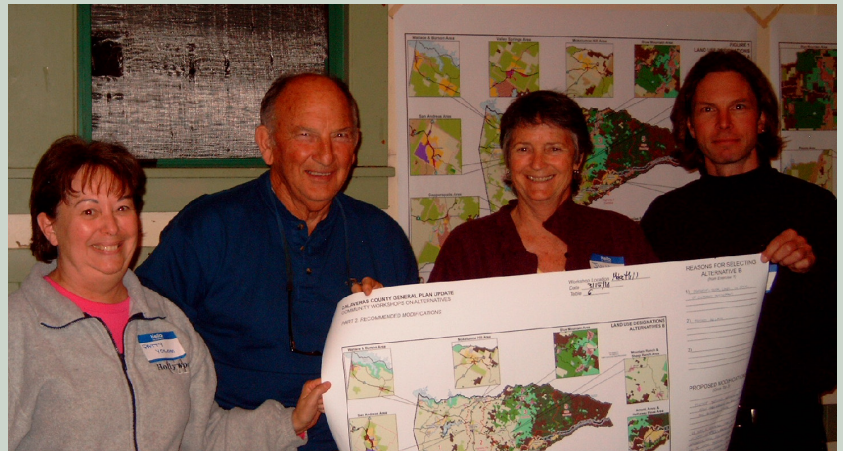




## Calaveras County General Plan Update

# Community Workshops on Alternatives April 2010



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# **Calaveras County General Plan Update**

## **Community Workshops on Alternatives Summary of Results**

*Prepared by:*

**Calaveras County Planning Department  
in conjunction with Mintier Harnish**

**April 2010**

## Table of Contents

Overview of Alternatives Phase.....	1
Community Workshops on Alternatives.....	2
Overview of Prior Workshops.....	3
Overall Results.....	4
Alternative A.....	4
Alternative B.....	6
Alternative C.....	8
"Alternative D".....	10
Summary of Individual Workshop Results.....	13
Arnold.....	14
Copperopolis.....	16
Mokelumne Hill.....	18
Murphys.....	20
Rail Road Flat.....	22
San Andreas.....	24
Valley Springs.....	26
Appendix A: All Workshop Results.....	31



# Calaveras County General Plan Update

## *Community Workshops on Alternatives*

### *Summary of Results*

April 2010



#### OVERVIEW OF GENERAL PLAN ALTERNATIVES PHASE

The Alternatives is Phase 4 of a nine-phase General Plan Update (GPU) program that is currently underway in Calaveras County. Phase 4 marks the point at which the GPU moves from background information, community input and conceptual visioning to a definable land use plan.

In conjunction with Mintier Harnish (the General Plan consultants) the County prepared and released an Alternatives Report in February 2010. The report presented three different land use options (A, B, and C) that were designed to stimulate conversation about what future development the County should plan for over the time period covered by the General Plan (2011-2035). The report is available for review on the County's website and at all county libraries. A hard copy can be printed at Anchor Printing in San Andreas for the cost of printing.

The land use designations used for all of the alternatives are based on, but are different from, the current General Plan. As part of the GPU program, the 126 land use categories in the current plan were collapsed into 25 categories, which eliminated multiple inconsistencies, repetitions, and overlaps.

Alternative A depicts the development pattern prescribed by the existing General Plan. This pattern could be defined as dispersed rural development which allows smaller parcels (5 acres) throughout the county. Given the dispersed development pattern, services and infrastructure would need to be extended longer distances, and could therefore be more costly.

Alternatives B and C depict a different land use pattern from the current General Plan. This new pattern is based upon the concept of community centered growth; i.e. new growth would be focused in or near existing developed communities, where infrastructure and services are more readily available and expandable. Areas beyond community centers would remain in larger acreages to support and promote agricultural and other natural resource industries, as well as conserve open space, biotic habitat and buffers between communities.

Following release of the Alternatives Report the County conducted a series of seven workshops to gather input from community residents and other interested parties about the alternatives. Participants were asked to select the one which most closely fit their vision for the County over the next 25 years, and to recommend modifications to the selected alternative that would make it better fit their vision.

The workshops were well attended (216 people) and engendered lively debate on the pros and cons of the alternatives, as well as options to those alternatives. The following pages summarize overall results from the workshops as well as results from individual workshops. Appendix A contains the written comments from each workshop.

# Community Workshops on Alternatives

*March 2010*

The workshops held in conjunction with the Alternatives Report represent the third round of community outreach meetings held as part of the General Plan Update (GPU) program. (See next page for discussion of the two prior rounds of community outreach meetings.)

Outreach to the community has been and will continue to be an integral part of the GPU process. The format for the workshops has been specifically designed to actively involve all participants in the process of deciding how the County should develop during the next 25 years.

The Alternatives workshops were conducted in seven different locations throughout the County and included daytime, evening and one Saturday meeting. Workshop dates and locations are contained in subsequent sections of this report.

The format for each of the workshops was identical to ensure everyone received the same information and participated in the same exercises at each location. Participants were divided into tables of 5-8 people. The workshop began with a brief presentation by either staff or the consultants followed by a group exercise that engaged all attendees.

Part 1 of the group exercise asked participants at each table to identify and discuss the pros and cons of each of the three alternatives. Based on their discussion the group then selected the alternative that best represented the group's vision for future countywide development.

Part 2 of the group exercise asked each table to list the top three reasons why they selected that particular alternative, and to then discuss what modifications should be made so that the alternative more closely aligned with their vision for future countywide growth over the next 25 years.

At the end of the 2-hour exercise, each group was asked to 'report out' to the entire assembly what alternative they selected, why, and what changes should be made to it.

Pages 4-11 summarize the overall results of the seven workshops. Pages 14-29 summarize the results of each individual workshop. Appendix A provides the verbatim comments made by each table at each workshop.

## Alternative A

**CALAVERAS COUNTY GENERAL PLAN UPDATE**  
**COMMUNITY WORKSHOPS ON ALTERNATIVES**

**PART 2: RECOMMENDED MODIFICATIONS**

Workshop Location: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Title: \_\_\_\_\_

**REASONS FOR SELECTING ALTERNATIVE A**  
 (From Exercise 1)

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**PROPOSED MODIFICATIONS**  
 (Circle Top 3)

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## Alternative B

[illegible]

## Alternative C

**CALVERAS COUNTY GENERAL PLAN UPDATE**  
**COMMUNITY WORKSHOPS ON ALTERNATIVES**

**PART 2. RECOMMENDED MODIFICATIONS**

Workshop Location \_\_\_\_\_  
Date \_\_\_\_\_  
Table \_\_\_\_\_

**Western & Burton Area**

**Mid-Mercury Hill Area**

**Big Mountain Area**

**LAND USE DESIGNATIONS ALTERNATIVE C**

**East Anthony Area**

**Mountain Ranch & Sheep Ranch Area**

**Arroyo Area & Sheep Ranch Area**

**Community Area**

**Shoshone & Douglas Park Area**

**Legend**

	City of Calveras
	County of Calaveras
	State Route 99
	State Route 152
	State Route 153
	State Route 154
	State Route 155
	State Route 156
	State Route 157
	State Route 158
	State Route 159
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	State Route 247
	State Route 248

### General Plan Update



### Phase I Community Workshop Results

In this summary...	
• General Plan Update Overview	2
• Phase I Workshop Overview	3
• How You Can Get Involved	3
• Workshop Summary	4
• Appendix A: Workshop Results	10

The Phase I Community Workshop Results report is available online.

## Overview of Prior Workshops—Phase I

During May and June of 2007, the Calaveras County Community Development Agency held seven public workshops to help kick-off the General Plan Update. Approximately 526 people attended workshops in San Andreas, Murphys, Copperopolis, Arnold, Rail Road Flat, Valley Springs and Jenny Lind. The workshops provided an opportunity for the public to offer their thoughts on what they like and do not like about their communities and the County and what important issues should be addressed in preparing the General Plan.

### Top 3 Countywide Assets

1. Natural Resources
2. Rural/Open Space
3. Tourism and Recreation (tie)
3. History (tie)

### Top 3 Countywide Problems

1. Planning and Leadership
2. Roads and Traffic
3. Economic Development

## Overview of Prior Workshops—Phase II

During December 2007, the Calaveras County Community Development Agency held seven public workshops in Arnold, Copperopolis, District 2, Murphys, San Andreas, and Valley Springs to brainstorm vision statements and guiding principles for land use, community design, housing, transportation/circulation, economic development, environmental resources, safety and hazards, public facilities and services, and parks and recreation. Results from these workshops were reflected into the Issues and Opportunities Report and were the basis of the draft Vision and Guiding Principles.



The Phase II Community Workshop Results were the basis for the draft Vision and Guiding Principles.

Photo from Valley Springs Workshop, December 2007

## How To Stay Involved!

### Website

The General Plan website provides a one-stop location to get the latest information on the General Plan Update program.

The website has up-to-date information on upcoming events

and allows anyone to download copies of documents and reports created as part of the General Plan Update.

[http://www.co.calaveras.ca.us/departments/gp\\_update.asp](http://www.co.calaveras.ca.us/departments/gp_update.asp)



### Future Community Workshops/Outreach

An additional round of community workshops will be held to gain input on the goals and policies document once it is prepared (end of 2010). Dates will be posted on the County website and local news websites, in the local papers, and in other public community locations as available. Staff will also conduct less formal meetings with individual communities regarding their community plan in relation to the General Plan.

### Study Sessions/Hearings

A joint Board of Supervisors and Planning Commission study session will be held on the Alternatives Summary Report. One additional joint study session will be held on the draft Goals and Policies document, once it is available (sometime late 2010). Once the draft General Plan document and Environmental Impact Report are prepared and released, formal public hearings will be conducted before the Planning Commission and Board of Supervisors, separately, to consider adoption of the Draft General Plan.



# Alternative A

Percentage of total tables that selected Alternative A:  
**20%**

Alternative A is based on the trends for growth in Calaveras County over the past 10 to 15 years and the existing regulatory environment. Alternative A uses population projections derived directly from California Department of Finance (DOF) projections published in 2007. It also assumes a declining household size based on regional and statewide trends and projections. The jobs and employed residents projections were developed based on an analysis of recent trends, an employment sector analysis, and correlation with population and household growth projections. The key directives Alternative A encompasses are:

- Continue the existing General Plan policy direction and regulatory environment as expressed by County actions over the last decade
- Continue the development trends and outcomes over the last decade
- Continue dispersed low density and rural residential development on agricultural lands
- Continue limited infill and redevelopment
- Continue limited constraints to development on agricultural land or sensitive environmental areas

Calaveras County General Plan Update  
Community Development Alternatives  
PART 1: SELECT AN ALTERNATIVE

Alternative A: PRO  
Alternative B: PRO  
Alternative C: PRO

Alternative A: CON  
Alternative B: CON  
Alternative C: CON





# Alternative A

## Top Reasons for Selecting Alternative A

Participants who selected this alternative felt that it was the best of the three (i.e. the least offensive) as it most closely resembled the current general plan. They supported the alternative because it provided more flexibility for future uses, particularly if an owner wished to subdivide their property. They preferred fewer constraints on what could be done with any parcel of land and thought that the 40 acre minimum provided in Alternatives B and C was excessive. They recommended retention of the mineral resource designation as a separate land use category.

## Top Modifications to Alternative A

Alternative A proponents recommended that the 'unclassified' land use designation be carried forward into the new general plan. They stated that all land use designations should reflect current zoning and that policies should reflect local conditions and not be generalized. They would add more residential/ag (5-40 acres/du) and expand and improve recreational areas to attract tourism. Revitalizing and marketing historical centers was also a modification they would like to see in Alternative A.

### Top Pros

- Maintains status quo; know what we have
- Least restrictive on current property owners
- Less rules/interference with private property
- Keeps mineral designation
- No 40 acre minimum
- Allows unlimited growth
- Less density in community centers
- Less traffic

### Top Cons

- Status quo; not working; promotes rural sprawl
- Breaking up ag is not desirable
- Difficult and more expensive to provide infrastructure to dispersed population
- Could lead to destruction of county's character and loss of scenic basis for tourism
- No permission or compensation given
- Continued special interest growth

# Alternative B

Percentage of total tables that selected Alternative B:  
**51%**

Alternative B reflects the new land use policy direction that County decision-makers endorsed during the visioning phase of the GPU process. This direction was articulated through the Draft Vision Statement and Guiding Principles and forms the basis for Alternatives B and C. Alternative B uses the same overall population, household, dwelling unit, jobs, labor force, and employed residents projections as Alternative A, but distributes that growth differently in terms of type, intensity, and location.

As an overall policy direction, Alternative B focuses growth in existing community centers and maintains distinct boundaries between community centers with the following goals:

- Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses
- Avoid further parcelization of agricultural and rural residential areas and minimize scattered, large lot rural residences on agricultural land
- Protect biological resources and avoid development in natural resource areas
- Reduce aesthetic and economic impacts of sprawl
- Reduce the demands that new development places on the existing substandard road system.
- Serve new development efficiently with public facilities
- Improve emergency response times
- Reduce the risk from natural hazards such as wildfires and flooding
- Enhance amenities and sense of place in community centers
- Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns
- Provide greater housing choice/housing affordability
- Capitalize on the strength of agriculture in diversifying the county's economy

Calaveras County General Plan Update  
Community Development Alternatives  
PART 1: SELECT AN ALTERNATIVE

ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C
<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>	<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>	<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>
<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Preserve open space/agricultural land by reducing the conversion of agricultural land to residential and other uses</li> <li>Reduce aesthetic and economic impacts of sprawl</li> <li>Reduce the demands that new development places on the existing substandard road system.</li> <li>Serve new development efficiently with public facilities</li> <li>Improve emergency response times</li> <li>Reduce the risk from natural hazards such as wildfires and flooding</li> <li>Enhance amenities and sense of place in community centers</li> <li>Improve air quality and reduce GHG emissions through a more efficient circulation system and land use patterns</li> <li>Provide greater housing choice/housing affordability</li> <li>Capitalize on the strength of agriculture in diversifying the county's economy</li> </ul>



# Alternative B

## Top Reasons for Selecting Alternative B

Alternative B was considered to best align with stated community values, as expressed in the community plans, as well as the GPU vision statement and guiding principles. Proponents felt that community centered development would deter 'sprawl' thereby protecting the historic rural character of the County, including the network of 2-lane country roads. A pattern of community-centered development would minimize conflicts between ag and residential, enable efficient delivery of essential services and infrastructure, attract new retail/tourism, and promote a local economy based on agriculture, tourism and recreation. Alternative B also reduces disturbance of wildlife habitat, oak woodlands and forests, which are the scenic basis for tourism.

## Top Modifications to Alternative B

Proponents of Alternative B recommended that the mineral resource designation be carried forward as a land use designation. They felt that more industrial/commercial/business park development should be encouraged, similar to Toyon Business Park. They thought there was too much ag unless some of it was designated open space. Trails should be increased by 200% and include access to public lands. Rancho Calaveras land uses should be kept exactly as they are.

### Top Pros

- Best preserves rural character of county and avoids pitfalls of rural sprawl
- Protects working landscapes by reducing conflicts with adjacent uses
- Builds economy on ag, natural resources, tourism, recreation, small businesses
- Confines growth to areas where service available and can be more efficiently provided
- Facilitates economic development by directing investment into existing community centers
- Reflects will of the communities

### Top Cons

- Needs more industrial/commercial/business parks
- More infrastructure necessary; will cost more
- No mineral resource designation
- Uses too much land for large parcels; ag too close to town
- Lose small town feel
- Changes land use designations without consent of property owners

### Alternative C

Percentage of total tables that selected Alternative C:  
20%

Alternative C distributes new development in the same pattern as Alternative B, but increases the 2005-2035 growth increment for population, jobs, labor force, and employed residents by 50 percent over Alternatives A and B. Because Alternative C assumes that the increased growth increment is based on increased levels of economic activity and employment, it also increases the average household size and decreases the housing vacancy rate to account for more working families, relatively fewer retirees, and relatively fewer second/vacation homes. Similar to Alternative B, the primary policy direction for Alternative C is to focus growth in existing community centers and maintain substantial buffers between community centers. However, Alternative C assumes additional focus on economic development efforts, including broader retail opportunities, educational institutions, increased tourism, and larger residential developments.

CALAVERAS COUNTY GENERAL PLAN UPDATE COMPARATIVE TABLES OF ALTERNATIVES PART 1: SELECT AN ALTERNATIVE		
ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C
<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>	<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>	<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>
<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>Development concentrated in existing community centers and along major corridors.</li> <li>Preserve existing agricultural and forest lands.</li> <li>Preserve existing open space and scenic resources.</li> </ul>





# Alternative C

## Top Reasons for Selecting Alternative C

Tables that selected Alternative C thought that projecting the ultimate density upfront better enabled the County to plan for and require the appropriate amount of infrastructure such as parks, playgrounds, open space, etc. They felt that infrastructure funding becomes more of a certainty if what is needed is known upfront. This alternative also concentrates planned development where services and infrastructure are already in place.

## Top Modifications to Alternative C

Alternative C should be modified to include larger commercial centers to promote job growth and serve existing residential. In contrast, residential densities should be moderated more toward Alternative B. Existing community center boundaries should be established as defined growth boundaries and more commercial should be located on Highway 49. Rural property owners should be able to subdivide and build on smaller lots.

### Top Pros

- Consistent with vision and guiding principles
- Creates an economy of scale
- Provides for more commercial and jobs
- More likely to retain working ag and open space
- More vibrant communities
- More incentive for mixed use growth
- Better use of infrastructure
- Encourages long term planning for growth and governance
- More concentrated growth in community centers
- More environmental benefits by keeping commercial and infrastructure consolidated

### Top Cons

- Does not represent local lifestyle
- Too much growth in short time period
- More incorporated cities
- Economy would not sustain new jobs
- Growth will outpace essential services
- No mineral resource designation
- Negative impact on small businesses
- No permission or compensation for land use changes
- Not sufficient small-sized lots for populations
- Accelerates growth in west county

## **“Alternative D”**

Percentage of total tables that selected “Alternative D”:  
**9%**

### *Note to Reader:*

*“Alternative D” was not developed by the County or Consultants. It was suggested during the workshops by community participants as an additional Alternative scenario. There is no land use designation map or analysis associated with “Alternative D.”*

## **Top Reasons for Selecting “Alternative D”**

Proponents of “Alternative D” felt this alternative, compared to the other three, would impose the fewest restrictions on property owners. The alternative would be in the best interest of the property owner, not the county. It would require just compensation for changes in property rights and would require written permission from a property owner to make land use/zoning changes.

## **Top Modifications to “Alternative D”**

Advocates of “Alternative D” did not have modifications to “D” but rather recommendations for how it should be developed. They recommended that all land use designations reflect current zoning to avoid duplicity. No changes to current land use designations should be made unless there is extreme public need and until such time it is needed. They believed it is better to have no plan at all and retain their property rights than to have a detailed plan and lose their rights. Variances or amendments to the General Plan would need to follow this process:

- Upon application by a property owner and approval by the customary process
- When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected areas
- By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment

## **“Alternative D”**

### **Top Pros**

- Just compensation for changes in property right/land use designations in the best interest of property owner not the County
- Written permission from owner to make changes in land use designations/zoning
- Change the guiding principals to respect individuals private property rights
- The common vision cannot diminish property rights
- Map of land use designations should be overlaid with existing parcels and existing zoning and existing land use designations
- Keep CDF to protect rural properties

### **Top Cons**

- Blank





## Summary of Individual Workshop Results

The following pages summarize the results expressed at each of the seven individual workshops.

The percentage of tables selecting a particular alternative is identified, along with top reasons for choosing that alternative, top modifications recommended for the alternative, and the most commonly stated pros and cons for the selected alternative.

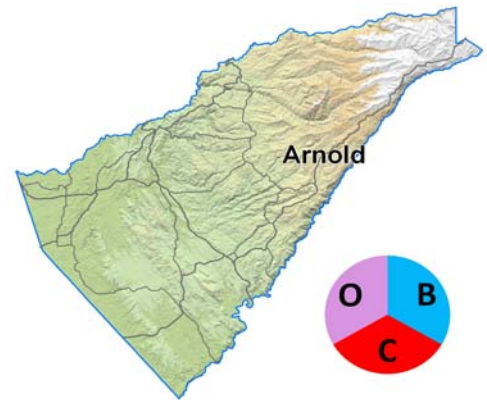
Appendix A contains the verbatim comments made by each table at each of the seven workshops.

Location	Alternative A	Alternative B	Alternative C	“Alternative D”
Arnold (3 tables)	-	33%	33%	33%
Copperopolis (2 tables)	-	50%	50%	-
Mokelumne Hill (6 tables)	33%	50%	17%	-
Murphys (3 tables)	-	33%	67%	-
San Andreas (5 tables)	-	80%	-	20%
Rail Road Flat (9 tables)	11%	78%	11%	-
Valley Springs (7 tables)	43%	29%	14%	14%
<b>OVERALL<sup>1</sup></b>	<b>20%</b>	<b>51%</b>	<b>20%</b>	<b>9%</b>

1 Based on the total number of tables selecting a particular alternative. Due to rounding some percentages do not add up to 100%

### ARNOLD WORKSHOP SUMMARY MARCH 22, 2010—INDEPENDENCE HALL

18 people met at Independence Hall in Arnold to discuss the alternatives. No table selected Alternative A. One table developed a separate alternative—"D." Due to rounding, the total percentages do not add up to 100 percent.



#### Alternative B

Percentage of tables that selected Alternative B: 33%

##### Top Reasons for Selecting Alternative B

- Preserves ranch and farmland for food production
- Preserves historic and wildlife resources that increase tourism
- Economizes cost of infrastructure

##### Top Modifications to Alternative B

- Clustering lots to create lot sizes flexibility

#### Alternative C

Percentage of tables that selected Alternative C: 33%

##### Top Reasons for Selecting Alternative C

- Plans for higher growth projections and increased economic growth
- Concentrating our development where services are at the infrastructure is in place for planned growth
- Streamline infill development applications
- Maintains the goals and policies for our existing community plans

##### Top Modifications to Alternative C

- Accelerated growth should be modified to the desire of the community
- The community plan shall take precedence over the general plan

#### "Alternative D"

Percentage of tables that selected "Alternative D": 33%

##### Top Reasons for Selecting "Alternative D"

- Less restrictions on property owners
- Doesn't change the Arnold Community Plan

##### Top Modifications to "Alternative D"

- All land use designations should reflect current zoning. Changes from the current land use designations should not be made unless needed. It's better to have no plan at all and intact property rights than to have a detailed plan and lose our rights.
- Variances or amendments to the General Plan may be made:
  - A. Upon application by a property owner and approval by the customary process
  - B. When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected areas
  - C. By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment.

### Alternative A

#### Pros

- Preserve some owners prerogative to develop as planned
- Least restrictive on current property owners
- We know what we have
- Bring more wealthy people

#### Cons

- Requires more infrastructure which is expensive
- Does not meet guiding principles
- Habitat fragmentation
- Rural sprawl; can't afford impacts on county services
- Having a plan eliminates arguments about what can happen on a property
- No infill policy

### Alternative B

#### Pros

- Preserves ranch and farmland
- Preserves wildlife habitat
- Less need for infrastructure
- Preserves historic resources and tourism
- Defines community areas

#### Cons

- Term 'county decision makers' not acceptable
- Not beneficial because requires dense community environment
- More restrictive

### Alternative C

#### Pros

- Consistent with vision and guiding principles
- Increase tax revenues

#### Cons

- How would Infrastructure keep up with growth

### "Alternative D"

#### Pros

- Blank

#### Cons

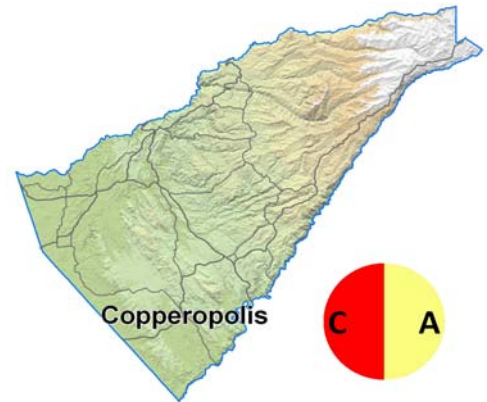
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### COPPEROPOLIS WORKSHOP SUMMARY

MARCH 17, 2010—ARMORY

13 people met at the Armory in Copperopolis to discuss the alternatives. No table selected Alternative B.



#### Alternative A

Percentage of tables that selected Alternative A: 50%

##### Top Reasons for Selecting Alternative A

- No pressure for growth
- Less complicated
- Limited constraints on land

##### Top Modifications to Alternative A

- Flexibility- needs to respond to market
- Need a pro-business attitude
- Reduce regulations

#### Alternative C

Percentage of tables that selected Alternative C: 50%

##### Top Reasons for Selecting Alternative C

- Build infrastructure (size it appropriately) for expected growth-- for designated growth.
- Because B & C are the same. You cant control the rate of development with land use designations. They are the same designations
- If ultimate density is projected up front, we can appropriately require the right amount of infrastructure such as parks, playgrounds, open space, etc. Dollars come with forward planning

##### Top Modifications to Alternative C

- Establish defined growth boundaries (one approach would be to go back to existing community center as the limits of community boundary centers).
- The general concept should be that there should be no small lot residential growth beyond community plan boundaries.
- Adopt community plans



**Alternative A****Pros**

- Low density
- Less traffic

**Cons**

- No new jobs
- Lack of flexibility
- Loss of property rights

**Alternative B****Pros**

- Preserves countryside
- No difference between B & C

**Cons**

- No new jobs
- Lack of flexibility
- Loss of property rights
- Can't control rate of growth with land use designation

**Alternative C****Pros**

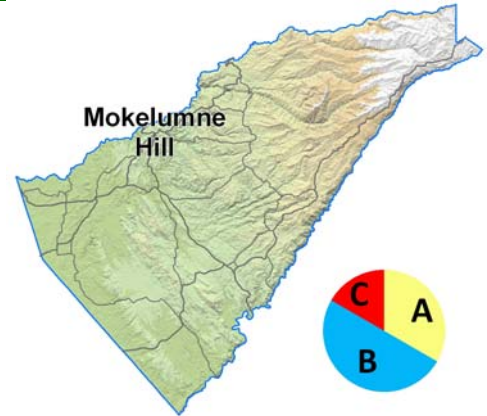
- Adopt infrastructure if growth occurs
- If development pays for infrastructure require biggest pipe or road possible

**Cons**

- Economy not able to sustain new jobs
- Would taxpayers be charged for infrastructure expansion?

### MOKELUMNE HILL WORKSHOP SUMMARY— MARCH 15, 2010—TOWN HALL

39 people met at Town Hall in Mokelumne Hill to discuss the alternatives.



#### Alternative A

Percentage of tables that selected Alternative A: 33%

##### Top Reasons for Selecting Alternative A

- Maintain residential agriculture use
- Property rights kept
- Mineral clearly defined

##### Top Modifications to Alternative A

- Policies must not be generalized but should reflect local conditions
- Concerns that "vision statement" is unrealistic
- Distrust of Government

#### Alternative B

Percentage of tables that selected Alternative B: 50%

##### Top Reasons for Selecting Alternative B

- More ag land
- Community centered growth
- Consolidate commercial and residential development

##### Top Modifications to Alternative B

- Add mineral resources designation
- Address geographic and topographic realities
- Infrastructure equal to growth

#### Alternative C

Percentage of tables that selected Alternative C: 17%

##### Top Reasons for Selecting Alternative C

- Greatest number of options for now and in future - best to protect water rights - economic scale

##### Top Modifications to Alternative C

- Mineral land use and compatibility
- Lack of clear description especially mixed use and biological resources
- Protect existing property rights

**Alternative A****Pros**

- Maintains status quo
- Keeps mineral designation
- Allows unlimited growth
- Protects existing land use
- Policies are already in existence
- Maybe slower growth

**Cons**

- Unrealistic vision statement
- Distrust government
- Suburban sprawl; less commercial, less jobs
- DOF data is not current
- Leave Mokelumne Hill alone

- Sprawl equals more roads, etc.

**Alternative B****Pros**

- More ag land
- Community centered growth
- Preserve rural lands
- Favors clustered development

**Cons**

- More infrastructure necessary
- No topographic features/information
- No historic inventory
- Distrust of government
- No mineral resource designation
- People want to live away from their neighbors
- Want to preserve local community plan designation

**Alternative C****Pros**

- Economy of scale
- More commercial and jobs

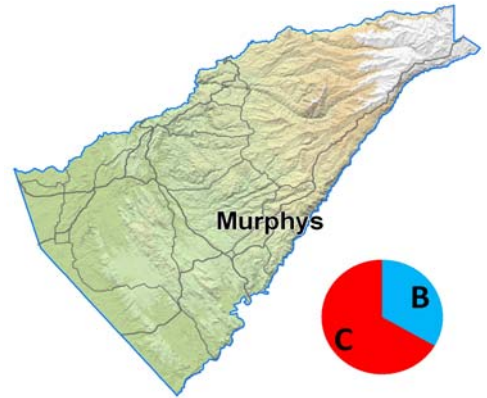
**Cons**

- Unrealistic infrastructure growth
- No mineral resource designation
- Issues with property rights
- Need clear definition of land uses
- No historic inventory

### MURPHYS WORKSHOP SUMMARY

MARCH 8, 2010—NATIVE SONS HALL

26 people met at the Native Sons Hall in Murphys to discuss the alternatives.  
No table selected Alternative A.



#### Alternative B

Percentage of tables that selected Alternative A: 33%

##### Top Reasons for Selecting Alternative B

- More efficient delivery of essential services and infrastructure
- Resource protection especially natural and scenic
- More Likely to attract retail and tourism to community centers

##### Top Modifications to Alternative B

- Allow mixed use development
- Include watershed protection in land use planning
- Transportation planning needed
- Find more ways to fund services and infrastructure

#### Alternative C

Percentage of tables that selected Alternative B: 67%

##### Top Reasons for Selecting Alternative C

- Requires better long term planning for growth and governance
- Requires good infrastructure and makes best, most cost effective infrastructure
- More commercial space

##### Top Modifications to Alternative C

- More commercial on Highway 49
- More job creation



**Alternative A****Pros**

- Maintains character of county
- Less rules/interference with private property
- Protects more options for landowners

**Cons**

- Could lead to destruction of county's character
- Not sustainable in the long term
- Difficult to provide infrastructure to dispersed population
- Loss of scenic basis for tourism
- Not enough flexibility to respond to market conditions and protect property rights

**Alternative B****Pros**

- Confines growth to areas where service available and can be more efficiently provided
- Protects resources
- More likely to attract retail
- Less growth than C

**Cons**

- Not enough economic growth
- Contains congestion in small areas
- Uses too much land for large parcels
- Lose small town feel

**Alternative C****Pros**

- More likely to retain working ag and open space
- More vibrant communities
- More incentive for mixed use growth
- Better use of infrastructure
- Encourages long term planning for growth and governance
- More jobs

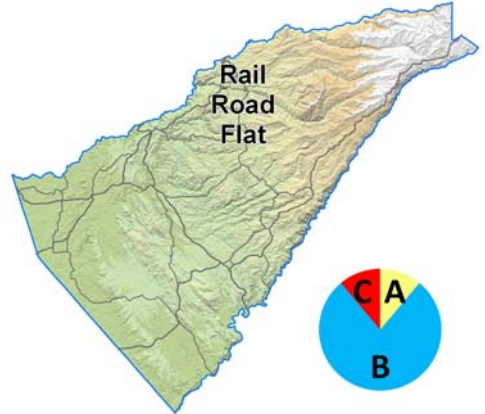
**Cons**

- More incorporated cities
- Growth will outpace essential services
- Loss of quality of life
- Negative impact on small businesses

### RAIL ROAD FLAT WORKSHOP SUMMARY

MARCH 13, 2010—COMMUNITY HALL

68 people met at the Community Hall in Rail Road Flat to discuss the alternatives.



#### Alternative A

Percentage of tables that selected Alternative A: 11%

##### Top Reasons for Selecting Alternative A

- No 40 acre minimum
- Targets RRF geographic areas serves local life styles
- More options for property owners
- Allows future changes more easily

##### Top Modifications to Alternative A

- Add more residential/ag (5-40 ac/du)
- Leave unclassified property as is
- Let loggers log; no clear cutting
- Let ranchers ranch

#### Alternative B

Percentage of tables that selected Alternative B: 78%

##### Top Reasons for Selecting Alternative B

- Well defined community center facilitate the delivery of public infrastructure and services
- Promotes small business (which serves local residents) within community
- Protects historical rural character, including rural county roads
- Better preserves our rural communities

##### Top Modifications to Alternative B

- Increase park lands by 100% not 50%,
- Increase trails by 200% to include access to public lands
- Encourage local-serving businesses
- Promote connected trails and parks
- Promote community college
- Does B have sufficient growth to pay for infrastructure?

#### Alternative C

Percentage of tables that selected Alternative C: 11%

##### Top Reasons for Selecting Alternative C

- Glimmer of hope for economic development
- More concentrated growth within town centers

##### Top Modifications to Alternative C

- Moderate residential densities toward the B alternative

**Alternative A****Pros**

- Less traffic
- No 40 acre minimum
- Property owners have more options
- Greater individual rights regarding land use

**Cons**

- Does not facilitate business growth
- Will not keep/attract young people
- Tax dollars going out of county
- Too much growth in west county; none in east county
- Continued special interest growth

- Encourages sprawl

**Alternative B****Pros**

- Best preserves rural character of county and avoids pitfalls of rural sprawl
- Facilitates economic development by directing investment into existing community centers
- Builds strong, real communities
- Defines clear rules for development
- Integrates will of the communities
- Protects working landscapes by reducing conflicts with adjacent uses
- Extra cost due to density

**Cons**

- Individual rights diminished
- Doesn't reflect community plans

**Alternative C****Pros**

- More concentrated growth in community centers
- Possibly more jobs overall but not per capita
- Protects working landscapes

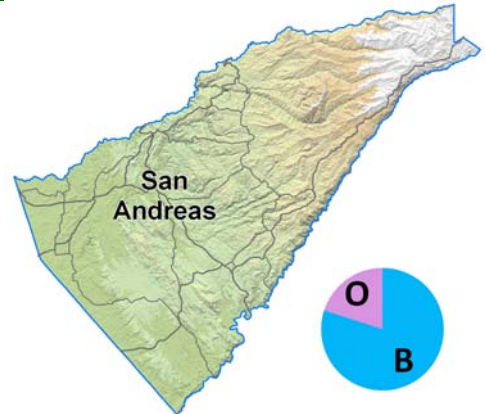
**Cons**

- Accelerates growth in west county
- Poor air quality due to growth
- Too much growth in short time period
- More expensive infrastructure costs
- More apartments
- Would hurt small businesses
- Does not represent local lifestyle

### SAN ANDREAS WORKSHOP SUMMARY

MARCH 12, 2010—TOWN HALL

25 people met at the Town Hall in San Andreas to discuss the alternatives. No tables selected Alternative A or C. One table developed a separate alternative—"D."



#### Alternative B

Percentage of tables that selected Alternative B: 80%

##### Top Reasons for Selecting Alternative B

- Builds on existing community centers, prevents urban sprawl
- Builds on the economy of agriculture, water resources, tourism, recreation.
- Less conflict between ag and residential
- More aligned with stated community values defined in the GPU update

##### Top Modifications to Alternative B

- More industrial/commercial/business park ie: Toyon Business Park
- Provide for more parks (local and regional)
- Too much ag unless designation of open space

#### Alternative "D"

Percentage of tables that selected Alternative "D": 20%

##### Top Reasons for Selecting Alternative "D"

- Just compensation for changes in property right/ LUD/Zoning in the best interest of property owner not the county
- Written permission from owner to make changes in LUD/Zoning
- Change the guiding principals to respect individuals private property rights
- The common vision cannot diminish property rights
- Map of LUD's should be overlaid with existing parcels and existing zoning and existing LUD's
- Keep CDF to protect rural properties

##### Top Modifications to "Alternative D"

- Blank

**Alternative A****Pros**

- If you want bedroom community/retirement, this is it
- No change; things remain more stable
- Have choices as long as they don't require services
- Less density in community centers

**Cons**

- No zoning shown
- No permission or compensation given
- Status quo; not working; promotes rural sprawl
- Breaking up ag is not desirable

**Alternative B****Pros**

- Maintains scenic tourism
- Increases timber resources
- Builds economy on ag, natural resources, tourism, recreation, small businesses
- Improves overall water quality in county
- Diversity of densities for residential development
- More opportunity for services to residential dwellings

**Cons**

- Don't like high density in community centers
- Guiding principles are part of collectivist
- Too much ag close to town
- Needs more industrial/commercial/business parks
- People don't want change
- Doesn't anticipate enough population growth
- If growth goes west jobs might go out of county

**Alternative C****Pros**

- More jobs
- Link agritourism to recreational use

**Cons**

- No permission or compensation for land use changes
- Not sufficient small-sized lots for populations
- Not enough market to draw people beyond what we have
- If growth goes west jobs might go out of county

**“Alternative D”****Pros**

- Same as top reasons

**Cons**

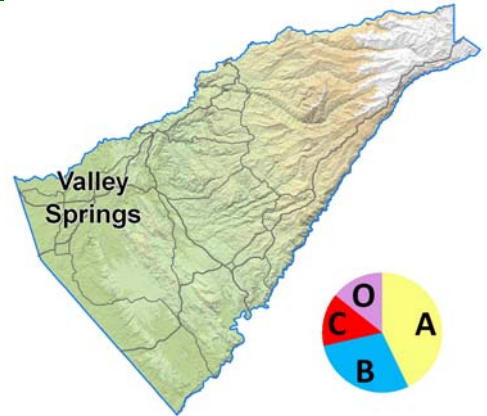
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### VALLEY SPRINGS WORKSHOP SUMMARY

MARCH 18, 2010—VALLEY SPRINGS SCHOOL AUDITORIUM

27 people met at the Valley Springs School Auditorium to discuss the alternatives. One table developed a different alternative—"Alternative D."



### Alternative A

Percentage of tables that selected Alternative A: 43%

#### Top Reasons for Selecting Alternative A

- Closest to what we have now
- Use land that is already designated commercial/industrial
- Best chance for county to bring in jobs
- Best of the 3
- Allows zoning changes

#### Top Modifications to Alternative A

- Expand and improve recreational areas to attract tourism
- Revitalize historical center and aggressively market
- All land use designations should reflect current zoning or county make up
- Adopt "Alternative D"

### Alternative B

Percentage of tables that selected Alternative B: 29%

#### Top Reasons for Selecting Alternative B

- Provides sufficient residential density to justify new retail and commercial investment in community centers
- Keeps the integrity of existing community centers and reduces conflicts between Ag and residential
- Reduces the extent that development disturbs wildlife habitat, oak woodlands, forest, and the scenic basis for tourism

#### Top Modifications to Alternative B

- Keep Rancho Calaveras land uses exactly as they are; the translations are not the same
- Retain mineral resource land use designation
- Show Toyon Business Park for business for business and industrial development

### Alternative C

Percentage of tables that selected Alternative C: 14%

#### Top Reasons for Selecting Alternative C

- Compact growth
- Need for larger commercial centers to promote job growth and serve existing residential
- Environmental benefits to keeping commercial and infrastructure consolidated

#### Top Modifications to Alternative C

- Preserves property rights of rural property owners to build on smaller lots

**VALLEY SPRINGS WORKSHOP SUMMARY– CONTINUED****“Alternative D”****Percentage of tables that selected “Alternative D”: 14%****Top Reasons for Selecting “Alternative D”**

- All land use designations should reflect current zoning (avoid duplicity). Changes from the current land use designations should not be made unless there is extreme public need and until such time is needed. It's better to have no plan at all and have our property rights than to have detailed plan and loose our rights. A. Upon application by a property owner and approval by the customary process, B. When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected districts C. By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment.
- Eminent domain can not be used to take property for private use

**Top Modifications to “Alternative D”**

- Blank

**VALLEY SPRINGS WORKSHOP SUMMARY– CONTINUED****Alternative A****Pros**

- Allows BOS more flexibility
- Protects property rights
- Best of the three

**Cons**

- Not as good as “D”
- Changes land use and zoning
- Dramatically changes land values
- Reduces rural character
- Development outpaces infrastructure
- Cost taxpayers more money
- Promotes sprawl

**Alternative B****Pros**

- Builds on existing community centers
- Supports retail and commercial development
- Promotes efficient use of infrastructure
- Builds on strengths—ag, tourism, recreation and natural resources
- Preserves assets of county open space that attracts people

**Cons**

- Changes land use designation without consent of property owners
- Unaffordable and does not put citizens first
- Housing development should be dictated by supply and demand

**Alternative C****Pros**

- Compact growth
- Promotes job growth
- Has environmental benefits by keeping commercial and infrastructure consolidated

**Cons**

- More severely concentrates development
- Changes land use designations without property owners consent
- Vision statement language is too vague and not specific enough

**VALLEY SPRINGS WORKSHOP SUMMARY– CONTINUED****“Alternative D”****Pros**

- All land use designations should reflect current zoning (avoid duplicity). Changes from the current land use designations should not be made unless there is extreme public need and until such time is needed. It's better to have no plan at all and have our property rights than to have detailed plan and loose our rights. A. Upon application by a property owner and approval by the customary process, B. When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected districts C. By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment.
- Eminent domain can not be used to take property for private use

**Cons**

- Blank





## **Appendix of all Workshop Results**

The following pages contain the verbatim comments made at each of the seven workshops as part of the public input exercise. The comments are organized by workshop location and then by table. The recorded comments include each table's pros and cons for each of the three alternatives described in the Alternatives Report. Also are recorded are each table's top reasons for selecting their 'preferred' alternative and recommended modifications to it. Pros, cons and top reasons are also stated for a fourth alternative developed by some participants—"Alternative D." No modifications to "D" were recommended by proponents of this option. The word 'Blank' denotes that no comments were made by that table on a particular alternative option.

### ARNOLD WORKSHOP DATA

**TABLE #1**

**Alternative A—Pros**

- Preserve some owners prerogative to develop as planned
- Bring more wealthy people
- Least restrictive on current property owners

**Alternative A—Cons**

- Does not meet guiding principles of the vision statement
- Increase rich/poor divide
- More infrastructure more expensive water, roads, power grids, sewage, emergency services response (fire-building)
- Habitat fragmentation

**Alternative B—Pros**

- Preserves ranch land farmland
- Preserves gold rush historic resources and tourism increase
- Preserves wildlife habitat
- Less need for extended infrastructure

**Alternative B—Cons**

- Repel people who want "wide open spaces" to live in the middle of
- More restrictive

**Alternative C—Pros**

- Increase tax revenues
- Consistent with Vision and guiding principles

**Alternative C—Cons**

- Groundwater resources well understood as to real capacity for growth
- Hard to imagine infrastructure that could keep up with growth infrastructure

**Top Reasons for Selecting B**

- Preserves ranch and farmland for food production

- Preserves historic and wildlife resources that increase tourism
- Economizes cost of infrastructure

**Top Modifications to B**

- Clustering lots to create lot sizes flexibility

**TABLE #2**

**Alternative A, B, C—Pros/Cons**

- Blank

**Table 2 developed a fourth option- "Alternative D"- and provided the following comments:**

- Doesn't change the Arnold Community Plan
- Does not bring forth more restrictions
- All land use designations should reflect current zoning (avoid duplicity). Changes from the current land use designations should not be made unless there is extreme public need and until such time it is needed. It's better to have no plan at all and have our property rights than to have a detailed plan and lose our rights. Variances or amendments to the General Plan may be made: A. Upon application by a property owner and approval by the customary process, B. When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected areas, C. By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment.

### ARNOLD WORKSHOP DATA—CONTINUED

**TABLE #3**

#### *Top Modifications to C*

##### **Alternative A—Pros**

- Don't have to change the gene
- We know what we have
- Community planned to stand alone
- Accelerated growth should lie modified to the desire of the community
- The community plan shall take president over the general plan

##### **Alternative A—Cons**

- No infrastructure; A. Water B. Sewer C. Public Safety D. Roads
- Rural Sprawls we cant afford impacts county services
- Have to do an EIR for every development
- If you have a more specific plan you have less room for argument
- No infill policy

##### **Alternative B—Pros**

- Good to develop community area

##### **Alternative B—Cons**

- Term " county decision makers" not acceptable
- Feels it is efficient
- Not practical, not beneficial, because works in dense community environment

##### **Alternative C—Pros/Cons**

- Blank

##### **Top Reasons for Selecting C**

- Plans for higher growth projections and increased economic growth
- Concentrating our development where services are at the infrastructure is in place for planned growth
- Streamline infill development applications
- Maintains the goals and policies for our existing community plans

COPPEROPOLIS WORKSHOP DATA

TABLE #1

**Alternative A—Pros**

- Low density. Less traffic.

**Alternative A—Cons**

- No new jobs. Lack of flexibility. Loss of property rights.

**Alternative B—Pros**

- Preserves country side

**Alternative B—Cons**

- No new jobs. Lack of flexibility. Loss of property rights.

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Economy not able to sustain new jobs

**Top Reasons for Selecting A**

- No pressure for growth
- Less complicated
- Limited constraints on land

**Top Modifications to A**

- Flexibility- needs to respond to market.
- Need a pro-business attitude.
- Reduce regulations.

TABLE #2

**Alternative A— Pros/Cons**

- Blank

**Alternative B—Pros**

- There is no difference between Alt. B and Alt. C-- in reality only one place

**Alternative B—Cons**

- How can you control the rate of growth with land use designations? You can't.

**Alternative C—Pros**

- If it does grow, you adopt the infrastructure to accommodate for it
- If development will pay for the growth, then require the biggest pipe or road as possible

**Alternative C—Cons**

- Question as to whether existing taxpayers may be charged for expansion of infrastructure? If so, major concern.

**Top Reasons for Selecting C**

- Build infrastructure (size it appropriately) for expected growth -- for designated growth.
- Because B & C are the same. You cant control the rate of development with land use designations. They are the same designations
- If ultimate density is projected up front, we can appropriately require the right amount of infrastructure such as parks, playgrounds, open space, etc. Dollars come with forward planning

**Top Modifications to C**

- Establish defined growth boundaries (one approach would be to go back to existing community center as the limits of community boundary centers).
- The general concept should be that there should be no small lot residential growth beyond community plan boundaries.
- Adopt community plans.

MOKELUMNE HILL WORKSHOP DATA

TABLE #1

**Alternative A—Pros**

- Maintains status quo
- Keeps mineral use designation
- Unlimited growth

**Alternative A—Cons**

- Sprawl equals more roads, etc..

**Alternative B—Pros**

- More Ag land
- Community centered growth
- Consolidates commercial and residential development

**Alternative B—Cons**

- More infrastructure needed for fire, sheriff, medical/ambulance and utilities

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Unrealistic growth of infrastructure

**Top Reasons for Selecting B**

- More ag land
- Community centered growth
- Consolidate commercial and residential development

**Top Modifications to B**

- Add mineral resources designation
- Address geographic and topographic realities
- Infrastructure equal to growth
- Fire ambulance medical roads repair etc.. Utilities and schools

TABLE #2

**Alternative A—Pros**

- Protects existing land use

**Alternative A—Cons**

- Lack of economy of scale

- No topographical and geology
- No historical inventory

**Alternative B—Pros**

- Like the idea of community center

**Alternative B—Cons**

- Infrastructure to handle density -roads-sewer-etc.
- Mineral land use compatibility
- No topographical features and geology study
- Can't analyze land use without a clear description of uses
- No historic inventory

**Alternative C—Pros**

- High growth - use more water rights - save water rights
- Like the idea of community center
- Economy of scale

**Alternative C—Cons**

- Infrastructure to handle density - roads - water- sewer, tec.
- Property rights issues
- Mineral land use compatibility
- No topographical features and geology
- Can't analyze land use with out a clear description of uses
- No historic inventory

**Top Reasons for Selecting C**

- Greatest number of options for now and in future - best to protect water rights - economic scale

**Top Modifications to C**

- Mineral land use and compatibility
- Compatible
- Topography
- Geology
- Protecting existing property rights



### MOKELUMNE HILL WORKSHOP DATA—CONTINUED

#### Top Modifications to C, cont'd

- Lack of clear description especially mixed use and biological resources
- Historic inventory
- County roads no traffic
- Safety
- Infrastructure, sewer, roads and water
- Collaborators among agency and community acting together esp. fire, water, public works, agric, health and public - private
- Industrial zoning or commercial where?
- Protect community plans
- Lack of ag
- What about undeveloped parcels

#### TABLE #3

##### Alternative A—Pros

- Slower growth
- Policies are already in existence
- Each community has the power to direct the guidelines and policies

##### Alternative A—Cons

- Property rights
- Some feel the vision statements is unrealistic, "Pie in the sky"
- Distrust of government
- State is imposing policies onto counties making improvements costly and impossible

##### Alternative B—Pros

- Blank

##### Alternative B—Cons

- Property rights
- Distrust of government

##### Alternative C—Pros

- Blank

#### Alternative C—Cons

- Property rights
- Distrust of government
- State is imposing policies onto counties making improvements costly and impossible concentrating growth but no infrastructure prepared

#### Top Reasons for Selecting A

- Policies and guidelines more localized
- Maintain residential agriculture use
- Property rights kept

#### Top Modifications to A

- Policies need updating to current conditions and resources of local area
- Policies must not be generalized but should reflect local conditions
- Concerns about property rights
- Concerns that "vision statement" is unrealistic
- Distrust of Government
- Ca State government imposing policies into counties making changes and improvements costly and impossible

#### TABLE #4

##### Alternative A—Pros

- Mineral land use designation clearly defined stays the same

##### Alternative A—Cons

- Suburban sprawl less commercial, less jobs

##### Alternative B—Pros

- Nice color graphics
- Rural sprawl
- Less or more by encouraging 40 ac lots

#### Alternative B—Cons

- No mineral land use designation
- What is the status of legally existing parcels

#### Alternative C—Pros

- More commercial; more jobs

#### Alternative C—Cons

- No mineral land use designation
- Just because there's more people doesn't mean money and services

#### Top Reasons for Selecting A

- Mineral Clearly Defined
- More realistic density in community centers based on reality
- A has more industrial and commercial acreage

#### Top Modifications to A

- More dense/compact development in the community centers
- Clustering of rural residential density
- Limit application of residential ag.

#### TABLE #5

##### Alternative A—Pros

- Slow growth—maybe

##### Alternative A—Cons

- D.O.F. data on all of these is old 1,2 and 3
- Financial jobs

##### Alternative B—Pros

- If an area has existing or easily expandable sewer/water/svs
- Growth goes there seems logical

##### Alternative B—Cons

- Blank

### MOKELUMNE HILL WORKSHOP DATA—CONTINUED

#### **Alternative C—Pros**

- None that we see

#### **Alternative C—Cons**

- Not enough infrastructure, water, sewer and roads
- Services may be further diluted

#### **Top Reasons for Selecting B**

- We don't like any, but this seems the lesser of 2 evils
- Alternative A should have been ok, but we went a little crazy

#### **Top Modifications to B**

- When do we talk that the world is completely different than any of us have seen.

#### **TABLE #6**

#### **Alternative A—Pros**

- Leave Moke Hill alone current zoning serves community well

#### **Alternative A—Cons**

- We are concerned about general development over broad areas

#### **Alternative B—Pros**

- Preserve rural lands
- In favor of clustered development in defined areas

#### **Alternative B—Cons**

- Relies on trust
- Clustering does not work due to local area resistance
- People don't want to live near development especially commercial - but also residential. People move to the county so they can live away from neighbors
- Concerned about preserving land use designations defined by Moke Hill community plan

- We will be able to preserve our Moke Hill designations in a later process when we discuss zoning. Ex: we have R1/2 county changed it to R-6. We are uncomfortable with the issue of trusting the county to recognize and honor our wishes

#### **Alternative C—Pros/Cons**

- Blank

#### **Top Reasons for Selecting B**

- Preserves rural lands in favor of clustered development
- Protects Ag land

#### **Top Modifications to B**

- Protect defined community plans allow more growth in some areas and control in others
- We want a guarantee that a change in land use designation from our community plan can be later modified thru zoning to reflect the original intent of the community plan. We don't completely trust the process as currently described
- Allow communities to designate historic districts and structures and adopt design review process at any time.
- Mineral resource designation

MURPHYS WORKSHOP DATA

TABLE #1

**Alternative A—Pros**

- Maintains character of County

**Alternative A—Cons**

- Could lead to destruction of character of county
- More likely to eat up AG and Open Space
- Does not work-not sustainable long term
- Hard for infrastructure to serve dispersed population
- Fire Protection (lack of)
- Not enough economic growth
- No jobs for next generation

**Alternative B—Pros**

- Blank

**Alternative B—Cons**

- Not enough economic growth

**Alternative C—Pros**

- More likely to maintain working AG and Open Space
- More vibrant communities
- More change/incentive for mixed growth
- Better use of infrastructure
- Fewer vehicle miles necessary
- Encourages long term planning for growth and governance
- More jobs

**Alternative C—Cons**

- More complex communities and governance and more incorporated cities
- Pressure on infrastructure
- Need to attract business as well as residents
- Changes character of county the most also

**Top Reasons for Selecting C**

- Requires better long term planning for growth and governance
- Requires good infrastructure and makes best, most cost effective infrastructure
- More likely to maintain working AG and Open Space (Rural Character)

**Top Modifications to C**

- Blank

TABLE #2

**Alternative A—Pros**

- Less rules/interference w/ private property

**Alternative A—Cons**

- Blank

**Alternative B—Pros**

- Saves money on infrastructure growth where services are still rural views/vision

**Alternative B—Cons**

- Blank

**Alternative C—Pros**

- The more jobs & business the more services, schools etc

**Alternative C—Cons**

- Blank

**Top Reasons for Selecting C**

- Growth is desirable and needs to be planned for
- More commercial space
- Economics of scale- infrastructure/Service districts

**Top Modifications to C**

- More commercial on Highway 49
- More job creation

### MURPHYS WORKSHOP DATA—CONTINUED

**TABLE #3**

**Alternative A—Pros**

- More landowner options protected
- Glad I live Murphys

**Alternative A—Cons**

- Too spread out for good water and sewer infrastructure
- Cost to upgrade infrastructure too expensive
- Longer response times for fire, EMS, and law enforcement
- Not enough water to serve, including grand water
- Loss of scenic basis for tourism
- Adversely affect Ag operations
- Lack of resources protection-watershed
- Not enough flexibility to respond to market condition and to protect private property rights
- New roads-hard to do and unpleasant

**Alternative B—Pros**

- Resource Protection
- More likely to attract retail
- Less growth than C

**Alternative B—Cons**

- Not enough flexibility to respond to market condition and to protect private property rights

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Blank

**Top Reasons for Selecting B**

- More efficient delivery of essential services and infrastructure
- Resource protection especially natural and scenic
- More Likely to attract retail and tourism to community centers

**Top Modifications to B**

- Allow mixed use development
- Use of conditional use permits to increase flexibility of uses
- Include watershed protection in land use planning
- Zone with sensitivity to surrounding private property
- Transportation planning needed
- Find more ways to fund services and infrastructure

### RAIL ROAD FLAT WORKSHOP DATA

**TABLE #1**

**Alternative A—Pros/Cons**

- Blank

**Alternative B—Pros**

- We believe that Alternative B
- Will best preserve the rural character of Calaveras County so highly valued by both residents and visitors
- Will facilitate economic development by directing investment into existing communities, thereby encouraging a diversity of small businesses appropriate to our rural lifestyle
- Will reduce the cost of expensive infrastructure by concentrating water, sewer and other public services where most people live
- Will protect existing working landscapes (ranching and agriculture) from encroachment by conflicting land uses
- Will promote community centered development which will allow increased opportunity for residential and mixed use development within a broad range of parcel sizes
- Will protect wildlife habitat, oak woodlands, riparian areas and the natural beauty of our county
- Will provide opportunities for better designed roads and public transit systems
- Will reduce the danger of wildlife disaster to residents
- Will improve air quality by reducing vehicle miles traveled
- Will avoid the pitfalls of rural sprawl which creates an uninterrupted sea of residential development. Conflicts between residents and working farmers over noise and odors, growing sanitary problems created by failing wells and invading sep-

tics, and the tendency to place "big box" stores in the middle of nowhere.

- Increase in park lands and agriculture

**Alternative B—Cons**

- Blank

**Alternative C—Pros/Cons**

- Blank

**Top Reasons for Selecting B**

- Minimize sprawl while protecting working landscape and open space
- Well defined community center, minimize risk of catastrophic fire
- Well defined community center facilitate the delivery of public infrastructure and services

**Top Modifications to B**

- Increase park lands by 100% not 50%, an increase of 50% will only bring the County up to 2.5 AC/1000 a dozen by consider up in population for 25 years
- Land Use designations don't correspond to current uses; re. rural residential. D2 communities prepared map layers that describe existing properties. Recommend that our community maps be used for example: 1. Current rural residential is being represented as Biological resources with 40 acre minimal. 2. The Ridge Road/ Independence corridor should be Ag lands not Timber Resources
- Increase trails by 200% to include access to public lands.



### RAIL ROAD FLAT WORKSHOP DATA—CONTINUED

**TABLE #2**

**Alternative A—Pros/Cons**

- Blank

**Alternative B—Pros/Cons**

- Blank

**Alternative C—Pros**

- Density is within town centers, infill, economic growth
- Glimmer of hope for economic
- More concentrated growth within town centers

**Alternative C—Cons**

- Accelerated growth in west county
- Poor air quality due to growth may affect up county

**Top Reasons for Selecting C**

- Glimmer of hope for economic development
- More concentrated growth within town centers
- There should be moderation of residential density toward the B alternative

**Top Modifications to C**

- In Mountain Ranch C.P. proposed Land Use is RA not A for areas currently unclassified

**TABLE #3**

**Alternative A—Pros**

- Business as usual "the devil I know"

**Alternative A—Cons**

- Encourages helter skelter sprawl
- too spread out
- Emergency services probs water issues
- Business as usual "the devil we know"

- All utilities sewer
- Encourages certification
- It's not working now
- Expensive

**Alternative B—Pros**

- Revisit C in 2035
- Less sprawl
- Less infrastructure and condenses controlled growth, more reasonable emergency response time.
- Strong, real communities
- Clear ground rules for growth and development.

**Alternative B—Cons**

- Too much growth-infrastructure repairs
- Individualist have to give some way for the "common good"
- Takes a lot if work
- Concentrates growth in one area of the county-disenfranchises the other areas

**Alternative C—Pros**

- More jobs
- Variety of income levels
- Strong real communities
- Commercial and residential community centers/historical recreation
- Clear ground rules

**Alternative C—Cons**

- Too much growth expansion in too short of time.
- Brings in more people needing jobs
- More apartments car lots
- Public utilities and emergency services cant keep up with this growth pace.

**Top Reasons for Selecting B**

- Less sprawl and more condensed (less expensive) infrastructure

- Controlled growth and more reasonable emergency response time
- Strong, real communities with clear ground rules for growth and development

**Top Modifications to B**

- Child care facilities should be part of each community
- Senior services in each community
- County will regulate clear cutting and timber harvest plans
- Railroad Flat-some designation for community center/Historical
- Public access/use for Jefferson Davis Reservoir, public access to public lands residential/Commercial
- Common areas-How much will be "common"
- Co-housing be part of community plans
- On one parcel be permitted cottage industry

**TABLE #4**

**Alternative A—Pros**

- Blank

**Alternative A—Cons**

- No business growth
- Rural sprawl destroys natural beauty and impacts tourism
- Serious impacts on infrastructure; EMS services accessibility to health services
- Not attracting youthful population or keeping youth here

### RAIL ROAD FLAT WORKSHOP DATA—CONTINUED

#### **Alternative B—Pros**

- Mixed us within town centers
- Promotes sense of community
- Promotes small, community centered business and services
- Reduces wild fire danger
- Improves air quality by reducing vehicle miles traveled
- Puts most growth in West county

#### **Alternative B—Cons**

- Could be interpreted as anti growth or
- Against private property

#### **Alternative C—Pros**

- Blank

#### **Alternative C—Cons**

- This is Alternative B on steroids
- More expensive for infrastructure because housing doesn't pay for itself.

#### **Top Reasons for Selecting B**

- Promotes small business (which serves local residents) within community
- Promotes a better sense of community
- Concentrates greatest growth in western part of county closer to the larger population centers in the valley

#### **Top Modifications to B**

- Support policies which encourage the growth of local business-serving the community
- Promote commercial recreation and associated business
- Promote development of connected trails and parks which will serve both local population and tourist
- Promote Community College campus in county

#### **TABLE #5**

#### **Alternative A—Pros**

- Advantage of continued rural atmosphere
- Less traffic

#### **Alternative A—Cons**

- Status Quo
- Too far to drive for shopping
- Tax dollars going out of county
- Too much growth in western part of county, none in eastern part
- Not enough jobs

#### **Alternative B—Pros**

- Provides for balanced economic growth and development
- Integrates the will of the communities
- Minimizes potential for growing too fast and suburban sprawl
- Preserves Ag land and protects biological resources

#### **Alternative B—Cons**

- Blank

#### **Alternative C—Pros**

- Possibly more jobs overall but not per capita
- Closer to shop

#### **Alternative C—Cons**

- Infrastructure inadequacy
- Who pays for it?
- No big box stores
- Would hurt small business
- Disturbs rural atmosphere

#### **Top Reasons for Selecting B**

- Provides for a balance economic growth and development
- Preserve agricultural land biological resources forest land natural beauty
- Better balance of resources/infrastructure distribution between east and west county

#### **Top Modifications to B**

- Promote community college
- Encourage local franchises
- access to public lands
- Jobs to clear brush for fire hazard

#### **TABLE #6**

#### **Alternative A—Pros**

- The devil we know

#### **Alternative A—Cons**

- Sprawl
- Loss of ag and forest land
- Unbridled development
- Loss of rural character of land
- Compromises water shed
- degrades air quality by comparison
- More spread out services
- Shoddy services and infrastructure by developers

#### **Alternative B—Pros**

- Protects water quality and quantity
- Protects natural resources base
- Protects ag land and production
- Protects air quality better than C
- Infill growth
- Open space and county lifestyle
- Consolidates emergency services
- Protects wildlife
- Protect historical rural character includes rural county roads

### RAIL ROAD FLAT WORKSHOP DATA—CONTINUED

#### **Alternative B—Cons**

- Blank

#### **Alternative C—Pros**

- Protects water quality
- Protects natural resources base
- Protects ag land and production
- Protects historical rural character includes rural county roads

#### **Alternative C—Cons**

- Encourages bedroom growth
- Stresses county infrastructure, including emergency services

#### **Top Reasons for Selecting B**

- Protects water quality natural resources, Ag land, air quality, and wildlife, and open space
- Protects historical rural character, including rural county roads
- Manages infrastructure and density to promote efficient provisions of services, including emergency services

#### **Top Modifications to B**

- Limit growth more
- More focus on water laws and balancing land use to meet current water laws e.g. wavier of discharges requirements/ phases II community designation in 2006
- Recognize overuse of septic tank systems advocate composting toilets and alternatives
- Sustainability program for water
- Balance sustainable program for water
- Alternative energy sources

#### **TABLE #7**

#### **Alternative A—Pros**

- No 40 acre Minimums
- Targets our geographic area
- Serves the life style of the locals
- Property owners more options

#### **Alternative A—Cons**

- Doesn't allow small parcels
- Not enough property owner options

#### **Alternative B—Pros**

- Blank

#### **Alternative B—Cons**

- Everything 40 acre minimum

#### **Alternative C—Pros**

- Blank

#### **Alternative C—Cons**

- Does not represent local life-style

#### **Top Reasons for Selecting A**

- No 40 acre min
- Targets RRF geographic areas serves local life styles
- More options for property owners
- Allows future changes more easily

#### **Top Modifications to A**

- Put us on the Map
- Add more residential/Ag (5-40 AC/DU)
- Reduce the amount of meetings; leave unclassified property as is
- Residential rural I-5 ac/du; let loggers log no clear cutting
- Let ranchers ranch

#### **TABLE #8**

#### **Alternative A—Pros**

- Slows growth to cost for well/septic complexity
- Greater individual right regarding land use

#### **Alternative A—Cons**

- No version on steroids
- Septic leakage

- Water issues-dry wells vs. community rationing
- Slowly erodes large ag land

#### **Alternative B—Pros**

- Easier to provide services-water sewer
- Rural feel
- Family roots
- Teen/adult activities
- Protects ag lands

#### **Alternative B—Cons**

- Implementation issues
- Extra cost-due to density
- Money to pay for services
- Individual rights re: zoning/land use

#### **Alternative C—Pros**

- Amplified B

#### **Alternative C—Cons**

- Greater growth more money

#### **Top Reasons for Selecting B**

- More orderly growth
- Easier to provide municipal services-sewer-water fire transit
- Access sprawl/rural feel

#### **Top Modifications to B**

- Concern-individual land use rights eg. Rezoned land change implementation issues
- Concern B Growth not sufficient to provide money to pay for additional sewer water infrastructure may need growth
- Split vote B over A; no C votes

### RAIL ROAD FLAT WORKSHOP DATA—CONTINUED

**TABLE #9**

**Alternative A—Pros**

- Blank

**Alternative A—Cons**

- Continue unregulated special interest growth

**Alternative B—Pros**

- We would now have the beginnings of rational land use plan
- We would now have the beginnings of rational land use plan
- We believe that Alternative B
- Will best preserve the rural character of Calaveras County so highly valued by both residents and visitors
- Will facilitate economic development by directing investment into existing communities, thereby encouraging a diversity of small businesses appropriate to our rural lifestyle
- Will reduce the cost of expensive infrastructure by concentrating water, sewer and other public services where most people live
- Will protect existing working landscapes (ranching and agriculture) from encroachment by conflicting land uses
- Will promote community centered development which will allow increased opportunity for residential and mixed use development within a broad range of parcel sizes
- Will protect wildlife habitat, oak woodlands, riparian areas and the natural beauty of our county
- Will provide opportunities for better designed roads and public transit systems
- Will reduce the danger of wildlife disaster to residents
- Will improve air quality by reducing vehicle miles traveled

- Will avoid the pitfalls of rural sprawl which creates an uninterrupted sea of residential development. Conflicts between residents and working farmers over noise and odors, growing sanitary problems created by failing wells and invading septic, and the tendency to place "big box" stores in the middle of nowhere.

**Alternative B—Cons**

- Doesn't reflect community plans
- Land use outside city centers
- See community plans turned in previously

**Alternative C—Pros**

- Unable to determine
- Not enough information

**Alternative C—Cons**

- Same

**Top Reasons for Selecting B**

- No other realistic choices
- Concern rates growth in community center
- Might better preserve our rural communities

**Top Modifications to B**

- Our goal for the future of West Point was to enable folks to live where they worked both within the Town Center boundaries and outside of it. Inside the boundary, on Alternatives B and C it does look like this is accomplished by the land use plan designation Community local. However on the outside of the boundary you have shown 40 acre minimums designated Timber resources 40 acre minimum. It was our intention to have this are designated Rural Agricultural with 5-40 acre minimums in zones, cir-

cles, if you will, generally going from 5's closest to town and 40's further out. We do have some infrastructure in this area in the form of public water and much if this is subdivided down to these sizes or smaller already. We also wanted this designation because we wanted to emphasize and encourage small agricultural/agritourism enterprises in this area.

Folks from Glencoe at our table also thought map didn't reflect their plan outside of community center

## SAN ANDREAS WORKSHOP DATA

**TABLE #1**

*(Note: Table 1 rejected all three alternatives and developed their own alternative, which they entitled "Alternative D")*

**Alternative A—Pros**

- Like less density in community centers

**Alternative A—Cons**

- No existing zoning shown
- No permission or compensation for L.U.D. change
- Need map of all 5 Acre parcels on the N.W. area of the County and approved 5-acre subdivisions, unbuilt upon
- When the LUD's were made uniform density went up in Burson are A
- No cost effective to bring water and sewer to Burson are A

**Alternative B—Pros**

- Like res. Ag on the Stugolmeyer parcel

**Alternative B—Cons**

- Don't like high density in community center
- No existing zoning shown
- No permission or compensation for L.U.D. change
- Guiding principals are part of collectivist
- When the LUD's were made uniform density went up in Burson are A

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Don't like high density in community center
- No existing zoning shown
- No permission or compensation for L.U.D. change
- When the LUD's were made uniform density went up in Burson are A

**"Alternative D"—Pros**

- Just compensation for changes in property right/LUD/Zoning in the best interest of property owner not the county
- Written permission from owner to make changes in LUD/ Zoning
- Change the guiding principals to respect individuals private property rights
- The common vision cannot diminish property rights
- Map of LUD's should be overlaid with existing parcels and existing zoning and existing LUD's
- Keep CDF to protect rural properties

**"Alternative D"—Cons**

- Blank

**Top Reasons for "D"**

- See "Alternative D" pros

**Top Modifications to "D"**

- See "Alternative D" pros

### SAN ANDREAS WORKSHOP DATA—CONTINUED

**TABLE #2**

**Alternative A—Pros**

- Unsustainable

**Alternative A—Cons**

- Blank

**Alternative B—Pros**

- Smaller parcels grandfathered in

**Alternative B—Cons**

- Too much Ag close to town needs more Industrial/ Commercial Business parks

**Alternative C—Pros**

- Smaller parcels grandfathered
- No large infrastructure needed

**Alternative C—Cons**

- Infrastructure does not support population density

**Top Reasons for B**

- Builds on existing Community Centers, Prevents Urban Sprawl
- Builds on the economy of Agriculture water resources, Tourism, recreation.
- Small business/jobs
- Maintains scenic basis for tourism
- Provides for efficient use of and development of Infrastructure

**Top Modifications to B**

- More Industrial/commercial/ business Park ie: Toyon Business Park
- Buffer zone between Ag and Town centers and residential areas
- Provide for more parks (local and Regional)
- Identify Toyon Business Park

**TABLE #3**

**Alternative A—Pros**

- Blank

**Alternative A—Cons**

- Status Quo- Not working, Reduces ag land, Promotes rural sprawl

**Alternative B—Pros**

- Preserves open space and ag
- Maintains scenic tourism
- Increases timber resources
- Builds economy on ag, natural resources, tourism, recreation, small businesses
- Improves overall water quality throughout county
- Diversity of densities for residential development
- Efficient delivery of emergency services

**Alternative B—Cons**

- Blank

**Alternative C—Pros**

- Reflects buildout

**Alternative C—Cons**

- Blank

**Top Reasons for B**

- Helps preserve Ag and Open Space, (tourism) wildlife habitat preservation
- Promotes infill development leverages existing infrastructure roads water
- More efficient public safety-reduced threat of property damage due to wildfire

**Top Modifications to B**

- Map has insufficient detail to make modifications

**TABLE #4**

**Alternative A—Pros**

- Blank

**Alternative A—Cons**

- Don't wish to see continued growth by breaking up tracks of land
- Breaking up Ag not desirable

**Alternative B—Pros**

- Sensible Ag/Residential
- Minimum rural residential
- distinctive communities
- Less conflict between Ag and residential
- Community center for shopping, medical, etc.
- More affordable and efficient infrastructure
- Vital tourism with potential development of community centers
- Better support of business and housing growth and density planning
- Clear, open spaces between community
- Residential uses near infrastructure

**Alternative B—Cons**

- Too much Ag
- Park and Rec area consistent with demand

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Not sufficient small sized lots for populations



### SAN ANDREAS WORKSHOP DATA—CONTINUED

**TABLE #4, CONTINUED**

**Top Reasons for B**

- Less conflict between Ag and Residential
- Clear open space between communities
- Residential uses near infrastructure

**Top Modifications to B**

- Too much Ag unless designation of open space
- Park and Rec area consistent with demand

- Better chances of having public sewer & surface water to home
- Protection of more open space
- Cheaper emergency services and infrastructure including high speed internet
- Schools and transportation operate more efficiently
- Can build "out there"
- More aligned w/stated community values in this process
- More attractive to city slicker baby boomers

**Alternative B—Cons**

- Can still get land "out there" but won't be serviced
- Not anticipating enough population growth
- If growth goes to west, jobs might go out of the county and slow revenue
- Opposing desires among traditional resource users and ex-urban
- People don't want change

**Alternative C—Pros**

- More jobs
- Link agritourism to recreational use

**Alternative C—Cons**

- If growth goes to west, jobs might go out of the county and slow revenue
- Opposing desires among traditional resource users and ex-urban
- Stops out of town tourism
- People don't want change
- Not enough market to draw people beyond what we have

**Top Reasons for B**

- Better chance of having public sewer and surface to home.
- Cheaper emergency services and infrastructure, including high speed internet

- More aligned w/stated community values defined in the GPU update

**Top Modifications to B**

- Fewer special districts
- Develop water rights - no more hogan use Moke Hill
- Pipeline out of N.F. Mokelumne and Stanislaus into interior feeding watershed
- Workout EBMUD - Calaveras relationship, More water to density to water
- Pressure regulators to recognize conservation and protection to beneficial use
- Agriculture irrigation water
- Increase population for best cost efficiency
- Eliminate CDF services as much as possible if they start charging for fire suppression unless it creates lots of jobs
- Cell phone towers look like trees with land use designation for communication technology
- Land use designation for renewable energy uses.

**TABLE #5**

**Alternative A—Pros**

- If you want just bedroom/retirement then this is it
- No change, things remain more stable
- Life choices available as long as don't need services
- Burdens on people (taxes, fees, fines) and developers more likely to build on rural. Ag, wetland, open space, etc.

**Alternative A—Cons**

- Does not protect water-drinking, streams, other, pollutes by septic
- Not the reflection of any positive change
- allows supervisors to continue to rezone
- Too expensive to provide services
- Public safety breakdown
- No high-speed internet

**Alternative B—Pros**

- Better suited for high speed internet
- Takes shot at concentrating density for jobs and housing (balance)

VALLEY SPRINGS WORKSHOP DATA

TABLE #1

**Alternatives A, B, C —Pros/Cons**

- Blank

**Top Reasons for A**

- Closest to what we have now
- Use land that is already designated commercial/industrial don't have more
- Best chance for county to bring in jobs

**Top Modifications to A**

- Develop the infrastructure in areas already designated for commercial development
- Promote agribusiness which blends with rural character
- Expand and improve recreational areas to attract tourism
- Revitalize historical center and aggressively market

TABLE #2

**Alternative A—Pros**

- Best of these

**Alternative A—Cons**

- Not as good as D
- Changes land use and zoning influence
- Dramatically changes land values

**Alternatives B, C—Pros/Cons**

- Blank

**Top Reasons for A**

- Best of the 3
- Allows zoning changes

**Top Modifications to A**

- Leave land zoning same
- All land use designations should reflect current zoning or county make up

- Any down zoning of property should require payment to property owner for loss of value
- Adopt Alternative D
- Respect property rights highest and best use

TABLE #3

**Alternatives A, B, C —Pros/Cons**

- Blank

**Top Reasons for B**

- Provides sufficient residential density to justify new retail and commercial investment in community centers because "Economy of scale" in concentrated areas provides efficient delivery of essential services (fire EMS law enforcement and transit)
- Keeps the integrity of existing community centers and reduces conflicts between Ag and residential
- Reduces the extent that development disturbs wildlife habitat, oak woodlands, forest, and the scenic basis for tourism

**Top Modifications to B**

- Keep existing Rancho Calaveras Land Uses exactly as they are. The new land use "Translations" are not accurate. Keep the RR-1acre min. Not RL 1-6 du/acre. Keep the RR-3acre min Not RR 1 acre min
- Retain the mineral resources land use
- Toyon Business Park area should be shown as an area for business and industrial development - a good area for jobs, away from residential population

### VALLEY SPRINGS WORKSHOP DATA—CONTINUED

**TABLE #4**

**Alternative A—Pros**

- Protects current uses
- Better prepared for college and jobs
- Let market decide
- Current is best to allow the BOS flexibility

**Alternative A—Cons**

- Costs taxpayers more money because it promotes sprawl
- Fails to push low-income housing
- Fails to push dense population centers
- Reduces rural character
- Development outpaces infrastructure
- Increases EMS response times
- Twice potential impacts in sensitive habitat areas.
- Neg. Impacts air quality

**Alternative B—Pros**

- Builds on existing community centers
- Supports retail and commercial development
- Efficient delivery of essential services
- Promotes efficient use of infrastructure
- Reduces EMS response time
- Builds in strengths - Ag, tourism, recreation and natural resources

**Alternative B—Cons**

- Opens door to massive developer influence
- Changes land use at cost to owners
- Precludes new major developments

**Alternative C—Pros**

- Greater growth is probable

**Alternative C—Cons**

- May stretch cost of providing infrastructure beyond county's ability to support levels of services may decline
- Opens door to massive developer influences
- Changes land use at cost to owners
- More severely concentrates development

**Top Reasons for B**

- Promotes continued Ag. and builds on other existing strengths (tourism, recreation, natural resources)
- Promotes efficient use of infrastructure thereby providing efficient delivery of essential services and a reduction of EMS response times
- Supports retail and commercial development by building in existing community centers

**Top Modifications to B**

- Blank

**TABLE #5**

**Alternative A—Pros**

- Changes land use designations without consent of property owners. We reject the vision and guiding principles

**Alternative A—Cons**

- Cost taxpayers more money - promotes sprawl
- Must be changed so that all land use designations reflect current zoning
- Not enough information to form opinions from maps provided

**Alternative B—Pros**

- Preserves assets of county open space that attracts people

**Alternative B—Cons**

- Changes land use designations without consent of property owners. We reject the vision and guiding principles

**Alternative C—Pros**

- Blank

**Alternative C—Cons**

- Changes land use designations without consent of property owners. We reject the vision and guiding principles

**Table 5 developed a separate alternative—"Alternative D"**

- All land use designations should reflect current zoning (avoid duplicity).
- Changes from the current land use designations should not be made unless there is extreme public need and until such time is needed.
- It's better to have no plan at all and have our property rights than to have detailed plan and lose our rights.
- Variances or amendments to the General Plan may be made:
- A. Upon application by a property owner and approval by the customary process
- B. When initiated by the county or a public agency with the written consent of the property owners involved and an affirmative vote of not less than four supervisors including the Supervisors representing the affected districts
- C. By eminent domain when the property owner is justly compensated for loss of use or reduction of the economic value of his property or other loss due to the amendment
- Eminent domain can not be used to take property for private use

### VALLEY SPRINGS WORKSHOP DATA—CONTINUED

**Table 5 did not list any top reasons or top modifications for “Alternative D” but referred back to the description of “D” (see page 49).**

**TABLE #6**

**Alternative A—Pros/Cons**

- Blank

**Alternative B—Pros/Cons**

- Blank

**Alternative C—Pros**

- Compact growth
- Need for larger commercial centers for promote job growth
- Environmental benefits to keeping commercial and infrastructure consolidated

**Alternative C—Cons**

- Blank

**Top Reasons for C**

- Compact growth
- Need for longer commercial centers to promote job growth and serve existing residential
- Environmental benefits to keeping commercial and infrastructure consolidated

**Top Modifications to C**

- Preserves property rights of rural property owners to build on smaller lots

**TABLE #7**

**Alternative A—Pros**

- All land use designations should reflect current zoning
- Protect property rights - leave zoning as is
- We enjoy our current quality of life now

**Alternative A—Cons**

- No smart growth - would allow large development outside boundary.
- Smart Growth is not a consideration for any of this planning! Do not continue last decade's policies

**Alternative B—Pros**

- The protection, improvements, and enhancements of the environment are last priority to economic development, property rights and safety services

**Alternative B—Cons**

- No smart growth
- It is unaffordable and does not put citizens first
- Housing development should be dictated by supply and demand

**Alternative C—Pros**

- Preserves current natural resources

**Alternative C—Cons**

- Where are the resources, i.e. water, sewer, etc. coming from?
- Vision statements of guiding principles are unreliable. Specific language is needed. Language is too ambiguous.

**Top Reasons for A**

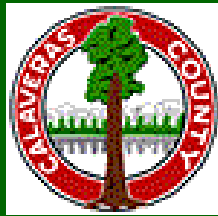
- Out of the three plan A is the best offensive with changes

**Top Modifications to A:**

- No zone change
- No smart growth
- Maintain property rights
- Mineral resources protected as designated
- No high density
- Vision statements and guiding principles should be specific. Not made public

- No roundabouts
- Preserve current and future natural resources
- Vision Statements and Guiding Principles were never presented to the public and are being incorporated into the General Plan

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