

# 1. Introduction

## **General Plan Purpose**

The Calaveras County General Plan is intended to guide growth and development in a way that balances the needs of the individual with the needs of all of the County's residents by encouraging economic growth; advocating the stewardship of the County's natural, scenic and recreational resources; providing a variety of housing choices for all income levels; promoting the orderly and cost-effective expansion of public infrastructure (thereby minimizing extraordinary demands on public services); and respecting the County's historical heritage. In guiding growth and development, the General Plan recognizes that Calaveras County is made up of small communities, each with its own unique character and goals, surrounded by agricultural lands, working forests, wildlands, and large expanses of publicly managed forest and recreation lands. In guiding the County's future, the General Plan seeks to promote economic prosperity, respect private property rights, and maintain Calaveras County's unique blend of the historic resources and innovative economic pursuits for all to live in, work among, and enjoy.

## **Growth Projections and Growth Accommodation**

The State Department of Finance (DOF) projects that Calaveras County's population, excluding Angels Camp, will grow from the current population of 41,741 to 50,649± persons by year 2035 (8,908± additional people) requiring the addition of 5,684± residential units based on past and predicted future trends.<sup>1</sup> This General Plan is based on the DOF's population projections. The General Plan's purpose is neither to encourage nor discourage growth to this level, but rather to ensure that the County is prepared to accommodate that growth as it occurs in response to market demands.

To accomplish this task, the General Plan establishes a variety of land use designations to accommodate the needs of the projected resident and visitor populations, while guiding that growth through implementing the General Plan's goals, policies and programs--all intended to turn the General Plan's vision statement into reality.

## **Property Rights**

The General Plan is intended to be sensitive to the rights of private property owners, maintaining those rights granted by the U.S. and State of California Constitutions. It is the intent of this General Plan that no takings, as clarified through numerous court rulings, shall occur as a result of any General Plan policy or program. This General Plan acknowledges the fundamental importance of private property rights. The intent of the Plan is to balance those rights with goals and policies that are environmentally sound, fiscally responsible and beneficial to the public.

## **Setting**

Calaveras County is located in California's central Sierra Nevada region characterized by a wide variety of natural and cultural landscapes, ranging from low-elevation oak-covered foothills to high-elevation pine forests supporting the County's agricultural, timber, mining and tourism-based industries (Figure INT-1). The Mokelumne, Stanislaus and Calaveras rivers flow through the County collecting water from rain and melting snow to fill the County's numerous lakes and reservoirs.

Together with neighboring foothill counties, Calaveras County forms a central part of the Mother Lode Region--an area that exhibits a deeper and more readily visible connection to history than almost any other area in the western United States. The County's history and natural setting are the foundation of its economically-important tourism industry and influences the physical and cultural character of many of the County's numerous and widely distributed small communities (Figure INT-2).

---

<sup>1</sup> See *General Plan Background Report* for a detailed breakdown, by community. County population *including* Angels Camp is projected to grow by 9,727± individuals. Projections based on the California Dpt. of Finance Demographics Research Unit Report P-1 (County) State and County Population Projections July 1, 2010 – 2060 (5-year increments)

San Andreas is the seat of Calaveras County. The City of Angels Camp, the only incorporated city in the County, is located in, but is outside of the regulatory jurisdiction of, Calaveras County.

**Figure INT-1 Calaveras County Regional Setting**

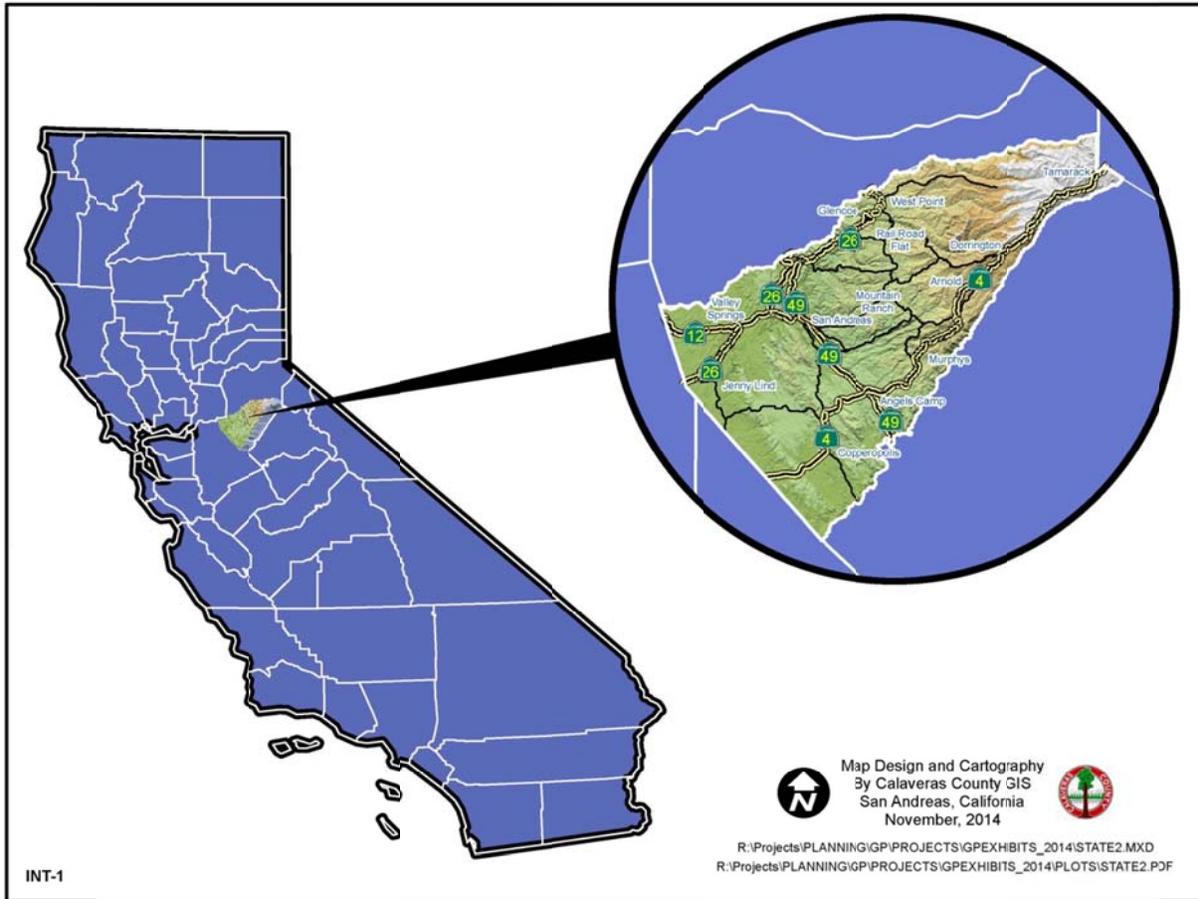
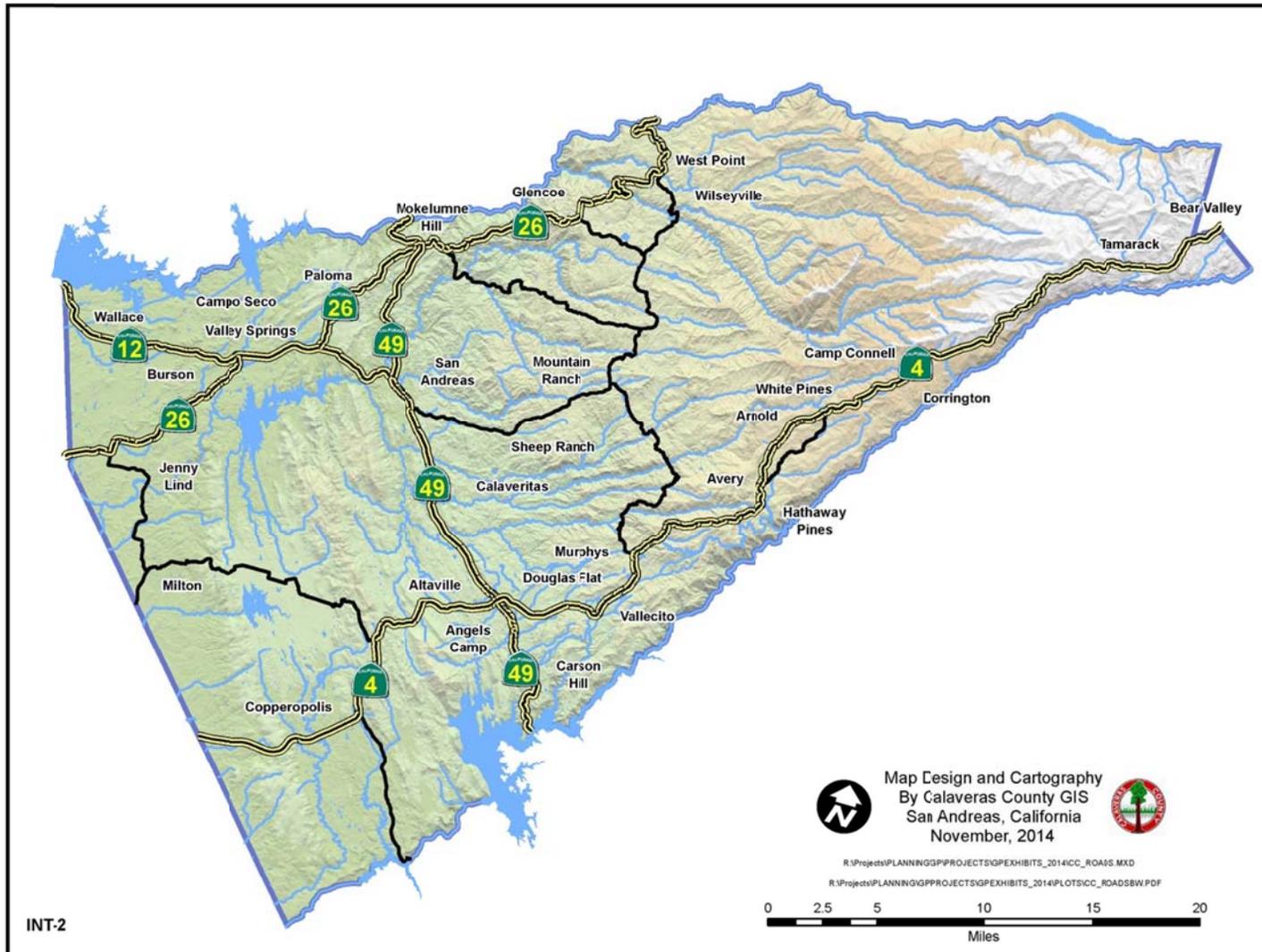


Figure INT-2 Calaveras County



*Land Ownership*

Land use decisions made by public and quasi-public entities on public lands directly affects the County just as County land use decisions may affect public and quasi-public land uses. This is especially true in Calaveras County where nearly one-fourth of the total land area is under public and quasi-public ownership. The following summary of land ownership patterns in Calaveras County emphasizes the necessity for coordinating County planning activities with those of public and quasi-public agencies wherever possible to ensure effective implementation of the General Plan.

Table INT-1  
Extent of Public and Quasi Public Lands in Calaveras County/a/

<b>Public or Quasi-Public Entity</b>	<b>Acreage± in County /b/, /f/</b>	<b>% of Total County Acreage /c/, /d/</b>
U.S. Forest Service	78,046	12
U.S. Bureau of Land Management	34,858	5
U.S. Bureau of Reclamation/Army Corps of Engineers Includes: New Hogan Reservoir (3,178 acres), New Melones Reservoir, (804 acres)	19,252	3
East Bay Municipal Utility District Includes: Pardee Res. (998 ac), Camanche Res.(2,549 ac)	11,457	2
Big Trees State Park	2,726	<1
City of Stockton	1,862	<1
Calaveras County	1,557	<1
California Department of Fish and Wildlife	1,385	<1
Calaveras County Water District	1,074	<1
California Youth Authority	927	<1
Oakdale Irrigation District & Tri Dam Project/g/ Includes: Tulloch Reservoir – 559	559	<1
Pacific Gas & Electric Includes: Salt Springs Reservoir (389 ac), Tiger Creek Res (28)	417	<1
City of Angels Camp/e/	283	<1
Fire, School, Cemetery, Veterans Memorial District, Park and Recreation Districts, Water and Wastewater Districts, Includes Schaads and Calaveras Reservoirs	±400	<1
<b>Public and Quasi-Public Land Ownership</b>	<b>154,803</b>	<b>24%±</b>

/a/ Reflects public and quasi public ownership located outside of the City of Angels Camp (i.e., within the County)

/b/ Excluding acreage for public and quasi-public entities owned within the City of Angels Camp city limits.

/c/ 658,252 acres is the total Calaveras County acreage excluding 2,270 acres for the City of Angels Camp.

/d/ Rounded to the nearest whole number

/e/ Reflects total acres of land owned by the City of Angels Camp located outside of the city limits of Angels Camp

/f/ Portions of some lakes cross County boundaries. Totals indicate lake acreages only within Calaveras County. Privately owned reservoirs (e.g., Salt Spring Valley Reservoir – 929± acres) are not included.

/g/ Also includes the South San Joaquin Irrigation District.

**General Plan Organization and Relationship between Elements**

All elements of the General Plan must be consistent with each other (i.e., “internally consistent”).

Additionally, state law requires that certain General Plan elements be linked directly with other General Plan elements. The sections and elements contained in the Calaveras County General Plan, their content, and the interrelationship of the various elements to each other are summarized in the following table.

**Table INT-1: General Plan Organization/Interrelationship**

<b>Section/ Element</b>	<b>Description</b>	<b>Related Elements</b>
<b>Introduction</b>	Describes the overriding purpose of and need for the General Plan, and the plan's organization and intended use.	All
<b>Land Use Element</b>	Along with the General Plan Land Use Map, this element establishes, via general plan land use designations, the proposed general distribution, location and extent of County land uses and guiding development standards.	The <b>Land Use Element</b> is directly correlated with all other general plan elements. The distribution, location and extent of public facilities are additionally addressed in the <b>Public Facilities and Services Element</b> .
<b>Circulation Element</b>	Identifies the general location and extent of existing and proposed major transportation routes and associated facilities including safe and convenient travel over a multimodal transportation network consistent with the County's rural setting.	The <b>Circulation Element</b> is directly correlated with the <b>Land Use Element</b> (e.g., population projections and the distribution of proposed land uses are tied to the existing and proposed transportation network and its capacity to serve existing and proposed development). Non-transportation related public facilities are addressed in the <b>Public Facilities and Services Element</b> .
<b>Housing Element</b>	Identifies and analyzes existing and projected County housing needs with a plan for the preservation, improvement, and development of a variety of housing types (e.g., single-family, multi-family, emergency shelters, supportive housing) available to all income levels and physical abilities (e.g., seniors, persons with disabilities).	The <b>Housing Element</b> is directly correlated with the <b>Land Use Element</b> and <b>Circulation Element</b> .
<b>Resource Production Element</b>	Addresses the conservation, development, and use of agricultural, timber and mineral resources and includes goals, policies and programs addressing the effects of development on these resources as anticipated in the <b>Land Use Element</b> .	The <b>Resource Production Element</b> fulfills state requirements for the <b>Conservation and Open Space Element</b> with respect to agriculture, timber and mineral resources. The <b>Resource Production Element</b> is related to the same elements as identified below for the <b>Conservation and Open Space Element</b> .
<b>Conservation &amp; Open Space Element</b>	Addresses the conservation, development, preservation and use of natural and cultural resources (e.g. water, forests, soils, rivers and other waters, fisheries, wildlife, outdoor recreation, areas necessary for the protection of health and safety, and areas of outstanding scenic, historic and cultural value) and includes goals, policies and programs addressing the effects of development on these resources as anticipated in the <b>Land Use Element</b> .	The <b>Safety Element</b> further addresses soils, flooding, and stormwater management. The <b>Public Facilities and Services Element</b> addresses both ground and surface water supply. The <b>Land Use Element</b> also addresses scenic vistas and cultural resources.
<b>Noise Element</b>	Identifies and evaluates existing and potential noise issues associated with transportation, aviation, industrial and related uses and includes goals, policies and programs addressing existing and foreseeable noise problems. The element also serves as a guideline for compliance with the state's noise insulation standards.	Because noise sources are closely associated with transportation, the <b>Noise</b> and <b>Circulation Elements</b> are closely integrated.
<b>Safety Element</b>	Addresses protecting the County from unreasonable risks associated with the effects of seismic hazards (earthquakes, dam failure), geological hazards (slope instability), flooding, and wildland and urban (structural) fires.	Water supply (emergency and non-emergency), are addressed in the <b>Public Facilities and Services Element</b> . Fire protection is detailed in the <b>Safety Element</b> and more generally in the <b>Public Facilities and Services Element</b> .
<b>Public Facilities &amp; Services Element</b>	Addresses the general location and extent of existing and proposed public utilities and facilities (water, wastewater, law enforcement and emergency services, energy & solid waste facilities, schools, communication facilities, libraries and related facilities).	The element emphasizes the provision of adequate public facilities and services to serve existing and planned development in accordance with the <b>Land Use Element</b> .
<b>Glossary</b>	Defines terms intended to have a specific technical or land-use related meaning in the General Plan.	All

## **Organization of Elements**

With the exception of the Housing Element, which is strictly regulated by state law, individual General Plan elements are generally organized as follows:

- Background and Setting/Associated Plans and Documents
- Special Considerations
- Goals and Policies
- Implementation Programs

### *Background and Setting/Associated Plans and Documents.*

This section provides a brief discussion of background information relevant to the goals, policies and programs in the element. This section also lists other maps, plans, data, and documents that are pertinent to the element. The *General Plan Background Report*, separate from the General Plan, provides additional, more detailed, background information relevant to each topic. The majority of the *General Plan Background Report's* content changes, sometimes frequently, over time and may readily become outdated. Therefore, this detailed information is kept separate from the General Plan to allow for updating background data without the necessity of undergoing a general plan amendment process. The contents of the *General Plan Background Report*, to the extent that the data contained therein has not become outdated, may inform, but does not affect the implementation of the General Plan.

### *Associated Plans.*

Numerous other plans and documents were used in preparing the General Plan as references and background information. These associated plans are referenced in the bibliography to the *General Plan Background Report*.

### *Special Considerations.*

In some instances special topics must be addressed consistent with state law. Specifically, the distribution and extent of communities earning less than 80% of the state median income must be identified and the availability of public facilities to those areas addressed. Where applicable, such topics are presented in a "Special Considerations" section in the applicable General Plan element.

### *Goals and Policies.*

Each element contains goals and policies. Implementation measures or programs are provided at the end of each element. Goals are intended to describe the County's ultimate "vision" with respect to Land Use, Circulation, Housing etc. Policies describe basic guidelines that the County will follow to reach the General Plan's goals.

### *Implementation Programs.*

Implementation programs provide specific actions that County intends to undertake to achieve the General Plan's stated land use goals. Not all goals and policies are associated with or require the establishment of an implementation program(s). In some cases, goals and policies provide ample guidance without the addition of an implementation program. In other cases, goals or policies describe concepts that simply do not lend themselves to a specific action or program. To minimize inconsistencies that may occur in conjunction with General Plan updates or amendments and avoid repetition, all implementation programs are stated only once in the General Plan.

## **Guidelines for Using the General Plan**

### *Definitions*

In all General Plan Goals, Policies and Programs, the use of the terms "support," or "encourage" may include, but are not limited to the following actions: letters of support for grant funding, authorizing resolutions for grant funding applications, considering activities as a priority for established grant programs, adopting implementing ordinances, pursuing authorizations from local/state/federal regulatory agencies, authorizing the County Administrative Officer to sign letters of support on behalf of the Board of Supervisors for grant applications in support of programs identified in the general plan, authorizing

preparation of enabling ordinances, or similar actions as may be deemed consistent with County budgetary constraints.

Except as described above, terms with an intended specific or specialized meaning as used in the General Plan are defined in the General Plan Glossary.

#### *Interim Zoning/Relationship to Zoning Code and General Plan*

With the adoption of this General Plan, the County anticipates that there will be inconsistencies between the land use designations and existing zoning, as well as the potential for inconsistencies between General Plan policies and provisions of the County Code until such time as the County can update its zoning and related ordinances. In the interim, the County must find that all discretionary development be consistent with the General Plan. Where an inconsistency exists between zoning and General Plan permitted densities, the development density of the General Plan land use designation shall apply. Ministerial development shall conform to the existing development standards in place at the time an application is submitted.

#### *Nonconforming Uses*

Legally existing uses and parcels that do not conform to General Plan standards contained herein, but which were legally established under the provisions of the general plan regulations in effect at the time of establishment, shall be allowed to continue such use under the nonconforming use provisions of Title 17 of the County Code. Expansions of legally existing nonconforming uses shall meet the development requirements of this general plan.

Notwithstanding the land uses and densities of the General Plan, any parcel or unit of land which has been previously created under the provisions of the State Subdivision Map Act or any prior law or local ordinance regulating the division of lands or which was not subject to those provisions at the time of its creation, shall not:

- Be deemed to be an illegal parcel or be denied issuance of a certificate of compliance or a conditional certificate of compliance under the provisions of the State Subdivision Map Act;
- Be required to merge with any other contiguous parcel(s) whether or not said other parcel(s) are held by the same owner;
- Be denied issuance of any permit or approval to develop the real property with a single-family residential structure, unless a specific written statement is made by the Calaveras County Environmental Health Department that the development of the parcel would constitute a hazard to the public health or public safety.

This page intentionally blank.