



**CALAVERAS COUNTY**  
**GENERAL PLAN EVALUATION**  
*ADMINISTRATIVE REVIEW DRAFT*

*CONFIDENTIAL*

**Mintier**  
**& Associates**

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PLANNING CONSULTANTS

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This supposition is supported by numerous statements in the 1996 *Calaveras County General Plan Update Final Environmental Impact Report* ("Final EIR") to the effect that land use policy/designations had not changed significantly from the 1986 General Plan:

*"In light of the fact that the 1995 General Plan does not and has not considered land use changes..." (p. 21).*

*"...particularly in light of the status of land use conditions of the General Plan, which are not changing." (p. 40).*

*"The change in General Plan policy language from the 1986 General Plan to the 1995 General Plan is not extensive." (p. 61).*

However, it is unusual to see the following statement in the 1996 Final EIR when there were other statements saying that the land use forecasts had not been updated (our bold underline):

*"It is a fundamental objective of the General Plan Update program to revise and reformat policy in a manner that makes implementing the policies more clear and distinct while eliminating ambiguities contained in the 1986 General Plan policies. The revisions and reformatting of policy is viewed as necessary to implement the land use forecasts and designations for the General Plan thus achieving consistency between the policies and the designations (p. 41).*

## Contents

The 1996 *Calaveras County General Plan* consists of a collection of seven main topic chapters. There is also an introductory chapter and separate chapter consisting of appendices. The topic chapters are strictly organized by the seven required general plan elements (it should be noted that organization of the policy document by topic rather than the element categories in State law is the standard current accepted practice for general plans). The General Plan consists of the following chapters:

- Chapter I: Introduction
- Chapter II: Land Use Element
- Chapter III: Circulation Element
- Chapter IV: Conservation Element
- Chapter V: Open Space Element
- Chapter VI: Noise Element
- Chapter VII: Safety Element
- Chapter VIII: Housing Element<sup>3</sup>
- Calaveras County General Plan Appendices
  - I. Figures (maps)
  - II. Land Use Element Appendix
  - III. Circulation Element Appendix
  - IV. Conservation Element Appendix

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- V. Open Space Element Appendix
- VI. Noise Element Appendix
- VIII. Housing Element Appendix

Each of the seven main topic chapters elements are organized similarly with an introductory section describing legal authority and relationship to other general plan elements, and sometimes including definitions, followed by topical sections with multiple sub-topic under these. Under each of these sub-topics are a list of "General Plan Recommendations" which consist of the goals, police, and implementation measures for that particular sub-topic.

There are seven Appendix sections. The first section contains larger versions of maps contained in the text. The other sections are for each of the Elements, except for the Safety Element, which does not have an Appendix.

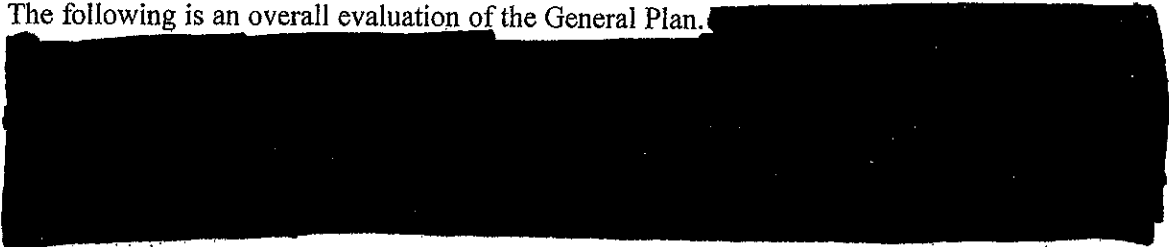
## Evaluation

This section contains an in-depth evaluation of the Calaveras County General Plan. It consists of an overall evaluation of the Plan, a detailed summary and evaluation of each of the General Plan chapters, and a summary and brief evaluation of the contents of the Appendices, and the Community and Special Plans.

The Appendix to this report contains a summary of statutory requirements for the background and policy sections of general plans along with an analysis of whether Calaveras County meets these requirements. It also contains a summary and analysis of general plan coordination and consistency requirements and referral requirements. Information from the Appendix is used in this evaluation section.

## General Comments/Observations

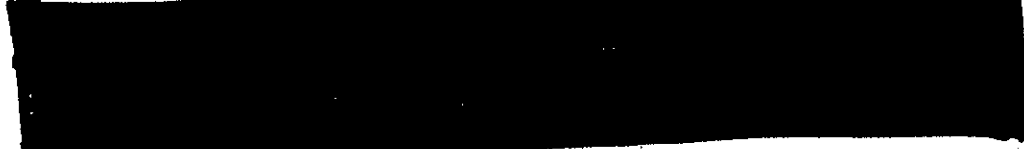
The following is an overall evaluation of the General Plan.



The most obvious problem is that the plan outdated. The Plan was conceived to run from 1995/6 through the horizon year of 2010. While the Plan is nominally only 10-11 years old, it was primarily a technical update of the previous (1986) plan, with the fundamental land use and development policy direction for the County not being substantially altered from earlier policy (i.e., circa 1982). The result is that, notwithstanding various revisions and updates, current General Plan policy is based on conditions, laws, and concepts from the early 1980s.

Another significant problem in the General Plan is the mixing of background and policy information. OPR's *General Plan Guidelines* (2003), as well as common general plan practice in

- ~~Implementation Measure II-3A-1~~ sets forth the following standard for the Mineral Resource 2A and Mineral Resource 2B designations": One dwelling unit per five acres, when consistent with Conservation Element Implementation Measure IV-7A-2 from page IV-14)." Implementation Measure IV-7A-2 states: "Require a use permit for all new mining operations in the County, except for small mines less than or equal to 5 acres or mines located in the M2 zone." However, the General Plan is not allowed to rely on other standards such as zoning standards or procedures (special permit procedures) to define building intensity. The General Plan must establish an independent and measurable standard.
- Implementation Measure II-4A-2 does not set forth any allowable land uses, densities, or intensities, but instead refers to the Land Use Element Appendix, which contains excerpted tables from the five adopted Community Plans and two of the three adopted Special Plans.



- The tables in the Land Use Appendix correspond with the tables in the Community Plans as follows:
  - The following tables do not match: the Murphys & Douglas Flat Community Plan (Table 2.43 matches, but Table 2.2 in the Appendix is not shown in the Community Plan); the Arnold Community Plan; the Valley Springs Community Plan ~~(note: we do not have a copy of this)~~; the Avery-Hathaway Pines Community Plan (not shown at all in the Appendix; only mentioned in the General Plan text on page II-6: "Additionally, the community of Avery is currently in the process of developing a Community Plan."); and the Rancho Calaveras Special Plan (not shown at all in the Appendix; only mentioned in the General Plan text on pages II-8, II-9, and II.29).
  - The tables in the Land Use Appendix do match the tables in the corresponding Community Plans for the following: the Mokelumne Hill Community Plan, the San Andreas Community Plan; the Ebbetts Pass Highway Special Plan (though it is called the "Ebbetts Pass Highway Plan" in the Appendix); and the Airport Special Plan.

