

LAND USE ELEMENT

1.0 Introduction

The Land Use Element addresses the future development of land in the County for residential, commercial, industrial, recreation, conservation and open space uses. The element's policies for land use designations, population density and building intensity coordinate future development with the capacity of the road system, the preservation of natural resources, and public health and safety.

In the past 150 years, Calaveras County has experienced major changes in population, including both upward and downward trends, as shown in Table II-1. From the height of the Gold Rush, population in the County steadily declined until 1942. In the 20 years between 1960 and 1980, the population doubled. While there has been a recent decline in the County's growth rate, by the year 2000, the population is projected to approximately double again over 1980 figures.

**TABLE II-1
POPULATION
HISTORY AND PROJECTIONS***

YEAR	POPULATION	PERCENT CHANGE
1900	11,200	---
1910	9,171	-18
1920	6,183	-33
1930	6,008	-2
1940	8,221	+37
1950	9,902	+20
1960	10,289	+4
1970	13,585	+32
1980	20,710	+52
1990	31,998	+55
2000	45,600	+43
2010	57,532	+26

* Department of Finance Report 91 P-1, extrapolated to the year 2010

1.1 Legal Authority

State law requires every county to formulate and adopt a Land Use Element which, through the development of policies, plans, and standards, shows the proposed general distribution, location, density and intensity of land uses for all parts of the county (California Government Code Section 65302(a)). This Element designates the proposed distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and other categories of public and private uses of land.

1.2 Relationship to Other General Plan Elements

Although the Land Use Element and its accompanying map are often thought by many to be the most important part of the General Plan, State legislation requires that the various elements comprise an integrated, internally consistent, and compatible statements of goals, policies, and programs. This means that each of the General Plan Elements are equal in legal status and that the direction given by one element may not be superior or subordinate to that of any other element.

Many of the issues that are discussed in the Land Use Element overlap issues that may be addressed in other General Plan Elements. Almost any issue dealing with the physical characteristics of land in the County will have land use implications, even if specific issues such as habitat protection are not extensively addressed in the Land Use Element (See Future Land Use Plan, Page II-3). Policies which may affect development of a specific property are not necessarily stated in only one portion of the maps and text in each element. The applicability of policies described in other elements should be taken into consideration when determining the General Plan policies for a particular area or property.

This Land Use Element is closely tied to all other elements, especially the Conservation and Open Space Elements, which specifically identifies resource and open space areas. The policies contained in those Elements have been incorporated into the land use designations of this Land Use Element.

1.3 Land Use Categories

Based on land use capability, the General Plan divides the County into two basic categories: Natural Resource Lands and Community Development Lands. Consideration for land use designation is first given to lands which are most productive when used for resource development, such as agriculture, timber and mining, or which contain sensitive habitat, which are identified in more detail and discussed in the Conservation and Open Space Elements.

The remaining lands which do not fall into a natural resource category are considered for community development. Assignment to those categories is further examined from the standpoint of past development patterns and the provision of necessary facilities and services, such as roads and fire protection. In areas where residential development or communities already exist, the desirability of keeping new development in the vicinity of existing development may render the resource production in the area incompatible.

Insert Future Land Use Plan Map

TABLE II-2
NATURAL RESOURCE/COMMUNITY DEVELOPMENT DISTRIBUTION

LAND USE	ACREAGE	TOTALS	PERCENTAGE
NATURAL RESOURCE LAND		361,740	54.98
Wildlife, Botanical	72,540		11.02
Timber, Dam Area, MRA-2A	143,630		21.83
Agriculture Preserve, MRA-2B	122,450		18.61
	23,110		3.51
COMMUNITY DEVELOPMENT LAND		284,230	43.20
Future Single Family	184,120		28.01
> 50% Slope	10,940		1.66
Community Centers	3,600		0.54
Residential Centers	31,140		4.86
Industrial*			
Existing Zoning	8,200		
Prime Industrial	9,480		
Adopted Community Plans	28,340		4.30
Adopted Special Plans	25,000		3.79
Adopted Specific Plans	1,090		0.17
CITY OF ANGELS AND ITS SPHERE		11,950	1.82
TOTAL COUNTY		657,920	

1.4 Determining Maximum Densities

The General Plan utilizes "density" rather than "minimum parcel size." Lower density results in large minimum parcel size.

Parcels may in some instances possess two or more differing specifications on a parcel of land. To preserve the Plan's internal consistency, the more restrictive (lower density or large minimum parcel size) requirements apply. For example, a parcel of land may be identified as a protected wildlife habitat with 40 acre density, but may also be identified in a timber area with a 20 acre density. The land use would be designated as wildlife habitat and the 40 acre density established to protect wildlife habitat would apply.

The County has adopted density bonus provisions to conform to Government Code Section 65915, which is discussed in the Housing Element.

1.5 Development Flexibility

Flexibility in the design and provision of public facilities and services for new development in the County is essential for many developers. Flexibility often produces a better project design than would be created by adhering to rigid standards. Allowing developers to construct or contribute to the improvement of public facilities and services may enable development to proceed which might otherwise be delayed or even stopped because public facilities and services are not available at acceptable levels.

Another type of development flexibility is "clustering", sometimes called "density transfer". Clustering is a means by which lots or dwelling units are grouped in close proximity rather than spread evenly throughout a development, as in a conventional subdivision. As a result of clustering, a project's permitted density (i.e., number of lots) remains the same, but portions of the site are retained as open space. Cluster housing development is particularly appropriate in areas containing steep terrain, wildlife habitat, or resource lands. Clustering can also be used to create an open space buffer between residential development and more intense neighboring uses. Clustering may provide recreation and open space areas not possible in conventional subdivisions, and can result in reduced public facility and services costs.

GENERAL PLAN RECOMMENDATIONS

Goal II-1: Provide for flexibility in the construction and funding of public facilities and services for future development.

Policy II-1A: When public facilities and services, such as but not limited to water, waste disposal, roadways, and/or fire protection, are not available at required levels, permit a developer to build those facilities to specified standards, or to contribute proportional funds to build and service those facilities.

Implementation Measure II-1A-1: Work with all special districts and agencies to assess the availability and capacity of public facilities and services for future development and the need to improve those facilities and services to required levels. Condition new subdivision development to build or pay the proportional amount to build the appropriate facilities.

Implementation Measure II-1A-2: Calculate developer contributions toward public facilities and services to cover the costs of those facilities and services at the time of their construction.

Goal II-2: Provide for flexibility in site design for single family residential developments.

Policy II-2A: Allow clustering of single family lots in any land use designation permitting residential use, without increasing the permitted density of the area.

Implementation Measure II-2A-1: Utilize the Planned Development Combining Zone provisions of the County Zoning Code when necessary.

Implementation Measure II-2A-2 : Require zoning to retain open space for that area from which the density was transferred.

2.0 Natural Resource Lands

Natural Resource Lands are those lands identified as containing resources for utilization and conservation. Policies relating to these lands are discussed in more detail in the Conservation and Open Space Elements.

The land use designations identified on the Future Land Use Map as Natural Resource Lands include Wildlife, Botanical, Agriculture Preserve, Timber Lands, Dam Inundation, Mineral Resource 2A, and Mineral Resource 2B.

GENERAL PLAN RECOMMENDATIONS

Goal II-3: Preserve and manage those lands identified as Natural Resource Lands for the future good of the general public.

Policy II-3A: Restrict density in Natural Resource Lands to ensure future use and conservation and use of the resources.

Implementation Measure II-3A-1: Allow the following maximum densities in Natural Resource Lands:

Wildlife, Botanical Agriculture Preserve	One dwelling unit per forty acres One dwelling unit per twenty acres when not in a Williamson Act contract
Timber Lands	One dwelling unit per fifty acres when in a Williamson Act contract
Dam Inundation	One dwelling unit per twenty acres
Mineral Resource 2A	One dwelling unit per twenty acres
Mineral Resource 2B	One dwelling unit per five acres, when consistent with Conservation Element Implementation Measure IV-7A-2 from page IV-14) One dwelling unit per five acres, when consistent with Conservation Element Implementation Measure IV-7A-2 from page IV-14)

3.0 Community Development Lands

Community Development Lands are those lands identified for community development. The land use designations identified on the Future Land Use Map as Community Development Lands include Community Plans, Special Plans, Specific Plans, City of Angels Sphere of Influence, Mixed Use/Master Project Area, Community Centers, Residential Centers, and Single Family Residential Areas. These designations are discussed in the following.

3.1 Community Plan Areas (PRC Section 21083.3)

Community Plans are a part of the County General Plan, although contained in a separate published booklet. Community Plan areas are designated for the areas surrounding and including the larger towns in the County where the greatest concentrations of single family, multiple family, commercial and industrial land uses are found. Plans shown on the Future Land Use Map have been adopted for Arnold, Mokelumne Hill, Murphys-Douglas Flat, San Andreas and Valley Springs. Additionally, the community of Avery is currently in the process of developing a Community Plan.

Community Plans contain a greater level of specificity regarding permitted land uses than are established under the General Plan. Community Plans show specific land uses on a parcel by parcel basis. They also augment the General Plan with respect to land use policies, consistent zoning, and issues of local concern. In this regard, the more specific Community Plan policies supplement and refine the policies of the General Plan. When a Community Plan does not address an issue that is covered in the General Plan, the policies of the General Plan apply.

GENERAL PLAN RECOMMENDATIONS

Goal II-4: Maintain Community Plans for areas of the County in which major growth is occurring.

Policy II-4A: Maintain and reinforce Community Plan areas as the sites which may permit high density single family residential, multiple family residential, commercial, light industrial, and community activities, in addition to Special and Specific Plans Areas, Mixed Use/Master Project Areas, and Community Centers.

Implementation Measure II-4A-1: Future high density single family residential, multiple family residential, commercial, and light industrial developments and zoning may be located within Community Plan areas.

Implementation Measure II-4A-2: The following densities apply to the adopted Community Plans:

Arnold Community Plan:
[Refer to Land Use Element Appendix]

Mokelumne Hill Community Plan:
[Refer to Land Use Element Appendix]

Murphys-Douglas Flat Community Plan:
[Refer to Land Use Element Appendix]

San Andreas Community Plan:
[Refer to Land Use Element Appendix]

Valley Springs Community Plan:
[Refer to Land Use Element Appendix]

Policy II-4B: Consider creation of Community Plans for major community areas without an adopted Community Plan, and consider use of assessment districts to pay for the development of such plans.

Implementation Measure II-4B-1: When requested by a representative group of residents, consider new Community Plan areas for regions generally meeting the following criteria:

- Population base of 1000 or more;
- An area logically tied together geographically and socially.

Policy II-4C: Keep Community Plans current and consistent with local issues and community values, and the General Plan.

Implementation Measure II-4C-1: Review and update Community Plans as needed, consistent with state law and amendment procedures contained in the Plans.

Policy II-4D: Review proposals for development in Community Plan areas for potential traffic impacts.

Implementation Measure II-4D-1: Utilize the criteria in the Circulation Element to mitigate traffic impacts of all new development in Community Plan areas.

Policy II-4E: Consider and balance the impacts of resource production and community development uses within Community Plan areas.

Implementation Measure II-4E-1: Review applications for resource production zoning and associated use permits within Community Plan areas for compatibility with adjacent land uses and policies of the Community Plan.

3.2 Special Plan Areas (CGC Section 65302)

Special Plans are a part of the General Plan, although contained in a separate published booklet. They are intended to serve areas possessing architectural or historic characteristics, scenic resources, or special use. Special Plans are utilized primarily by larger subdivisions, scenic highway corridors, and areas of the County which share a common bond. The County has adopted the Ebbetts Pass Highway Special Plan, the Rancho Calaveras Special Plan, and the County Airport Special Plan.

Special Plans contain a greater level of specificity regarding permitted land uses than are established in the General Plan with respect to land use policies, consistent zoning, and issues of local concern. In this regard, the more specific Special Plan policies supplement and refine the policies of the General Plan. When a Special Plan does not address an issue that is covered in the General Plan, the policies of the General Plan apply.

GENERAL PLAN RECOMMENDATIONS

Goal II-5: Maintain Special Plans for areas of the County possessing unique resource or development issues.

Policy II-5A: Maintain and reinforce Special Plan areas as sites with unique resource or development issues, but which can include high density single family residential, multiple family residential, commercial, light industrial, and community activities, in addition to Community and Specific Plans Areas, Mixed Use/Master Project Areas, and Community Centers.

Implementation Measure II-5A-1: While future high density single family residential, multiple family residential, commercial, and light industrial developments and zoning may be located within Special Plan areas, it is not required.

Implementation Measure II-5A-2: The following densities apply to the adopted Special Plans:

Airport Special Plan:
[Refer to Land Use Element Appendix]

Ebbetts Pass Highway Special Plan:
[Refer to Land Use Element Appendix]

Rancho Calaveras Special Plan:
[Refer to Land Use Element Appendix]

Policy II-5B: Consider creation of Special Plans as appropriate to address unique areas or issues, and consider use of assessment districts to pay for the development of such plans.

Implementation Measure II-5B-1: When requested by a representative group of residents, consider new Special Plans for areas meeting the following criteria:

- There is general consensus that specific issues need to be addressed; or
- There are unique scenic, historic, or architectural characteristics; or
- There is a service, issue, or requirement of the area which needs to be addressed in more detail than found in the General Plan.

Policy II-5C: Keep Special Plans current and consistent with Special Plan issues and values, and the General Plan.

Implementation Measure II-5C-1: Review and update Special Plans as needed, consistent with state law and amendment procedures contained in the Plans.

Policy II-5D: Review proposals for development in Special Plan areas for potential traffic impact.

Implementation Measure II-5D-1: Utilize the criteria in the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to mitigate traffic impacts of all new development in Special Plan areas.

Policy II-5E: Consider and balance the impacts of resource production and community development uses within Special Plan areas.

Implementation Measure II-5E-1: Review applications for resource production zoning and associated use permits within Special Plan areas for compatibility with adjacent land uses and policies of the Special Plan.

3.3 Specific Plan Areas (CGC Section 65454)

A Specific Plan is an implementation tool for the General Plan established for a specified area with multiple land uses, and is contained in a separate published booklet. The purpose of a Specific Plan is to provide a long term comprehensive development plan for an area consistent with the broader provisions of the General Plan. Specific Plan adoption is generally initiated at the request of an individual project proponent or small group of property owners. The County has adopted two specific plans, the Calaveras Country Club Specific Plan (Saddle Creek) and the Spring Valley Estates Specific Plan.

The contents of a Specific Plan are governed by both County policy and State law (Government Code section 65450 *et seq.*). When a Specific Plan addresses an issue more specifically than the General Plan, the relevant policies of the Specific Plan supplement and refine the policies of the General Plan.

GENERAL PLAN RECOMMENDATIONS

Goal II-6: Provide long term, comprehensive development planning for large projects involving multiple land uses.

Policy II-6A: Maintain and reinforce Specific Plan areas as the sites which may permit high density single family residential, multiple family residential, commercial, light industrial, and community activities, in addition to Community and Special Plans Areas, Mixed Use/Master Project Areas, and Community Centers.

Implementation Measure II-6A-1: Future high density single family residential, multiple family residential, commercial, and light industrial developments and zoning may be located within Specific Plan areas.

Implementation Measure II-6A-2: The following densities apply to the adopted Specific Plans:

Calaveras Country Club Specific Plan (Saddle Creek):
[Refer to Land Use Element Appendix]

Spring Valley Estates Specific Plan:
[Refer to Land Use Element Appendix]

Policy II-6B: Encourage the use of Specific Plans for large projects with multiple land uses.

Implementation Measure II-6B-1: Utilize Specific Plans for proposed projects meeting the following criteria:

- An area with multiple land use development;
- The project for which the Specific Plan is proposed is to be developed over a period of at least three years;

Policy II-6C: Promote policies governing Specific Plan usage contained in State law.

Implementation Measure II-6C-1: Allow proponents of Specific Plans to recover costs of planned development and environmental review through a fee structure contained in the adopted Specific Plan.

Implementation Measure II-6C-2: Permit amendments to Specific Plans consistent with state law and amendment procedures contained in the Plans.

Policy II-6D: Consider and balance the impacts of resource production and community development uses within Specific Plan areas.

Implementation Measure II-6D-1: Review applications for resource production zoning and associated use permits within Community Centers for compatibility with adjacent land uses and policies of the Specific Plan.

3.4 City of Angels Sphere of Influence

The Angels Sphere of Influence represents the ultimate potential incorporated territory of the City of Angels for which land use classifications, consistent zoning districts, and development policies are included in the City's General Plan. While the County has legal jurisdiction over the unincorporated sphere of influence, General Plan policies contemplate that the processing of subdivisions, rezoning and use permits in this area will be coordinated with city policies and recommendations. Changes to the County General Plan relating to the Angels Sphere of Influence require corresponding changes to the City's General Plan.

The City's land use map for its sphere of influence (See Sphere of Influence map Page II-12) is incorporated into the County General Plan. Table II-3 shows the population densities, building intensities and consistent zones for the Angels Sphere of Influence.

GENERAL PLAN RECOMMENDATIONS

Goal II-7: Provide comprehensive, coordinated planning for the Angels Sphere of Influence.

Policy II-7A: Forward all projects to be considered by the County located within the Angels Sphere of Influence to the City for review and comment.

Policy II-7B: Incorporate any changes to the Angels Sphere of Influence, its land use map, designations into the County General Plan.

Policy II-7C: Encourage concurrent application to the City when General Plan amendments to the Angels Sphere of Influence are submitted to the County.

Implementation Measure II-7C-1: Review applications for General Plan amendments to the Angels Sphere of Influence in light of the City's recommendation on the application.

Implementation Measure II-7C-2: The following densities apply to the City of Angels Sphere of Influence:

Sphere of Influence map

TABLE II-3
CITY OF ANGELS SPHERE OF INFLUENCE

LAND USE DESIGNATION Public Services	CONSISTENT ZONES	POPULATION DENSITY	BUILDING INTENSITY		
Residential Suburban No matter which services	A1 RA	0.13 0.26	20.00 5.00		
Low Density Residential Public water, septic or Well water and septic sewer	RR RA, RR-5	2.56 0.26	1.00 5.00		
Medium Density Residential Public water and sewer Public water and septic Well water and septic	R1-7200 R1, RR RR-5	15.36 2.56 0.26	0.16 1.00 5.00		
Agriculture Estates	A1	0.13	20.00		
Industrial	M1, M2, M4	Same as Community Centers			
Public Service	PS				
Mining	ME	Same as Industrial combining zone			
Commercial-Recreation	REC, RC	Same as Commercial			
Special Planning: Special or Specific Plan required prior to zoning.					
The Rural Home Industry zone is consistent with RR, RA, A1, AP, TP. Resource zones (A1, AP, GF, TP, ME) are consistent in all designations. The PS zone is consistent in all designations.					

3.5 Mixed Use/Master Project Area

Historically, development projects in Calaveras County have involved single land uses on relatively small tracts of land. The Mixed Use/Master Project Area land use designation offers the opportunity for a more comprehensive land use planning approach.

Instead of having smaller tracts of land with single uses, this General Plan designation allows a mix of uses to be located throughout a large site, enhancing the overall quality of the development.

Infrastructure and recreational amenities can be coordinated to provide maximum benefits. In addition, complex infrastructure and public facility issues posed by mixed use developments on large sites are subject to further, more detailed review as part of a Specific Plan or similar planning process required of all projects in this designation.

The Mixed Use/Master Project Area General Plan designation is intended for large scale projects with integrated mixed uses, including single and multiple family housing, commercial uses, and recreation and open space uses. Mixed Use/Master Project Areas must have direct frontage or

other suitable access onto one of the County's four state highways, and be serviceable by sewer and water infrastructure. It is also understood that projects of this type will develop in phases extending over a period of 5 to 20 years.

Residential Uses.

The majority of the development within this land use category would be single family residential. Actual determinations of maximum allowable density would be consistent with the standards set forth in the General Plan. Clustering of units may be suitable to enhance the preservation of open space.

Nonresidential Uses.

The Mixed Use/Master Project Area designation allows for a broad range of nonresidential uses, including commercial uses typically found in neighborhood and community areas, such as retail and service establishments, office and financial uses, and light industrial uses. Other nonresidential uses include privately operated commercial recreation areas, such as golf courses and equestrian facilities. Resource production uses are also compatible with the Mixed Use/Master Project Area designation.

GENERAL PLAN RECOMMENDATIONS

Goal II-8: Provide for the integration of residential and nonresidential uses within large developments.

Policy II-8A: When large tracts of land are proposed for development, encourage an integrated mix of uses and a master planned infrastructure.

Implementation Measure II-8A-1: Apply the Mixed Use/ Master Project Area designation to projects meeting the following criteria:

- State highway frontage or other suitable state highway access;
- Proximate to existing sewer and water infrastructure;
- Includes both residential and nonresidential uses;
- Phased development over approximately 5 to 20 years.

Implementation Measure II-8A-2: Require a Specific Plan or suitable equivalent planning process for all projects within the Mixed Use/Master Project Area designation.

Implementation Measure II-8A-3: Utilize criteria set forth in the General Plan to determine maximum density allowed within Mixed Use/Master Project Areas.

3.6 Community Centers

The Community Center designation is assigned to the smaller towns for which Community, Special or Specific Plans have not been prepared. The areas designated Community Centers on the General Plan Future Land Use Map tend to follow the boundaries of the County's original townsites

or early subdivision maps. In addition to Community, Special, and Specific Plan areas, Community Centers tend to be centers of regional life in the County. The following Community Centers are designated in the General Plan: Avery, Burson, Camp Tamarack, Carson Hill, Copper Cove/Poker Flat, Copperopolis, Glencoe, La Contenta, Mountain Ranch, Rail Road Flat, Sheep Ranch, Vallecito, Wallace, and West Point.

Public facilities and services are generally available within Community Centers, allowing the more intensive land usage generated by multi-family, commercial and light industrial uses. Public facilities and services within Community Centers generally include adequate roads, water supply, sewage disposal, and the availability of fire protection services. Road capacity and the capability of roads to handle development are addressed in Community Centers on a project-specific basis using the policies and requirements contained in the Circulation Element and County Road Ordinance.

GENERAL PLAN RECOMMENDATIONS

Goal II-9: Provide for orderly development within Community Center boundaries.

Policy II-9A: Maintain and reinforce Community Centers as the sites which may permit high density single family residential, multiple family residential, commercial, light industrial, and community activities, in addition to Community, Special and Specific Plans Areas, and Mixed Use/Master Project Areas.

Implementation Measure II-9A-1: Future high density single family residential, multiple family residential, commercial, and light industrial developments and zoning may be located within Community Centers.

Implementation Measure II-9A-2: Utilize the following percentages of land area to land use as a guide for planning within the Community Center:

- Single family residential - 60%
- Multifamily residential - 10%
- Commercial/light industrial - 15%
- Open space - 15%

Policy II-9B: Review development in Community Centers to ensure proposed intensity or density does not exceed the capacity of available facilities and services.

Implementation Measure II-9B-1: Consider a maximum density of 6 units per acre for single family residential and 12 units per acre for multiple family residential development on parcels served by public water and sewer systems.

Implementation Measure II-9B-2: Consider a maximum density of one unit per acre for single family residential and six units per acre for multiple family residential development on parcels served by a public water system and a private septic system conforming with the policies of the Safety Element.

Policy II-9C: Review proposed development within Community Centers for traffic impacts.

Implementation Measure II-9C-1: Apply the project specific criteria of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to all new development and subdivision activity within Community Centers.

Implementation Measure II-9C-2: Consider requests for zone changes to multiple family residential, commercial or light industrial zones on parcels which do not derive access from a through or connector road only when all of the following criteria are met:

- The proponent has submitted a preliminary plan prepared to the specifications of the Planning Director to provide for access and public facilities and services; and
- The proponent has posted improvement security satisfactory to the County to cover the cost of any necessary improvements based on the approved preliminary plan.

Policy II-9D: Consider and balance the impacts of resource production and community development uses within Community Centers.

Implementation Measure II-9D-1: Review applications for resource production zoning and associated use permits within Community Centers for compatibility with adjacent land uses.

Goal II-10: Discourage strip commercial development from occurring within Community Centers.

Policy II-10A: Encourage clustering in the siting of new multiple family residential, commercial, and industrial land uses in Community Centers.

Implementation Measure II-10A-1: Allow cluster development when appropriate in light of existing and proposed land uses.

Goal II-11: Maintain appropriate Community Center boundaries.

Policy II-11A: Consider appropriate increases in territory receiving the Community Center designation.

Implementation Measure II-11A-1: Review applications for expansion of Community Centers in light of the following criteria:

- The proposal is accompanied by a specific project application; and
- The area to be added to an existing Community Center is contiguous and forms a logical boundary; and
- The proposed land use and zoning are consistent with all Community Center policies.

Implementation Measure II-11A-2: Consider applications for new Community Centers in light of the following criteria :

- The area is centered around and includes an existing townsite or residential subdivision; and
- The area has existing multiple family residential, commercial, and/or light industrial land uses; and
- The area is within a fire protection district; and
- The area is served by a public water system.

3.7 Residential Centers

Because of their concentrated population and available public facilities and services, Community Centers may influence adjoining lands to be subdivided into residential areas. To encourage orderly development in these areas, the General Plan designates "Residential Centers" around Community Centers. As the County grows, portions of Residential Centers may become logical extensions of Community Centers.

GENERAL PLAN RECOMMENDATIONS

Goal II-12: Designate Residential Center areas to provide for orderly residential development.

Policy II-12A: Establish and expand Residential Center boundaries as appropriate to include logical, contiguous area suitable for residential development.

Implementation Measure II-12A-1: Utilize Residential Centers around Community Centers to indicate areas best suited for single family residential development using the following criteria:

- The area is located within a fire protection district or public water district;
- The area is located within one-half mile of a minor arterial or major collector road;
- The area is socially and geographically tied to the nearest Community Center.

Policy II-12B: Review proposed development in Residential Centers for impacts on facilities and services.

Implementation Measure II-12B-1: Allow a maximum density of one dwelling unit per 40 acres within the Sheep Ranch Residential Center, and implement zoning consistent with that density.

Implementation Measure II-12B-2: Allow the following maximum densities when considering subdivision applications within all other Residential Centers:

- One dwelling unit per five acres for parcels with domestic water wells and individual septic systems;
- One dwelling unit per acre for parcels with public water supply and individual septic systems;
- One dwelling unit per one-half acre for parcels with public water supply and public sewage disposal.

Policy II-12C: Review proposed development within Residential Centers for traffic impacts.

Implementation Measure II-12C-1: Apply the project specific criteria of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to all new development and subdivision activity within Residential Centers.

Policy II-12D: Consider and balance the impacts of resource production and community development uses within Residential Centers.

Implementation Measure II-12D-1: Review applications for resource production zoning and associated use permits within Residential Centers for compatibility with adjacent land uses.

3.8 Single Family Residential Areas

Single family residential areas are used primarily for single-family dwellings, although they may also be used for secondary non-residential purposes. Residential areas in the County are located within towns, residential subdivisions, and rural settlements.

Most towns in the County are located in Community Centers and Community or Special Plan areas. Rural settlements are found in areas of the County presently subdivided into parcels of 5 to 40 acres in size.

Approximately one-half of the privately owned parcels of land in the County are unimproved. The majority of those unimproved parcels are designated for single-family residential and range in size up to 40 acres.

Allowable density on future single-family residential lands outside of Community Centers, Residential Centers, and Community, Special or Specific Plan areas is governed by a number of factors including the level of service on roads serving the area, domestic water supply, available sewage disposal methods, fire protection services, school district capacity, and topography.

GENERAL PLAN RECOMMENDATIONS

Goal II-13: Ensure that future single-family residential land divisions or increased density occur on lands capable of supporting such land use.

Policy II-13A: Determine appropriate densities and parcel sizes based on land capability, level of service of County access roads, availability of potable water, sewage disposal methods, slope characteristics, public facilities and services, and public safety considerations.

Implementation Measure II-13A-1: Allow newly created single-family residential land divisions of less than 40 acres or an increased density of more than one house per forty acres provided County roads providing access to the land have a service level of A, B or C.

Implementation Measure II-13A-2: Allow newly created subdivision of five or more lots of forty acres or larger, provided County roads providing access to the land have a service level of A, B, or C.

Implementation Measure II-13A-3: Apply the following criteria to determine densities higher than one dwelling per five acres:

- Within Community Centers:
Parcels served by public water and public sewer: one dwelling per 7,000 square feet;
Parcels served by public water and conventional septic: one dwelling per 1 acre;
Parcels served by individual well and conventional septic: one dwelling per 5 acres.
- Within Residential Centers:
Parcels served by public water and public sewer: one dwelling per one-half acre;
Parcels served by public water and conventional septic: one dwelling per 1 acre;
Parcels served by individual well and conventional septic: one dwelling per 5 acres.
- Within Community Plan areas, Special Plan areas, or Specific Plan areas:
Refer to the adopted Plan document for parcel size determination.
- Outside Community Plan, Special Plan, Specific Plan, Community Centers, Residential Centers, or Mixed Use/Master Project Areas: one dwelling per five acres.

Policy II-13B: Review proposed residential development for traffic impacts.

Implementation Measure II-13B-1: Apply the project specific criteria of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to all new residential development and subdivision activity.

Policy II-13C: Review proposed residential development for impacts on natural resource lands.

Implementation Measure II-13C-1: Consider on a case-by-case basis the impacts of proposed residential development on natural resource lands.

Goal II-14: Achieve consistency between land use designations and zoning.

Policy II-14A: Permit resource production zones for agriculture, timber, and mining on lands designated future single-family residential when compatible with adjoining land uses and zoning.

Implementation Measure II-14A-1: Rezone all lands presently within interim zones to conform to General Plan policies.

Goal II-15: Protect the reasonable use of property in the County.

Policy II-15A: Allow the construction of one single-family residence on each legally created parcel capable of supporting such use.

Implementation Measure II-15A-1: Permit the construction of a single-family residence on each legally created parcel in the County when:

- Such use is permitted in the zoning district applied to the parcel;
- The parcel has a source of potable domestic water satisfying County requirements;
- The parcel has an approved method of sewage disposal;
- No known health or safety hazards exist on the parcel.

4.0 Industrial Areas

Industrial areas are those areas designated principally for processing, fabrication, or manufacturing of goods and commodities.

Existing Industrial Lands are those currently in operation or currently zoned light industrial (M1), general industrial (M2), rural home industry (RM), or business park (M4). Existing industrial lands provide major sources for employment in Calaveras County. Mining and timber are the largest industrial uses in Calaveras County. Many lands with industrial zoning are former or current mining sites. Before 1978 when the County added provisions to its Zoning Code specifically to address mineral extraction in agricultural areas, industrial zoning was applied to mining sites. These industrial zones are still recognized.

Future Industrial designations and zoning are to be located within Community Centers, Community, Special and Specific Plan areas, Mixed Use/Master Project Areas, or the Industrial Corridor (See Section 4.1). Efforts by the Calaveras County Economic Development Company continue to assist in bringing new industries into the County. While the major industrial attraction to Calaveras County remains access to raw materials, technological developments, affordable real estate, and an available work force make Calaveras County increasingly attractive to non-resource industries.

GENERAL PLAN RECOMMENDATIONS

Goal II-16: Enable existing industries to maintain and expand their operations in the County.

Policy II-16A: Retain existing industrially zoned lands, unless the property owner requests otherwise.

Implementation Measure II-16A-1: Recognize legally established existing industrial zones as a consistent zone within the Community Development/Future Single Family Residential and Natural Resource Designations.

Goal II-17: Provide for new industrial development in areas designated by the General Plan which allow industrial designations.

Policy II-17A: Allow the Industrial designation and zoning in Community, Special and Specific Plan areas, Mixed Use/Master Project area, Community Centers, and the Industrial Corridor.

Implementation Measure II-17A-1: Consider requests for industrial zoning, consistent with the policies as defined in the land use categories of the General Plan and individual plans.

Implementation Measure II-17A-2: Use all of the following criteria for siting light industrial uses and zoning in Community Centers:

- The subject property has direct access to a minor arterial or major collector; and
- The subject property is served by public water and sewer, or has proposed sources of water and sewage disposal approved by the County Department of Environmental Health; and
- Development of the subject property for industrial use is compatible with neighboring land uses and zoning; and
- The requested zoning is M1, RM, or M4.

Policy II-17B: Review proposed industrial development for traffic impacts.

Implementation Measure II-17B-1: Apply the project specific criteria of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to all new industrial development and subdivision activity.

4.1 Industrial Corridor

A corridor paralleling Highway 12 between San Andreas and the San Joaquin County line has been established as the area of the County where major industrial development is generally encouraged to locate. This corridor is called the Industrial Corridor, and establishes a Policy Boundary within which the Industrial designation and new industrial zoning may be permitted.

The lands within this Industrial Corridor are generally level, have access to State Highway 12 and, in many locations, are served by public water, fire protection services, natural gas, and good electrical power distribution. The Industrial Corridor includes a mix of land uses, and, due to the significant acreage within the corridor, it is not the intent of the General Plan that the entire corridor should be designated, rezoned and developed into industrial uses. There are numerous areas within the Industrial Corridor presently developed as rural settlements, planned subdivisions, Community Centers and Community Plan areas.

While land in the Industrial Corridor has the potential to accommodate industrial zoning districts, siting of future uses and zoning within the Corridor must be compatible with other types of existing and potential development in the general vicinity. In addition, additional lands within the corridor, based upon a Specific or Special Plan, may be planned for supporting residential and commercial uses.

Road capacity and the capability of roads to handle development will be addressed in the Industrial Corridor using the policies and requirements contained in the Circulation Element and County Road Ordinance.

GENERAL PLAN RECOMMENDATIONS

Goal II-18: Provide for industrial development to occur within the Industrial Corridor.

Policy II-18A: Give priority to industrial land uses on appropriate parcels within the Industrial Corridor.

Implementation Measure II-18A-1: Lands with existing industrial zoning within the corridor shall be designated as Industrial, unless located within a Community Plan Area, Special Plan Area, Specific Plan Area, Mixed Use/Master Project Area, or Community Center.

Implementation Measure II-18A-2: Review the existing land uses within the boundaries of the Industrial Corridor and revise the boundaries of the Industrial Corridor to exclude those areas that have already been developed or approved for residential use.

Policy II-18B: Review lands within the Industrial Corridor for new industrial zoning based on compatibility with surrounding land uses, access, noise impacts, level of service, and availability of public facilities and services.

Implementation Measure II-18B-1: Review the existing land uses within the vicinity of the Industrial Corridor, identify acreage suitable for future planned development to include industrial uses and potential industrial parks, and preserve those designated areas within an Industrial Corridor Special Plan Area, and also amend the policy boundary accordingly.

Implementation Measure II-18B-2: Review and identify other areas of the County suitable for industrial uses, and amend the plan to appropriately designate the lands.

Implementation Measure II-18B-3: Require a general plan amendment for a Special Plan, Specific Plan, or industrial designation when approving new industrial zoning.

Implementation Measure II-18B-4: Consider applications for zone changes to M1, M2, or M4 on parcels in the Industrial Corridor meeting all of the following criteria:

- The parcel size can meet the development criteria with respect to adequate water and sewer facilities;
- Compatibility with the surrounding land uses can be demonstrated;

Implementation Measure II-18B-5: Apply criteria of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to all new development activity within the Industrial Corridor.

4.2 Rural Home Industries

The rural home industry zone provides a basis for small scale industry that is larger than a Rural Home Business in terms of employees, traffic generation, and operations, yet small enough to be compatible with a rural residential lifestyle. A key factor separating a Rural Home Industry from a traditional industrial use is that the owner resides on the same property as the business. A Rural Home Industry is a secondary use to the primary residential use of the parcel. The business must also be compatible with residential uses on adjoining parcels.

GENERAL PLAN RECOMMENDATIONS

Goal II-19: Appropriately provide for Rural Home Industries as accessory uses to residences.

Policy II-19A: Require conditional use permits for all Rural Home Industries, and consider permit applications on a case-by-case basis, using established criteria.

Policy II-19B: In the review of applications for Rural Home Industries, the existence of another Rural Home Industry in the general vicinity is not to be considered precedent on which to approve new applications.

Implementation Measure II-19B-1: Consider applications for Rural Home Industries on a case-by-case basis utilizing all of the following criteria:

- The subject property is five acres or larger;
- The proposed Rural Home Industry does not have the potential to become a nuisance;
- The business owner resides on the subject property on a full-time, permanent basis;
- The subject property has frontage and access onto a state highway or any public road meeting county road improvement standards for its functional service classification;
- The road serving the subject property is either publicly maintained or included in a special district or mandatory maintenance association;
- The proposed Rural Home Industry complies with all county, state and federal laws relating to health and safety.

5.0 Recreation Oriented Commercial

The abundance of natural recreation resources in Calaveras County gives rise to commercial uses providing support facilities to recreation areas. Examples include campgrounds, boat rentals and storage, marine fuel stations, and ski area facilities. Because the location of recreation resources is governed largely by natural features such as caves, lakes and rivers, associated commercial development is appropriate in these areas. The General Plan addresses this special circumstance in the policies which follow.

Location-specific recreation uses are distinguishable from general commercial uses which serve, but are not directly tied to particular recreation resources. Examples of recreation oriented businesses which are not directly linked to the location of recreation resources include sporting goods stores and restaurants whose patrons include visitors to distant recreation areas. It is the intent of

the General Plan to accommodate the location of commercial development which is truly tied to a specific recreation resource, as opposed to all recreation oriented businesses.

GENERAL PLAN RECOMMENDATIONS

Goal II-20: Provide for the development of recreation oriented commercial uses which are necessarily tied to the location of recreation resources.

Policy II-20A: Allow location-specific recreation-oriented commercial uses outside of Community, Special, and Specific Plan areas, and Community Centers.

Implementation Measure II-20A-1: Identify locations in the County possessing natural features appropriate for associated recreation oriented commercial development.

Implementation Measure II-20A-2: Utilize the Recreation Zone of the County Zoning Code to promote General Plan objectives regarding recreation oriented commercial uses.

Policy II-20B: Encourage master planned recreation developments to enhance the long term use and development of recreation resources.

Implementation Measure II-20B-1: Utilize the Recreation Zone of the County Zoning Code to provide for planned recreation developments.

Policy II-20C: Review proposed recreation oriented commercial uses for traffic impacts.

Implementation Measure II-20C-1: Require project-specific improvements prescribed in the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code, to mitigate potential road impacts upon development of these parcels.

TABLE II-4
POPULATION DENSITY ♦ BUILDING INTENSITY
CONSISTENT ZONES

* (For explanation, see notes following the charts)

NATURAL RESOURCE LANDS

Land Use Classifications	Consistent Zones ¹	Maximum Density ²
Levels of Service ³ A, B, or C are required for parcels under 40 acres		
Wildlife, Botanical	A1-40, GF-40 AP-50 TP-160	40 acres 50 acres 160 acres
Agriculture Preserves	A1-20 AP-50	20 acres ⁴ 50 acres
Timberlands	A1-20, GF-20 AP-50 TP-160	20 acres 50 acres 160 acres
Dam Inundation	A1-20-EP	20 acres
Mineral Resource 2A	RA-5 A1-20, GF-20 AP-50 TP-160	5 acres ⁵ 20 acres 50 acres 160 acres
Mineral Resource 2B	RA-5 RA-10 A1-20, GF-20 AP-50 TP-160	5 acres ⁵ 10 acres 20 acres 50 acres 160 acres

¹ - CONSISTENT ZONE - Indicates the smallest consistent zone, or most intensive consistent zone permitted in the land use designation.

² - MAXIMUM DENSITY - The number of dwelling units per acre based on the land use designation in the General Plan.

³ - LEVEL OF SERVICE: As assigned in the Special Provisions to the Road Ordinance, or as set by other criteria. See Circulation Element Table III-1 for explanation.

⁴ - The 20 acre density is an automatic holding density which is applicable when a Williamson Act contract expires.

⁵ - Five acre parcels are possible in MRA lands with findings consistent with the Conservation Element.

COMMUNITY DEVELOPMENT LANDS

Community Centers						
A. Residential Areas						
1. Single-Family Residential						
Level of Service	Water, Sewer ⁶	Consistent Zones	Maximum Density			
A, B, or C	Public, public Public, septic Well, septic	R1 R1-1, RR-1 RR-5, RA-5	7,000 sq. ft. 1 acre 5 acres			
D, E, or F	Public, public Public, septic Well, septic	RR-40, RA-40 RR-40, RA-40 RR-40, RA-40	40 acres 40 acres 40 acres			
2. Multi-Family Residential						
A, B, or C	Public, public Public, public Public, septic Public, septic Well, septic Well, septic	R2-7000 R3-3500 R2-1 R3-1 R2-5 R3-5	3,500 sq. ft. 3,500 sq. ft. 20,000 sq. ft. 7,000 sq. ft. 2.50 acres 1.67 acres			
D, E, or F	New multiple family residential not permitted					
B. Commercial, Industrial, Public Service Areas						
1. Commercial						
Level of Service	Water, Sewer	Consistent Zones	Maximum Density (Lot Coverage) ⁷			
A, B, or C	Public, public Public, septic Well, septic	RC, C1, C2, CP RC, C1, C2, CP RC, C1, C2, CP	100 %, less setback & landscaping requirements 100 %, less setback, septic & landscaping requirements 100 %, less setback, septic & landscaping requirements			
D, E, or F	New Commercial or Industrial not permitted					

2. Light Industrial			
A, B, or C	Public, public	M1, RM, M4	100 %, less setback & landscaping requirements
	Public, septic	M1, RM, M4	100 %, less setback, septic & landscaping requirements
	Well, septic	M1, RM, M4	100 %, less setback, septic & landscaping requirements
D, E, or F	New Industrial zones not permitted		
Any level of Service	Any Service	PS, ME	No requirements
C. Resource Zones			
A, B, or C	Any Service	A1, GF	20 acres
D, E, or F	Any Service	A1-40, GF-40	40 acres
Any level of Service	Any Service	TP-160 AP-50	160 acres 50 acres

6 - WATER and SEWAGE: Public - provided by special district; Well - individual private well or small water system; Septic - individual private conventional septic system.

7 - LOT COVERAGE - minimum parcel sizes are not established in commercial or industrial zones. Lot coverage is assigned based on the availability of water or method of sewage disposal, parcel sizes are preferred at no less than one acre with public water, and no less than five acres with well and septic, unless smaller parcels are approved by the Department of Environmental Health.

Residential Centers

A. Residential Areas			
1. Single-Family Residential			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public Public, septic Well, septic	R1-20000, RR-20000 R1-1, RR-1 RR-5, RA-5	0.5 acres 1 acre 5 acres
D, E, F	Public, public Public, septic Well, septic	RR-40, RA-40 RR-40, RA-40 RR-40, RA-40	40 acres 40 acres 40 acres

Future Single Family Residential

1. Single-Family Residential			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public Public, septic Well, septic	RR-5, RA-5 RR-5, RA-5 RR-5, RA-5	5 acres 5 acres 5 acres
D, E, F	Public, public Public, septic Well, septic	RR-40, RA-40 RR-40, RA-40 RR-40, RA-40	40 acres 40 acres 40 acres
2. Single-Family Residential with 50 % or greater slopes			
A, B, C	Any Service	RR-20, RA-20, A1	20 acres
D, E, F	Any Service	RR-40, RA-40, A1-40	40 acres

Industrial Corridor

<p>The Industrial Corridor establishes a policy boundary within which the Industrial designation may be permitted. This section applies to potential industrial zones.</p>			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
A, B, C	Public, public Public, septic Well, septic	M1, M2, M4, RM M1, M2, M4, RM M1, M2, M4, RM	100 %, less setback & landscaping requirements 100 %, less setback, septic & landscaping requirements 100%, less setback, septic & landscaping requirements
D, E, F	Industrial uses not permitted		

Recreationally-oriented Commercial

A. Direct recreationally-oriented commercial uses			
Level of Service	Water, Sewer	Consistent Zones	Maximum Density
All levels	Public, public Public, septic Well, septic	REC REC REC	35 % 35 % 35 %
B. Indirect recreationally-oriented commercial uses shall be located where consistent with commercial uses and zoning.			

City of Angels Sphere of Influence

See Table II-3, Page II-11

In the event of amendments between the City's General Plan designations for its Sphere of Influence and the designations shown in the County General Plan, the City's designation shall take precedence until the County's amendment process is complete. The intent is that the County's designations within the Angels Sphere of Influence be consistent with the City's General Plan for the area.

Community, Special, & Specific Plans

See Tables in Land Use Element Appendix

See the applicable Community Plan for areas designated as Community Plan Areas on the Future Land Use Map (Arnold, Mokelumne Hill, Murphy-Douglas Flat, San Andreas, and Valley Springs). For Special Plans, see the Rancho Calaveras Ebbetts Pass Highway or the Calaveras County Airport plans. For Specific Plans, see Saddle Creek (previously Calaveras County Club) or Spring Valley Estates.

*** IMPORTANT NOTES / EXPLANATIONS**

The following items have a direct bearing on the determination of population density and building intensity.

- To determine population density, multiply the number of dwellings per acre by the persons per dwelling for the area.
- Minimum parcel size per dwelling or number of dwellings per maximum density mean the same number of dwelling units per acre.
- When multiple land use designations apply, the most restrictive land use takes precedence.
- Legally existing non conforming residential parcels may be zoned RR-X, if less than 5 acres, and RA-X if between 5 and 20 acres no matter which Natural Resource Lands classification that property is located within.
- Lands in the Industrial Corridor which may have a base General Plan designation within Natural Resource Lands are still eligible to be considered for M1, M2, and M4 zoning if otherwise consistent with the policies of this element related to the Corridor.
- Resource zones (A1, AP, GF, TP, RA) are consistent in any land use designation.
- The PS (Public Service) zone is consistent in all designations.
- The REC (Recreation) zone may be consistent in any Natural Resource Lands classification, provided that the development proposed concurrently with the rezoning request is inconsistent with the policies of this element.
- The RM (Rural Home Industry) zone is consistent with the RR, RA, A1, AP, GF, and TP zones.

TABLE II-4 (continued)

REFERENCE TABLE OF ZONING DISTRICTS

U	UNCLASSIFIED	Interim
HS	HIGHWAY SERVICE	Interim
A1	GENERAL AGRICULTURE	Resource
AP	AGRICULTURE PRESERVE	Resource
GF	GENERAL FOREST	Resource
TP	TIMBER PRODUCTION	Resource
RA	RESIDENTIAL AGRICULTURE	Resource
RR	RURAL RESIDENTIAL	Residential
R1	SINGLE FAMILY RESIDENTIAL	Residential
R2	TWO FAMILY RESIDENTIAL	Residential
R3	MULTIPLE FAMILY	Residential
RC	RURAL COMMERCIAL	Commercial
RM	RURAL HOME INDUSTRY	Home Business
C1	NEIGHBORHOOD COMMERCIAL	Commercial
C2	GENERAL COMMERCIAL	Commercial
CP	PROFESSIONAL OFFICES	Commercial
M1	LIGHT INDUSTRY	Industrial
M2	GENERAL INDUSTRY	Industrial
M4	BUSINESS PARK	Industrial
REC	RECREATION	Recreation
PS	PUBLIC SERVICE	Miscellaneous

6.0 Businesses in the Home

A significant number of the business licenses issued each year in Calaveras County are for businesses in the home. The County Zoning Code recognized several types of home businesses, and provides standards to ensure compatibility between home business activity and the character of the surrounding neighborhood. All home businesses must be secondary to residential property uses. Business activity of greater intensity than the Zoning Code allows for home businesses may be appropriately located in the Rural Home Industry or other commercial or industrial zone.

Residential Occupations are suited for residential areas with predominately small parcels. They are typically service oriented businesses or offices which do not require customer or client traffic to the home, rarely require a sign, generally cause no change to the exterior appearance of the home, and do not generate traffic above normal levels for single family residences.

Rural Home Businesses are suited for larger parcels typically found in rural and resource areas, which permit greater latitude in the operation of a business in the home. Larger parcel sizes provide a buffer between neighboring residences, reducing the potential for nuisances to arise. The greater the separation between a rural home business and an adjacent residence, the less likelihood of incompatibility.

Home Medical and Veterinary Clinics provide a means of bringing medical and veterinary services to rural areas of the County not otherwise served by those professionals.

GENERAL PLAN RECOMMENDATIONS

Goal II-21: Support economic growth and development in the County by providing for businesses in the home, in addition to regular commercial and industrial development.

Policy II-21A: Review proposed businesses in the home for subservience to residential use and compatibility with neighboring uses.

Implementation Measure II-21A-1: Utilize the County Zoning Code to impose standards for businesses in the home based on factors including parcel size, hours of operation, noise, odor, dust, traffic, waste disposal, and outdoor storage needs.

Implementation Measure II-21A-2: Utilize the County Zoning Code to impose standards for the appropriate siting of rural home medical and veterinary clinics.

7.0 Legally Existing Nonconforming Land Uses and Zoning

Some commercial, industrial and multi-family residential development is located in areas of the County which today would not accommodate those uses or zones. These long standing businesses and apartments predate the current General Plan, and in some cases predate the Zoning Ordinance.

Similarly, there exist undeveloped parcels which obtained legal commercial, industrial or multi-family residential zoning under different standards than those in effect today. Nonconformance may also apply to parcel sizes. For example, smaller parcels of land may exist than what is now called for in the General Plan. Those parcels may have been legally created under a previous Plan, the provisions of the Subdivision Map Act or prior law regulating the division of land, or may not have been subject to regulation at the time of their creation.

With the adoption of the 1982 County General Plan, the Board of Supervisors recognized these legally established uses and zones. It is the intent of the Board of Supervisors to continue to allow the use and development of legally existing noncon-forming uses, zoning and parcels.

"Nonconforming" refers to a land use or parcel size which does not conform to present General Plan policies. "Legally existing" means that the use, zoning or parcel was legally established under regulations in effect at the time it was first commenced or created.

When legally existing nonconforming uses or zones are sited in areas where new commercial, industrial or multi-family development would not now be permitted, the "grandfathered" uses and zoning are exempted from requirements relating to functional service classifications and levels of service for roads on which they are located. Legally existing nonconforming uses are not exempt, however, from project-specific improvements required under the Circulation Element and Road Ordinance. Whenever an undeveloped parcel with legally existing nonconforming zoning develops the specific impacts of the project must be mitigated.

GENERAL PLAN RECOMMENDATIONS

Goal II-22: Continue to assure that all existing legally established parcels, uses and zoning retain their legal status.

Policy II-22A: Recognize as legally existing the uses, parcels and zoning which do not conform to current standards but which were legally established under the regulations in effect at the time they were first commenced or created.

Implementation Measure II-22A-1: Notwithstanding the land uses and densities prescribed by this General Plan or any ordinances enacted pursuant thereto, including any zoning ordinances or their amendments, any parcel or unit of land which has been previously created under the provisions of the Subdivision Map Act or any prior law regulating the division of lands or a local ordinance enacted pursuant thereto or was not subject to those provisions at the time of its creation, including any parcel or unit of land at the time legally created by deed or record of survey, shall not:

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

Implementation Measure II-22A-2: Any land use legally established under provisions of the regulations in effect at the time of establishment, shall be allowed to continue such use under the provisions of a nonconforming use in the zoning code.

Implementation Measure II-22A-3: Any commercial, industrial, or multifamily zoning legally existing within areas which under this General Plan would not be permitted, shall be considered consistent zoning within the designation.

Policy II-22B: Deem all uses and parcels not established in conformance with the General Plan or regulations in effect at the time the use or parcel was established or created, which prohibit said use or creation, to be illegal nonconforming uses and parcels, and prohibit their development, continued use or expansion.

Implementation Measure II-22B-1: Apply the provisions of the County Zoning Code relating to non-conforming uses and parcels.

Policy II-22C: For parcels having only a portion of their total area within a legally existing nonconforming zoning district, apply recognized legally existing nonconforming zoning to those

portions only and not to the entire parcel or to any other parcel under common ownership outside the nonconforming zoning district.

Implementation Measure II-22C-1: When expansion of legally existing nonconforming uses is proposed, require the property owner to meet the development requirements of the zoning district at the time of the proposed expansion.

Policy II-22D: Review proposed expansion or development of legally existing nonconforming uses for traffic impacts.

Implementation Measure II-22D-1: When legally existing nonconforming uses expand, or an undeveloped parcel with legally existing nonconforming zoning is to be developed, require project-specific improvements meeting the provisions of the Circulation Element and County Road Ordinance, Chapter 12.02 of County Code.

8.0 Schools

The administrative body of the school system in Calaveras County is the County Board of Education. The school system includes four school districts: Calaveras Unified, Vallecito Union Elementary, Mark Twain Union Elementary, and Bret Harte Union High. The districts operate ten elementary schools and four high schools.

Calaveras County is included in two community college districts: Yosemite and San Joaquin Delta. The Yosemite District has one campus in Modesto and another in Columbia. The San Joaquin Delta District has a campus in Stockton plus a college farm near Manteca. It also operates a natural habitat reserve near Mountain Ranch.

New residential land development can significantly impact the capacity of school systems.

DISTRICTS AND SCHOOLS	
Calaveras Unified Jenny Lind Mokelumne Hill Railroad Flat San Andreas Toyon Middle Valley Springs West Point Calaveras High Goldstrike High (Continuation) Crossroads (Educationally Handicapped)	Vallecito Union Michelson Hazel Fischer Avery Middle School
	Mark Twain Union Copperopolis Mark Twain
	Bret Harte Union Arnold High Bret Harte High Vallecito High (Continuation)

GENERAL PLAN RECOMMENDATIONS

Goal II-23: Strive to provide the highest quality of education facilities for all ages of County residents.

Policy II-23A: Review new development proposals for impacts on schools.

Implementation Measure II-23A-1: Work cooperatively with the County Board of Education and the various school districts regarding school site designations and fee assessments.

Implementation Measure II-23A-2: Evaluate development projects for the necessity of land dedication for future school sites.

9.0 Waste Disposal Systems

9.1 Solid and Liquid Waste

Solid waste includes refuse, paper, discarded appliances, and semi-solid wastes derived from septic tanks, referred to as septage. State and federal laws regulating waste disposal practices are being increasingly implemented to ensure that environmental health hazards are effectively addressed.

Disposal and Transfer Sites

There are two landfill sites in the county (see Solid Waste Facilities, Page II-35). The Rock Creek landfill is operated by the county, and an asbestos disposal site is operated by Calaveras Asbestos, Ltd.

The new landfill at Rock Creek was opened in 1990. The landfill is located on a portion of a 200-acre site and is expected to serve the needs of the county for 35 or more years.

There are six transfer stations for the Rock Creek Landfill. They are located in Wilseyville, Avery, Paloma, Red Hill, San Andreas, and Copperopolis.

GENERAL PLAN RECOMMENDATIONS

Goal II-24: Provide for environmentally acceptable disposal of the County's solid and septic wastes.

Policy II-24A: Continue to develop and operate the Rock Creek Landfill site in accordance to the approved plans.

Implementation Measure II-24A-1: Work cooperatively with the California Integrated Waste Management Board toward achieving this goal.

Insert Solid Waste Facilities Map

9.2 Sewage

Sewage is liquid waste containing organic or inorganic matter in suspension or solution. Sewage disposal in the County is largely handled by either individual waste systems or district sewer systems.

Individual Systems

Various types of individual sewage disposal systems exist, with septic systems being the most common. It is estimated that 65 percent of sewage disposal in the County is done with individual systems. Individual sewage disposal systems are regulated by the County's Sewage Disposal Ordinance. The Ordinance pertains primarily to traditional subsurface systems such as the septic tank/leach field disposal method. Some areas of the County, including areas which are currently subdivided into small parcels, are unbuildable because of their inability to meet basic septic system design criteria. As advances are made in alternative waste disposal systems, this limitation to development may be eliminated.

Public Systems

Public sewer systems are the second type of waste disposal system used within Calaveras County. It is estimated that 35 percent of sewage disposal in the County is done via district systems.

Five district agencies provide sewer services within the unincorporated portion of the County:

- Calaveras County Water District (CCWD)
- Mokelumne Hill Sanitary District
- Murphys Sanitary District
- San Andreas Sanitary District
- Valley Springs Sanitary District

GENERAL PLAN RECOMMENDATIONS

Goal II-25: Provide for adequate disposal of the County's sewage to protect water supplies and public health, safety and welfare.

Policy II-25A: Require all future land developments to have either district sewer systems or acceptable individual waste disposal systems.

Implementation Measure II-25A-1: Enforce the provisions of the County Sewage Disposal Ordinance.

Implementation Measure II-25A-2: Limit densities and minimum parcel sizes in all future subdivisions and developments according to the following criteria:

LAND USE	DOMESTIC WATER/WASTE DISPOSAL SYSTEM	MINIMUM PARCEL SIZE	MAX DENSITY OR INTENSITY
Single Family Residential	District water/sewer District water/septic Well water/septic	7000 sq ft 1 acre 5 acres	1 per 7000 sf 1 per 1 acre 1 per 5 acres
Multi-family Residential	District water/sewer District water/septic Well water/septic	7000 sq ft 1 acre 5 acres	12 per 1 acre 6 per 1 acre 3 per 1 acre
Commercial	District water/sewer District water/septic Well water/septic	Min. parcel size as per approved	100 %, less setback & landscaping requirements 100 %, less setback, septic & landscaping requirements 100%, less setback, septic & landscaping requirements
Industrial	District water/sewer District water/septic Well water/septic	Min parcel size as per approved	100 %, less setback & landscaping requirements 100 %, less setback, septic & landscaping requirements 100%, less setback, septic & landscaping requirements

Implementation Measure II-25A-3: Monitor and enforce correction of failing septic systems.

Policy II-25B: Encourage the development of alternative individual waste disposal systems which minimize pollution and water usage.

Implementation Measure II-25B-1: Work cooperatively with the State Regional Water Quality Control Board on sewage and water issues.

Policy II-25C: Encourage sewer districts in the County to improve and expand sewer systems and services.

Implementation Measure II-25C-1: Achieve orderly expansion of sanitary districts in the County through Local Agency Formation Commission (LAFCO) review.