will improve the short-term decision-making process for
consistency with the General Plan.

3. The amendment has been processed in accordance with the
requirements of State law and County regulations and established
policy. A Negative Declaration has been prepared and adopted in
accordance with the California Environmental Quality Act.

4. The amendment will not create a nuisance or be
detrimental to property, residents, and property values of the surrounding area. The amendment site is a logical and desirable location for commercial uses, and the amendment will result in the provision of commercial services to the local residential population and touring public. As such, the amendment is consistent with the commercial development goals, policies, and standards of the General Plan. The amendment does not conflict with other goals, policies, and standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning Commission on this 18th day of August, 1989 by the following vote:

AYES: Bagwell, Eskra, Hotchklin, Steagall
NOES: None
ABSTAINED: None
EXCUSED: Fall

KATHLEEN BAGWELL, Vice-Chairman
Mariposa County Planning Commission

ATTEST:

LORELEI P. BECK, Secretary
Mariposa County Planning Commission
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-32

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ ZONING
AMENDMENT NO. 89-3; LARRY STEWART, APPLICANT.

WHEREAS, an application to amend the Mariposa County
General Plan Land Use Map and Mariposa County Zoning Map has
been submitted to the County; and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors
relative to the approval or denial of the requested amendment;
and

WHEREAS, the Board of Supervisors has adopted a preliminary
Negative Declaration for the amendment and established a public
review period; and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State Law and
County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration for the project and approve the amendment to the
Mariposa County General Plan Land Use Map and Mariposa County
Zoning Map as shown in Attachment A of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon
the following mandatory findings established by Section 2.504
of the Mariposa County General Plan:

1. It is in the general public interest to designate land in
this area for commercial uses so that residents of the
Lushmeadows Subdivision and the area may be provided with basic
services. The amendment will not result in incompatible uses
with surrounding uses, and a Negative Declaration has been
adopted stating the amendment will not have a significant effect
on the environment, surrounding residents, or the general
public.

2. The amendment will improve the commercial land use goals
and policies of the General Plan by designating land outside
the Town Planning Areas and in an appropriate area for
commercial development. This will result in local residents
being provided with local commercial services. The amendment
will also result in commercial land use regulations being
applied to commercial development on the site which will improve
the short-term decision making process for consistency with the
General Plan.

3. The amendment has been processed in accordance with the
requirements of State law and County regulations and established
policy. A Negative Declaration has been prepared and adopted in
accordance with the California Environmental Quality Act.

4. With the application of the adopted mitigation measures
to future commercial development on the site, the amendment will
not create a nuisance or be detrimental to property, residents,
and property values of the surrounding area. The amendment site
is a logical and desirable location for commercial uses, and the
amendment will result in the provision of commercial services to
the local residential population. The amendment site is in a
medium-density residential area with access to a paved County
road. As such, the amendment is consistent with the commercial
development goals, policies, and standards of the General Plan
including the site criteria of the Commercial-Neighborhood
classification. The amendment does not conflict with other
goals, policies, and standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning
Commission on this 6th day of October, 1989 by the following
vote:

AYES: Bagwell, Eskra, Hotchkiss, Steagall, Powers

NOES: None

ABSTAINED: None

EXCUSED: Fall

[Signature]
CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

[Signature]
LORELEI P. BECK, Secretary
Mariposa County Planning Commission
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-33

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ZONING AMENDMENT NO. 89-7; JUDITH EAGLE, APPLICANT.

WHEREAS, an application to amend the Mariposa County General Plan Land Use Map and Mariposa County Zoning Map has been submitted to the County; and

WHEREAS, the Planning Commission is responsible for formulating a recommendation to the Board of Supervisors relative to the approval or denial of the requested amendment;

and

WHEREAS, the Board of Supervisors has adopted a preliminary Negative Declaration for the amendment and established a public review period; and

WHEREAS, the Planning Commission has held a duly noticed public hearing on the matter in accordance with State Law and County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration for the project and approve the amendment to the Mariposa County General Plan Land Use Map and Mariposa County Zoning Map as shown in Attachment A of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon the following mandatory findings established by Section 2.504 of the Mariposa County General Plan:

1. It is in the general public interest to designate land in
this area for commercial uses so that residents of the
immediate area and travellers along Highway 49 may be provided
with basic services. The amendment will not result in
incompatible uses with surrounding uses, and a Negative
Declaration has been adopted stating the amendment will not have
a significant effect on the environment, surrounding residents,
or the general public.

2. The amendment will improve the commercial land use goals
and policies of the General Plan by designating land outside
the Town Planning Areas and in an appropriate area for
commercial development. This will result in local residents and
travellers along Highway 49 being provided with local commercial
services. The amendment will also result in commercial land use
regulations being applied to commercial development on the site
which will improve the short-term decision making process for
consistency with the General Plan.

3. The amendment has been processed in accordance with the
requirements of State law and County regulations and established
policy. A Negative Declaration has been prepared and adopted in
accordance with the California Environmental Quality Act.

4. The amendment will not create a nuisance or be
detrimental to property, residents, and property values of the
surrounding area. The amendment site is a logical and desirable
location for commercial uses, and the amendment will result in
the provision of commercial services to the local residential
population and travellers along Highway 49. The amendment site
is adjacent to a State Highway in a residential area. As such, the amendment is consistent with the commercial development goals, policies, and standards of the General Plan including the site criteria of the Commercial-Neighborhood classification. The amendment does not conflict with other goals, policies, and standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning Commission on this 6th day of October, 1989 by the following vote:

AYES: Bagwell, Eskra, Hotchkin, Steagall, Powers

NOES: None

ABSTAINED: None

EXCUSED: Fall

Charles R. Fall
CHAIRMAN
Charles R. Fall, Chairman
Mariposa County Planning Commission

LORELEI F. BECK, Secretary
Mariposa County Planning Commission
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-34

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ZONING
AMENDMENT NO. 89-10; BOB AND CAROL SHOCKLEY, APPLICANTS.

WHEREAS, an application to amend the Mariposa County
General Plan Land Use Map and Mariposa County Zoning Map has
been submitted to the County; and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors
relative to the approval or denial of the requested amendment;
and

WHEREAS, the Board of Supervisors has adopted a preliminary
Negative Declaration for the amendment and established a public
review period; and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State Law and
County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration for the project and approve the amendment to the
Mariposa County General Plan Land Use Map and Mariposa County
Zoning Map as shown in Attachment A of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon
the following mandatory findings established by Section 2.504
of the Mariposa County General Plan:

1. It is in the general public interest to designate land in
eastern portion of the County for resort commercial uses in order to promote tourism in that part of the County and the County as a whole and provide tourists of the County with resort commercial services. A Negative Declaration has been adopted for the project which found the amendment will not have any significant environmental effects. In addition, a Commercial-Industrial-Manufacturing Plan will be prepared and adopted by the Board prior to commercial development on the site, and this will ensure development resulting from the amendment will not significantly effect residents of the surrounding area and the general public.

2. The amendment will improve the commercial land use goals and policies of the General Plan by designating land outside the Town Planning Areas and in an appropriate area along a major highway and tourist route for resort commercial development. Tourists in the eastern portion of the County will be provided with local commercial services, and tourism-related services in Mariposa County will be improved thereby promoting one of the major economic sectors of the County.

3. The amendment has been processed in accordance with the requirements of State law and County regulations and established policy. A Negative Declaration has been prepared and adopted in accordance with the California Environmental Quality Act.

4. The amendment will not create a nuisance or be detrimental to property, residents, and property values of the surrounding area. The amendment site is a logical and desirable
location for commercial uses, and the amendment will result in
the provision of commercial services to the touring public. As
such, the amendment is consistent with the commercial
development goals, policies, and standards of the General Plan.
The amendment does not conflict with other goals, policies, and
standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning
Commission on this 6th day of October, 1989 by the following
vote:

AYES: Bagwell, Eskra, Hotchkiss, Steagall, Powers
NOES: None
ABSTAINED: None
EXCUSED: Fall

CHARELS R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

LORELLE P. BECK, Secretary
Mariposa County Planning Commission
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-35

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ZONING
AMENDMENT NO. 89-13; YOSEMITE MOTELS, APPLICANT.

WHEREAS, an application to amend the Mariposa County
General Plan Land Use Map and Mariposa County Zoning Map has
been submitted to the County; and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors
relative to the approval or denial of the requested amendment;
and

WHEREAS, the Board of Supervisors has adopted a preliminary
Negative Declaration for the amendment and established a public
review period; and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State Law and
County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration for the project and approve the amendment to the
Mariposa County General Plan Land Use Map and Mariposa County
Zoning Map as shown in Attachment A of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon
the following mandatory findings established by Section 2.504
of the Mariposa County General Plan:

1. It is in the general public interest to designate land in
adjacent to Highway 140 between Mariposa and Yosemite National park for resort commercial uses in order to promote tourism in the County and provide tourists visiting Yosemite with commercial services. A Negative Declaration has been adopted for the project which found the amendment will not have any significant environmental effects. In addition, a Commercial-Industrial-Manufacturing Plan will be prepared and adopted by the Board prior to commercial development on the site, and this will ensure development resulting from the amendment will not significantly effect residents of the surrounding area and the general public.

2. The amendment will improve the commercial land use goals and policies of the General Plan by designating land outside the Town Planning Areas and in an appropriate area along a major tourist access route for resort commercial development. Tourists visiting Yosemite National Park will be provided with local commercial services, and tourism-related services in Mariposa County will be improved thereby promoting one of the major economic sectors of the County.

3. The amendment has been processed in accordance with the requirements of State law and County regulations and established policy. A Negative Declaration has been prepared and adopted in accordance with the California Environmental Quality Act.

4. The amendment will not create a nuisance or be detrimental to property, residents, and property values of the surrounding area. The amendment site is a logical and desirable
location for commercial uses due to the existing commercial
development operating on the site, and the amendment will
result in the provision of commercial services to the touring
public. As such, the amendment is consistent with the
commercial development goals, policies, and standards of the
General Plan. The amendment does not conflict with other goals,
policies, and standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning
Commission on this 6th day of October, 1989 by the following
vote:

AYES: Eskra, Hotchkir, Steagall, Powers, Fall

NOES: None

ABSTAINED: Bagwell

EXCUSED: None

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

LORELEI P. BECK, Secretary
Mariposa County Planning Commission
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 89-36

A RESOLUTION RECOMMENDING APPROVAL OF GENERAL PLAN/ZONING

AMENDMENT NO. 89-19; COUNTY OF MARIPOSA, APPLICANT.

WHEREAS, the Mariposa County Board of Supervisors has
initiated text amendments to the Mariposa County General Plan;
and

WHEREAS, the Planning Commission is responsible for
formulating a recommendation to the Board of Supervisors
relative to the approval or denial of the requested amendment;
and

WHEREAS, environmental review has been performed on the
project in accordance with the California Environmental Quality
Act and the County Environmental Review Policies and Procedures;
and

WHEREAS, the Planning Commission has held a duly noticed
public hearing on the matter in accordance with State Law and
County Code.

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration for the project and approve General Plan/Zoning
Amendment No. 89-19 resulting in modifications to the text of
the Mariposa County General Plan Land Use Element as shown in
Exhibit A of this Resolution.

BE IT FURTHER RESOLVED this recommendation in relation to
the General Plan amendments is based upon the following
mandatory findings established by Section 2.504 of the Mariposa County General Plan:

1. The General Plan Amendments will add a Commercial-General classification to the text of the Land Use Element of the General Plan to implement the General Commercial Zones of the Zoning Ordinance and add provisions for a Commercial-Industrial-Manufacturing Plan. These amendments to implement the Zoning Ordinance and allow for general commercial development in rural parts of the County are in the general public interest. A Negative Declaration has been adopted for the project which found the amendments will not have any significant environmental effects, and the amendments will not have a significant adverse effect on the general public health, safety, peace, and welfare.

2. The amendments will improve the long-term development policies of the General Plan by adding needed General-Commercial land use classifications and provisions for a Commercial-Industrial-Manufacturing Plan to regulate development in commercial and manufacturing and industrial classifications. These amendments will also improve short-term standards of the General Plan in that commercial reclassification and commercial development may be reviewed on a more specific site basis.

3. The amendment has been processed in accordance with the requirements of State law and County regulations and established policy. A Negative Declaration has been prepared and adopted in accordance with the California Environmental Quality Act.
4. The amendments are consistent with or do not conflict with the goals, policies, and standards of the General Plan.

PASSED AND ADOPTED by the Mariposa County Planning Commission on the 6th day of October, 1989 by the following vote:

AYES: Bagwell, Eskra, Hotchkin, Steagall, Powers

NOES: None

ABSTAINED: None

EXCUSED: Fall

[Signature]
CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

[Signature]
LORELEI P. BECK, Secretary
Mariposa County Planning Commission
Section 3.518 of the Mariposa County General Plan to be added as follows:

3.518 "CG" Commercial, General

A. Intent

The CG classification is designed to provide for general commercial activities of a retail or service nature which are necessary to meet the area or regional needs for such services or activities. The CG classification is appropriate in areas located adjacent to or easily accessible to a County Primary Road or a State Highway with suitable terrain of an average slope of less than 20%. Easily accessible is defined as access from the project site to a State Highway or County Primary Road provided by a two-lane paved public access road with a length of less than one-quarter mile. In order to minimize land use compatibility impacts, the CG classification is not appropriate in areas which substantially abut lands classified Rural Residential or lands classified by a Specific Plan for residential uses with a minimum parcel size of two and one-half acres or less. The CG classification in areas which abut Town Planning Areas without adopted specific plans should be carefully reviewed to minimize land use compatibility conflicts with existing and potential uses.

B. Development Policy

Typical uses which are permitted in this classification include uses permitted in the CN classification; motels and hotels; mobile home, recreational vehicle, and automobile sales and services; kennels and animal hospitals; warehouses and outdoor storage areas; recreational uses such as bowling alleys, gymnasiums, and golf courses; outdoor sales including lumber and building materials but excluding wrecking or junk yards; meeting halls; light manufacturing and assembly; hospital and other health care facilities; recreational vehicle parks and campgrounds; communication facilities and structures; and accessory uses and structures. A Commercial-Industrial-Manufacturing (CIM) Plan should be approved for development in the CG classification to establish special circulation, parking, open space, setback, on- and off-site improvement, and service standards for the development and encourage mixed uses and preservation of the natural environment. The CIM Plan through the implementation of these special standards should ensure commercial development in the CG
classification has a minimal impact on surrounding uses and traffic. The minimum site area requirement for the CG classification is 20 acres; the minimum parcel size for parcels in a CG classified project site is 6,000 square feet. The minimum site area and minimum parcel size requirements may be increased for zone districts allowing intensive general commercial uses.

C. Zoning

The Resort Commercial (CR), General Commercial-1 (CG-1), and General Commercial-2 (CG-2) zone districts are appropriate within this classification. All development in the CG classification and CR/CG-1/CG-2 zone districts shall be consistent with the Commercial-Industrial-Manufacturing (CIM) Plan adopted for the zone district.
Section 3.612 of the Mariposa County General Plan to be added as follows:

3.612 Commercial-Industrial-Manufacturing (CIM) Plan

The purpose of the CIM plan is to allow flexible commercial, industrial, and manufacturing development in the CR, CG, and MI classifications while mitigating potential impacts from that development on surrounding areas and County services. The CIM plan should provide desirable development by minimizing land use compatibility conflicts with adjacent uses and properties and encouraging mixed use development, innovative development which provides unique opportunities for employment in the County, and efficient use of the land which preserves the natural environment as much as possible.

Special development standards for circulation, parking, open space, setbacks, on- and off-site improvements, and services should be developed and implemented through the Zoning Ordinance and the CIM Plan in order to minimize land use compatibility impacts on surrounding uses and traffic. The CIM plan must be approved and adopted by the Board of Supervisors for development in the CR, CG, and MI classification prior to issuance of any County development permits. All development in the CR, CG, and MI classifications must be consistent with the CIM plan approved for the property. A CIM plan may not be adopted unless the Board of Supervisors finds that the CIM plan and proposed development is consistent with the General Plan.