



# County of Calaveras Department of Planning

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## MEMORANDUM

TO: Planning Commission

FROM: Rebecca Willis, Planning Director  
Brenda Gillarde, General Plan Coordinator

DATE: May 24, 2012

SUBJECT: Study Session on District 2 Communities

The study session on May 24 is the first of several sessions that will introduce the District 2 land use maps and community plans. For the last several years, community members have been engaged in a dynamic and highly interactive process that yielded eight community plan maps and corresponding text. Hundreds of community hours were expended discussing and reaching consensus on the land uses and text of each community plan. County staff participation was heightened during 2010 as communities were finalizing their respective land use maps.

Land uses for each community town center will be inserted into Draft #2 of the countywide general plan land use map. Text for the community plans is still in draft form but ultimately will become a section in the general plan. While the draft plans slightly differ from each other there are common components: a vision statement, desired uses within town centers, and policies pertaining to development within and outside the communities. The purpose of the community plans is to guide development within the town centers and address issues specific to a particular community. Issues of countywide significance such as provision of adequate infrastructure, protection of natural resources, health and safety concerns, circulation requirements, etc. are addressed at the general plan level. Staff will work closely with the communities during preparation of the general plan written text.

Attached to this memo are several documents: a working draft of the land use designations/descriptions, excerpts from the Paloma and Mountain Ranch draft community plans, and the accompanying land use maps for those two communities. Several changes to the map legend and land use nomenclature were made since review of Draft #1 of the countywide land use map:

- The designation 'Rural Ranchette A and B' was changed to 'Rural Transition A and B'
- The designation 'Rural Home' (0.5 to 1.0 acre, 1 dwelling per legal lot) was added
- The acreage range for Working Lands remains at 20-40 acres

- The nomenclature for the following land use categories was changed to read '1 dwelling per legal lot': resource production, working lands, rural transition A and B, rural residential and rural home. This clarifies that any legal lot regardless of its size that falls under one of these categories could have one single family dwelling.
- The color palette for the land use map was modified to align with the standard palette used for land use mapping. This facilitates the map's readability.
- The color for Rural Transition A and B (formerly Rural Ranchette A and B) was changed from peach and blue to shades of teal

At the May 24 Study Session two District 2 community plans will be discussed: Paloma and Mountain Ranch. Staff will provide a PowerPoint that describes the overall characteristics of D2 and then focus on each of the two communities. Members of the respective communities will be present to discuss any aspect of their land use map or the process they went through to reach consensus. The primary objective of the study session is to confirm the land uses within and immediately beyond the Town Centers so they may be inserted into Draft #2 of the countywide general plan land use map. Public comment is encouraged from all attending the study session.

Attachments:

1. Working Draft Land Use Designations/Descriptions, May 24, 2012
2. Draft Paloma Vision Statement/Plan Components
3. Draft Paloma Land Use Map
4. Draft Mountain Ranch Vision Statement/Plan Components
5. Draft Mountain Ranch Land Use Map