



CALAVERAS COUNTY BOARD OF SUPERVISORS AGENDA SUBMITTAL

ITEM TITLE Study Session: Release of the General Plan Land Use Map Draft #2 for discussion and public comment. Draft #2 includes land use designations for all unincorporated communities and Angels Camp Sphere of Influence. It does not include land uses for the incorporated community of Angels Camp. This is a joint Study Session with the Planning Commission.		BOARD MEETING DATE March 19, 2013	AGENDA NUMBER
Dept: Contact: Phone:	Planning Department Rebecca Willis; Brenda Gillarde 754-6394	Supervisoral District Number All	Consent Regular <input checked="" type="checkbox"/>
Published Notice Required? Yes _____ No <input checked="" type="checkbox"/> Public Hearing Required? Yes _____ No <input checked="" type="checkbox"/>		Estimated Time: 4 hours	
<input checked="" type="checkbox"/> Power Point Presentation <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Minute Order <input type="checkbox"/> Agreement <input type="checkbox"/> Budget Transfer (Must be signed by Auditor) <input checked="" type="checkbox"/> Other (specify) Study Session			
Dept. Head <i>R. Willis</i>	Counsel <i>Jarus Elliott</i>	CAO <i>J. M. H.</i>	

RECOMMENDATION:

The purpose of the study session is to introduce Draft #2 of the General Plan Land Use Map, its land use categories, comments received on Draft #1 of the land use map, and various data associated with the map for discussion and comments.

Staff recommends the Board review and discusses the land use map, land use designations, comments received on Draft #1 of the land use map, and associated data and provide direction to staff on moving forward with the General Plan map and Environmental Impact Report.

Please note that comments received from the public during the study session are not considered official public comments on the project (i.e. the general plan update). Public comments on the project for the record can be made during noticed public hearings, which will occur at a later date. However there will be time during the study session for members of the public to speak on this item and address the Board of Supervisors and the Planning Commission.

DISCUSSION:

The purpose of the Study Session is to present, review, discuss and receive direction on Draft #2 of the General Plan Land Use Map. This is the kick off to proceed with developing general plan goals, policies and the requisite general plan elements. It is also the kick off to the General Plan consultant beginning the analysis stage of the General Plan EIR.

A. Recap of General Plan Land Use Map Draft #1

General Plan Land Use Map Draft #1 was released in February 2012 and had an extended comment period until April 2012. The draft map depicted land use designations for the County's natural resource lands (forests, agriculture, mining) and the communities of Arnold, Avery, Burson, Camp Connell, Campo Seco, Dorrington, Douglas Flat, Hathaway Pines, Jenny Lind, La Contenta, Milton, Murphys, Rancho Calaveras, Tamarack, Vallecito, Wallace, and White Pines. The communities of Copperopolis, Valley Springs, San Andreas and District 2 were not included as additional time was needed to determine appropriate land uses for these areas.

The methodology employed to generate Draft #1 used a ground up approach, with the County's GIS parcel layer as the basis. This approach provides greater accuracy and facilitates making future adjustments. Staff developed a clear and easy to follow methodology that encompassed the following parameters:

- For each parcel, the following underlying characteristics were considered:
 - ❖ Ownership (public, quasi-public, agency, private)
 - ❖ Current use (as determined via aerial photographs);
 - ❖ Contiguous parcels with a single ownership;
 - ❖ Surrounding land uses and land use designations;
 - ❖ Underlying zoning;
 - ❖ Biological Constraints – waters, wetlands, flood zones, special status plant and animal species; and
 - ❖ Mineral resource zones, active mines, conservation easements, and agricultural preserves.
- Federal, State and Agency-owned land (e.g. Bureau of Land Management, Department of Fish and Game, U.S. Forestry Service) was designated Resource Management. These designations typically do not occur inside community centers.
- Areas formerly identified as Mineral Resource, Wildlife Corridor, Wildlife Area, Botanical Area, Timber Preserve, Agriculture Preserve, Dam Inundation Area, etc. were designated Resource Production. The new designation eliminates unnecessary redundancy and overlapping of multiple land use designations. Resource Production was also assigned to lands with conservation easements.

- Existing 5, 10 and 20 acre residential subdivisions were acknowledged on the land use map with distinct land use categories (Rural Transition A and B).
- Contiguous lands with similar characteristics (ownership, use, topography, zoning) were given the same land use designation to avoid ‘speckled’ land uses.
- Lands currently zoned Commercial and Industrial were given a corresponding General Plan designation.
- In some community centers (such as downtown Murphys), ‘speckled’ commercial/residential lands on Main Street were given a designation of Community Center Local, Community Center Historic or Community Center Regional. This allows the same kind of mixed use pattern represented by individual commercial/residential designations but creates more flexibility for responding to potential development proposals.
- Where a cluster of commercially zoned lands outside of a recognized community did not represent a “Community Center” it was designated Commercial and Office.

The above approach resulted in a land use map that acknowledges existing developed areas, existing designated commercial and industrial lands, and identifies new areas where development might occur. This approach respects property rights and acknowledges to the greatest extent possible the existing rural development in the County. The map distinguishes natural resource lands from community development lands based on ground-truthing. This focuses new growth in the most suitable areas and minimizes conflicts with areas intended for resource production and management.

An important component of the General Plan update effort was the review and consolidation of the general plan land use designations. Previously there were more than 125 land use categories which often overlapped and were redundant. The new list consolidates similar types of uses into 18 categories and creates a land use map that is more easily understood and user-friendly. Attachment 1 contains Draft #1 of the General Plan Land Use Map and Attachment 3 contains the land use designation designations and descriptions.

B. Comments Received on Draft #1

As previously mentioned there was an extensive public review period on the Draft #1 land use map. The original 30-day period was extended twice to allow ample time for the public to review and comment on the map. Approximately 80 individual comments were received and reviewed by staff. The comments included requests for changes to the land use designation for specific parcels, changes to larger areas encompassing resource production areas, comments on including certain areas within community plans, comments on the land use definitions and comments on the general plan update

process. Attachment 4 contains a chart summarizing each request and staff's recommended action.

C. General Plan Land Use Map Draft #2

The general plan land use map must be carefully crafted to not 'pre-entitle' development. While the map can accommodate future growth it should not anticipate or acknowledge development that is not yet entitled or is in areas where current zoning does not allow such development. Doing so would place a substantial burden on the environmental review for the general plan update that cannot be accommodated within the established budget or timeframe for the Environmental Impact Report (EIR). This overlying principle was employed in formulating Draft #1 and was similarly followed for Draft #2 of the general plan land use map.

There were several components to preparing Draft #2 of the land use map:

1. Comments on Draft #1

Staff carefully considered each of the comments received on Draft #1. Comments requesting a land use change were evaluated against the following criteria:

- Compatibility with surrounding uses, both existing and future;
- Compatibility with existing zoning;
- Retention of community separators created by resource production lands;
- Promotion of distinct community centers;
- Distance to available infrastructure including sewer, water and roads; and
- Potential to trigger unfunded environmental review for private development.

Many of the requests for land use changes could be accommodated. There were situations however that substantially deviated from the established criteria and would create potentially significant increases in the scope of the environmental review for the general plan update that cannot be accommodated within the approved EIR budget or timeline. Attachment 4 contains a detailed response to each of the change requests where appropriate. All of the changes noted in Attachment 4 were incorporated into Draft #2.

2. District 2 Community Plans

District 2 comprises over one-third of the land area within Calaveras County and contains eight distinct communities: Glencoe, Mokelumne Hill, Mountain Ranch, Paloma, Railroad Flat, Sheep Ranch, West Point, and Wilseyville. During the earlier phases of the general plan update (2008 to 2009) these communities developed draft community plans that included a set of guiding policy statements and a land use map. Staff worked closely with the communities to refine the final land use designations within each of the town centers. The results were presented in a series of public study sessions before the Planning Commission in mid-2012. The land use

maps for the 8 communities were incorporated into Draft #2, replacing the former ‘white spaces’ on Draft #1.

3. Remaining Communities

There were three remaining ‘white spaces’ on the Draft #1 land use map: Copperopolis, Valley Springs and San Andreas.

Since April 2012 the Copperopolis Community Plan Advisory Committee met monthly to discuss various land use and development issues relative to the community. After extended discussion and community input, the Committee established a community plan boundary which is reflected on Draft #2 of the general plan land use map. Land uses within the boundary were established by first acknowledging areas with approved development agreements which represents most of the developable lands within the community. Remaining lands were examined based on the criteria used for evaluating land use change requests. The results are reflected on Draft #2 of the land use map.

Land uses for Valley Springs were derived by reviewing both of the draft community plans and the existing 1974 community plan. The existing community plan boundary (1974) was retained and land uses assigned based on existing uses, current zoning, and location of infrastructure.

The community of San Andreas has an existing community plan but is proposing changes as part of the General Plan Update. Staff met with the planning committee on multiple occasions since 2010. The land uses reflected on Draft #2 represent the consensus of multiple inputs by the planning committee and other community members.

4. Buildout and Other Data

As reflected on Draft #1 and Draft #2 the overlying philosophy governing land uses for the county is to direct new development toward already developed communities and retain resource lands in viable parcel configurations for agriculture, mining, and forestry uses. To assist in understanding the implications of Draft #2 staff prepared a series of data outputs based on the land uses shown on the Draft #2 map. Those data outputs are described below.

a. Vacant Land

Table 1 indicates the amount of acreage within each of the general plan land use designations. Vacant is defined as a parcel with a structural value of \$5,000 or less. Parcels with a structural value greater than zero up to \$5,000 were examined individually using recent aerial photos and only those with no discernible residence were included.

As might be expected Resource Production lands contain the most vacant acreage, followed by Working Lands, Rural Transition B and Industrial. Based on vacant acreage data it appears the greatest potential countywide for future development is residential with non-residential development focused in Industrial and Public/Institutional, followed by Commercial Office, Commercial Recreation and Community Center Local. It should be noted there are substantial acreages in Industrial and Public/Institutional that are not expected to change much from current usage over the next 20 years (i.e. PAWS, Calaveras Cement Plant and San Andreas Sanitary District).

Table 1 also provides data on total number of vacant parcels and vacant parcels 5 acres or less by general plan land use category. There are about 8,300 such parcels with over 700 in resource production categories (Resource Production, Working Lands) and about 2,700 in rural residential categories (Rural Transition A and B, Rural Residential, Rural Home). This indicates a substantial reservoir of vacant parcels in smaller lot sizes in a variety of a land use categories which can reduce pressure on further subdividing larger resource acreages.

Table 1
Vacant Land by General Plan Land Use Category and Parcel Size*

General Plan Land Use Category	Vacant Acres	Vacant Parcels	Vacant Parcels 5 Acres or Less
Resource Production (RP)	212,582	2,353	306
Working Lands (WL)	25,230	1,635	479
Rural Transition B (RTB)	7,992	1,589	907
Industrial (I)	7,820	152	59
Rural Residential (RR)	5,755	1,821	1,656
Rural Transition A (RTA)	3,628	409	141
Public and Institutional (PI)	3,120	221	155
Residential Low Density (RLD)	2,252	3,010	2,964
Resource Management (RM)	1,820	70	45
Park and Recreation (PR)	958	240	201
Commercial and Office (CO)	877	229	179
Commercial Recreation (CR)	550	34	20
Community Center Local (CCL)	496	221	197
Residential Medium Density (RMD)	384	631	617
Community Center Historic (CCH)	285	144	127
Rural Home (RHO)	220	133	125
Community Center Regional (CCR)	160	189	183
Residential High Density (RHD)	61	20	17
Total	274,190	13,101	8,378

* Countywide; excludes incorporated City of Angels. Excludes lands owned by PAWS, Calaveras Cement Plant and San Andreas Sanitary District.

b. Parcel Splits

Staff calculated the potential for new parcels based on vacant land data. This calculation does not include underdeveloped lands, i.e. have an existing dwelling but could be further subdivided. To report out this information with any kind of certainty would require substantial staff resources and have serious implications for the general plan timetable. Table 2 shows the land use category with the greatest potential for parcel splits is Residential Rural followed by Resource Production. Lands with the lowest potential to split are Rural Transition A followed by Working Lands. Given the presently proposed parcel range for Resource Production (40-160 acres), a substantial number of new 40-acre parcels could occur.

Table 2
Potential Parcel Splits on Vacant Land by General Plan Land Use Category*

General Plan Land Use Category	Existing Number of Parcels	Potential Number of New Parcels
Rural Residential (RR)	1,783	3,931
Resource Production (RP)	2,328	2,961
Rural Transition B (RTB)	1,567	312
Rural Home (RHO)	123	303
Working Lands (WL)	1,626	80
Rural Transition A (RTA)	406	40
Total	7,833	7,627

* Calculation based on proposed minimum parcel size for each land use designation.

c. Carrying Capacity

Residential Carrying Capacity

An estimate of how many units and population could be accommodated by the proposed Draft #2 land use map was developed by staff using the county's GIS data base system. This estimate is known as 'carrying capacity' and represents how much development could occur within the county over the life of the general plan using a set of described parameters. It does not represent actual buildout nor does it express with any certainty what will occur. It is simply a way to understand the development potential of the land use map.

Vacant parcels were identified using the set of parameters previously discussed in 'Section a. Vacant Land,' above. A buildout formula was assigned for each general plan land use designation that accommodates residential units (see Attachment 5). Buildout was calculated at the median of each land use category to represent a more realistic capacity given potential limitations imposed by constraints on individual parcels (e.g. high fire hazard, flooding, steep slopes, low groundwater, etc.).

Table 3 indicates the carrying capacity for individual communities and for the remainder of the County, excluding lands within the City of Angels Sphere of Influence. Communities are ordered from greatest to least amount of capacity potential. The four top communities are Copperopolis, Arnold and San Andreas, and Mokelumne Hill. The primary reasons for these communities being in the top list are:

- Copperopolis: Majority of development potential approved and secured by Development Agreements, vesting maps and specific plans.
- Arnold: Development potential based on existing lot configurations and zoning.
- San Andreas: Development potential based on existing Community Plan and existing zoning. Proposed community plan carries forward this potential.
- Mokelumne Hill: Development potential based on existing Community Plan and existing zoning. Proposed community plan carries forward this potential.

Lands outside identified communities could accommodate an additional 16,415 units and 39,232 persons, for a total General Plan carrying capacity of 33,698 units and 80,539 persons. This is additional capacity above existing units and population in Calaveras County.

Table 3
Residential Carrying Capacity by General Plan Land Use Category

Community	Estimated Additional Units	Estimated Additional Population
Copperopolis	6,968	16,654
Arnold	3,923	9,376
San Andreas	1,966	4,699
Mokelumne Hill	1,047	2,502
Murphys-Douglas Flat	772	1,845
Wallace	755	1,804
Avery-Hathaway Pines	538	1,286
Valley Springs	445	1,064
West Point	283	676
Railroad Flat	235	562
Willseyville	159	380
Paloma	80	191
Mountain Ranch	72	172
Glencoe	20	48
Sheep Ranch	20	48
Total Community Plans	17,283	41,307
Areas Outside Communities	16,415	39,232
TOTAL GP BUILDOUT	33,698	80,539

Table 4 shows a comparison between existing and potential population under three different scenarios – the current 1996 General Plan, the proposed General Plan and the Department of Finance (DOF) projections for 2035. Based on 2010 census data currently there are 45,578 persons in Calaveras County, including Angels Camp. For Year 2035, the General Plan horizon year, DOF projects a modest population increase – 9,963 persons – for a total of 55,541 persons. This equates to an annual increment of 399 persons per year.

Table 4 illustrates there is more than enough carrying capacity in the proposed general plan to accommodate the projected DOF population for Year 2035. The proposed plan could accommodate about 126,100 persons, more than double what DOF projects for Year 2035. By comparison the existing General Plan would accommodate approximately 322,900 persons, almost five times the DOF projections.

Table 4
Comparison of Existing and Potential Population

	Additional Population	Total Population
Existing Population¹	n/a	45,578
DOF Projections²	9,963	55,541
Proposed General Plan	80,539	126,117
Existing General Plan	277,316 ³	322,894

¹ California Department of Finance, Census 2010 Summary File 1, prepared by the U.S. Census Bureau, 2011. Profile prepared by the California State Data Center, (916) 323-4086 (www.dof.ca.gov). Angels Camp represents 9% of countywide population.

² For Year 2035. California Department of Finance, Demographic Research Unit, May 2012

³ Based on 2.39 person per household per 2010 Census Data, California Department of Finance and 1996 General Plan projected new units (116,032)

Table 5 shows a comparison between existing and potential number of units under the same three scenarios in Table 4. According to the 2010 Census Data there are 18,886 units in Calaveras County, including Angels Camp. Based on DOF population projections, there would be approximately 23,200 units for Year 2035. This equates to an annual increment of about 174 units per year. As a reference point, building permits issued from 2007 to 2011 for residential units were 297, 170, 39, 37 and 40 respectively.

Table 5 illustrates there is more than enough carrying capacity in the proposed general plan to accommodate projected DOF units for Year 2035. The proposed plan could accommodate about 52,590 units, more than double what DOF projects for Year 2035. By comparison the existing General Plan would accommodate about 134,900 units, almost five times the DOF projections.

Table 5
Comparison of Existing and Potential Units

	Additional Units	Total Units
Existing Units ¹	n/a	18,886
DOF Projections ²	4,353	23,239
Proposed General Plan	33,698	52,584
Existing General Plan ³	116,032	134,918

¹ California Department of Finance, Census 2010 Summary File 1, prepared by the U.S. Census Bureau, 2011. Profile prepared by the California State Data Center, (916) 323-4086 (www.dof.ca.gov).

² Calculated using 2.39 persons per household and DOF Year 2035 population projections

³ 1996 Calaveras County General Plan, page 80

One of the primary underlying principles of the proposed plan is to focus development within or near existing communities and retain resource lands for agriculture, forestry, mineral extraction and natural habitat. As demonstrated in Table 3 the proposed land use plan provides for an almost equal amount of development within and outside community plan areas. Development that would occur outside community plan areas is largely the result of potential parcel splits on resource lands, notably those areas designated Resource Production (refer to Table 2). If the desire is to reduce this potential consideration of a larger minimum parcel size would be one option. Another option would be to craft general plan policies that provide guidance on subdividing resource production lands.

5. Summary

The prior tables demonstrate that while the proposed land use map reduces the amount of potential development allowed by the current plan, it still provides significant capacity above DOF projections for Year 2035. This allows substantial development flexibility in terms of density, intensity and location of future development. The proposed map respects private property rights by acknowledging development patterns that have already occurred, particularly ranchette development in resource production areas and non-residential development that has occurred outside community centers.

In order to move forward with the general plan a land use map must be solidified. The map establishes the foundation upon which the general plan elements and policies are built around. It provides data so that three key components of the plan can begin: traffic and circulation, biotics and noise. Moving forward with the proposed Draft #2 map does not permanently fix all of the land uses. There will still be opportunities for minor changes as the general plan program proceeds and even after adopted, the plan can be amended up to four times a calendar year. However direction is need to proceed with Draft #2 as it provides the necessary starting point for preparing the general plan elements, policies and environmental analysis.

D. Discussion

The Board and Planning Commission should discuss and provide comments to staff on the following:

1. Does the land use pattern represented by Draft #2 align with the underlying principles of the general plan to focus growth within community centers and maintain larger acreages for areas outside and between communities?
2. Given the number of potential parcel splits in Resource Production should the minimum parcel size be discussed/modified?
3. Does the potential 'buildout' within the following communities seem reasonable or do any warrant further discussion/modification: Copperopolis, Arnold, San Andreas, Mokelumne Hill, and Valley Springs.
4. Are there further modifications to Draft #2 that should be made prior to proceeding with the land use map for general plan policy development and EIR analysis?

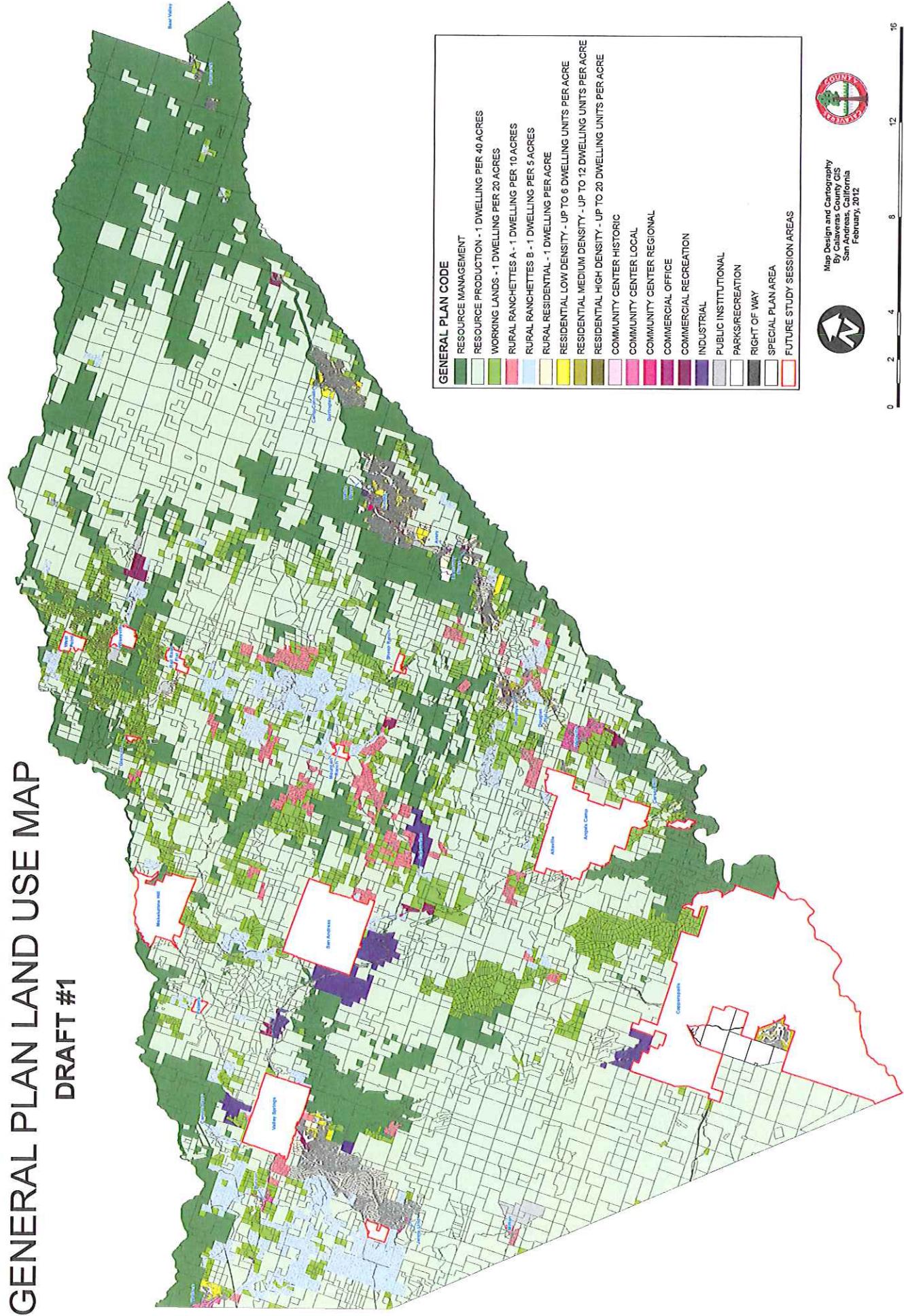
ATTACHMENTS:

1. Draft #1 General Plan Land Use Map
2. Draft #2 General Plan Land Use
3. Land Use Designations and Descriptions
4. Land Use Change Requests
5. Assumptions for Residential Carrying Capacity

ATTACHMENT 1

Draft #1 General Plan Land Use Map

CALAVERAS COUNTY GENERAL PLAN LAND USE MAP DRAFT #1



Map Design and Cartography
By Calaveras County GIS
San Andreas, California
February, 2012



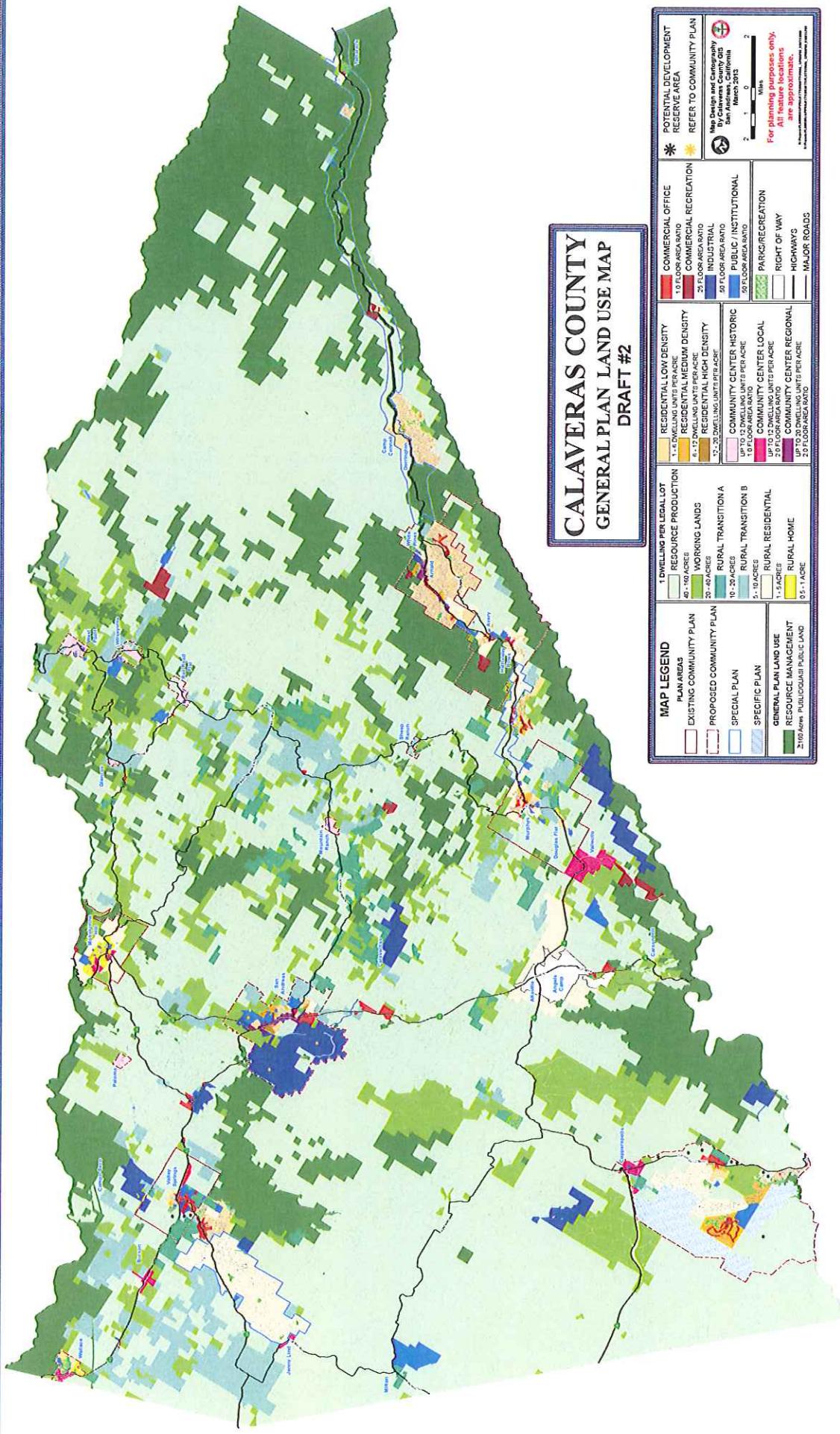
ATTACHMENT 2

Draft #2 General Plan Land Use Map

**CALAVERAS COUNTY
GENERAL PLAN LAND USE MAP
DRAFT #2**

POTENTIAL DEVELOPMENT RESERVE AREA REFER TO COMMUNITY PLAN	
*	Map Design and Cartography By Calaveras County GID Data: March 2013
SUN	For planning purposes only. All location locations are approximate.
WIND	Wind Resource Assessment by Calaveras County GID Data: March 2013
MAJOR ROADS	Major Roads

COMMERCIAL OFFICE	1 FLOR AREA RATIO
COMMERCIAL RECREATION	25 FLOR AREA RATIO
INDUSTRIAL	40 FLOR AREA RATIO
PUBLIC INSTITUTIONAL	50 FLOR AREA RATIO
PARKS/RECREATION	50 FLOR AREA RATIO
RIGHT OF WAY	50 FLOR AREA RATIO
HIGHWAYS	50 FLOR AREA RATIO
MAJOR ROADS	50 FLOR AREA RATIO



ATTACHMENT 3

Land Use Designations and Descriptions

GENERAL PLAN LAND USE DESIGNATIONS AND DESCRIPTIONS SYNOPSIS¹

March 2013

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
Natural Resource Lands		
RM Resource Management	≥ 160 acres	The purpose of this designation is to protect public and quasi-public lands that are managed for timber, watershed, water quality protection and groundwater recharge. Management of such lands also benefits the County's ecosystem functions including plant and wildlife habitat, waterways and wetlands, wildlife travel corridors, and the potential for carbon sequestration. This designation applies to public lands owned by the State or Federal government (e.g., State Parks, USFS, BLM), public agencies (e.g. EBMUD), and public utilities (e.g. PG&E). Typical uses include low intensity agriculture (e.g., grazing), forestry, open space conservation, natural resource management, recreation, public and quasi-public uses, and other similar and compatible uses.
RP Resource Production	40-160 acres 1 dwelling per legal lot	The purpose of this designation is to 1) identify those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; 2) to maintain the land's viability and economic productivity; and 3) protect these lands from the intrusion of incompatible uses or activities. Resource Production lands have the capability of being utilized for several resource production uses and/or compatible activities and zoning will allow for these multiple uses. This designation also includes, but is not limited to, lands with conservation easements and lands designated as critical habitat areas, timber production, and agricultural preserves).

¹This table represents a summary of the land use description section that will ultimately appear in the General Plan document. It is intended to provide an overview of each land use designation in terms of purpose and typical uses.

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
		<p>To minimize the impact of residential development that may occur, use of the following techniques is encouraged: cluster development, transfer of development rights (TDRs) and other innovative techniques designed to focus on the location and grouping of residences on parcels to minimize development impacts on resource production lands.</p> <p>Typical uses include irrigated and non-irrigated crop production, orchards and vineyards, grazing and raising of livestock, and value-added agricultural production; timbers and forest product production and harvestings; mineral exploration and extraction; other uses/activities that support these operations (e.g. production and processing facilities, farm stands, tasting rooms); agritourism; public and quasi-public uses; and other similar and compatible uses. Residential uses include one principal dwelling per legal lot, a secondary dwelling unit and accessory structures as allowed by Title 17 of the zoning code.</p>
WL	Working Lands 20-40 acres 1 dwelling per legal lot	<p>The purpose of this designation is to protect the viability of rural agricultural and forestry practices on smaller parcels located in or adjacent to existing communities. This category includes lands with a combination of residential and home-based businesses. These ‘cottage industry’ businesses contribute significantly to the County’s economy. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas.</p> <p>These lands allow the continuation of small scale resource production and other rural home-based business operations that are compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production/harvesting, mineral extraction, small scale commercial/industrial uses secondary to the principle residence, animal husbandry, livestock including horses, sheep, chickens and other farm animals, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Residential uses include one principal dwelling, a secondary dwelling unit per legal lot and accessory buildings as permitted by the zoning code. Generally these lands have limited access to services and infrastructure.</p>

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
RTA	Rural Transition A 10-20 acres 1 dwelling per legal lot	This purpose of this designation is to recognize areas where rural neighborhoods are established. The primary use is residential but may include small agriculture/forest operations for personal or small scale commercial use with minimal potential for conflicts with more intensely developed areas. Typical activities include small farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and animals for personal or small scale commercial use (e.g. sheep, goats, llamas/alpacas, horses, etc.).
RTB	Rural Transition B 5-10 acres 1 dwelling per legal lot	This category has the same intent and purpose as Rural Transition A but on a smaller scale. It recognizes historical residential subdivisions that developed in the County over time. The primary use is residential but may include small agriculture/forest operations for personal or small scale commercial use with minimal potential for conflicts with more intensely developed areas. Typical activities include small farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and animals for personal or small scale commercial use (e.g. sheep, goats, llamas/alpacas, horses, etc.).
Residential Lands		
RR	Rural Residential 1-5 acres 1 dwelling per legal lot	The purpose of this designation is to provide for rural residential uses in areas that previously subdivided into one acre + lots where public water and/or public sewer are not available. Further subdivision in these areas will be limited by the availability of adequate infrastructure (sewer, water, roads). Typical uses include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RHO	Rural Home 0.5 – 1 acre 1 dwelling per legal lot	The purpose of this designation is to provide for rural residential uses in areas that previously subdivided into half-acre lots where public water and/or public sewer is available. Further subdivision in these areas will be limited by the availability of adequate public infrastructure (sewer, water, roads). Typical uses include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
RLD Residential Low Density	1-6 dwelling units per acre	The purpose of this designation is to provide for single family residential development in areas with public water and sewer service. Typical uses include detached single family homes, secondary dwelling units, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RMD Residential Medium Density	6-12 dwelling units per acre	The purpose of this designation is to provide for a mix of residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g., duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RHD Residential High Density	12-20 dwelling units per acre	The purpose of this designation is to provide for higher density residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g., duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
Mixed Use Lands		
CCH Community Center Historic	Up to 12 du/acre 1.0 FAR See Community Plans	The purpose of this designation is to preserve and protect the historic core of existing communities. Typical uses include single-use or mixed-use developments with single-family and multi-family residential, retail, commercial, service, recreational, religious, institutional, agricultural, public and quasi-public uses (e.g., school, library, park, post office, fire station), and other similar and compatible uses. Where historic districts coincide with this designation, community-specific historic design guidelines may apply. Refer to community plans for more specific information regarding intensity, density, aesthetic standards, and where applicable, design guidelines. Development of these areas is contingent on availability of adequate public infrastructure (water, sewer, roads).

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
CCL Community Center Local	Up to 12 du/acre 2.0 FAR See Community Plans	The purpose of this designation is to provide for local-serving single-use or mixed-use with a balance of residential and commercial uses, primarily within a community or town center. Typical uses include: non-residential specialty grocery stores, professional offices, repair services, food and beverage sales, gasoline service stations, and other small businesses; residential uses such as live-work units, second floor residential, multi-family units (e.g., duplexes, condominiums, townhouses, apartments); public and quasi-public uses (e.g., school, library, park); and other similar and compatible uses. Refer to community plans for additional policies regarding intensity, density, and aesthetic standards, and where applicable, design guidelines. Development of these areas is contingent on availability of adequate public infrastructure (water, sewer, roads).
CCR Community Center Regional	Up to 20 du/acre 2.0 FAR See Community Plans	The purpose of this designation is to provide for regional community centers that provide mainly for commercial, office, and institutional uses with residential as a secondary use. Typical uses include: non-residential such as eating and drinking establishments, food and beverage sales, major grocery stores, general merchandise stores, professional offices, gasoline service stations, and entertainment services; residential such as live-work units, second floor residential, multi-family units (e.g. duplexes, condominiums, townhouses, apartments); public and quasi-public uses (e.g., school, library, park); and other similar and compatible uses. Development of these areas is contingent on availability of adequate public infrastructure (water, sewer, roads).
Commercial and Industrial Lands		
CO Commercial and Office	1.0 FAR	The purpose of this designation is to provide for general and service commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, service commercial (e.g. automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. Compatibility with adjacent uses is ensured through adherence to landscaping, buffering, and design standards.

CODE/CATEGORY/DESIGNATION	DENSITY	DESCRIPTION
CR Commercial Recreation	0.25 FAR	The purpose of this designation is to provide for a mix of commercial uses serving residents, tourists, and other visitors. Typical uses include regional recreational activities (e.g., golf courses) and services (e.g., dining and entertainment), destination resorts, lodging facilities (e.g., hotels, motels, retreats), wineries, spas, private campgrounds, outdoor sports and athletics complexes, public and quasi-public, and other similar and compatible uses.
I Industrial	0.5 FAR	The purpose of this designation is to provide for industrial areas that currently have or will have in the foreseeable future sufficient public infrastructure (water, sewer, roads). Buffering from sensitive uses will be required. Typical uses include light and heavy industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, public and quasi-public, and other similar and compatible uses.
P1 Public/Institutional	0.5 FAR	The purpose of this designation is to provide for public or quasi-public facilities. Typical uses include schools, community centers, libraries, airports, cemeteries, fire stations, sewer and water treatment facilities, power substations, and other similar and compatible uses.
Other		
PR Parks and Recreation	n/a	The purpose of this designation is to provide for active or passive outdoor recreation uses on public or private owned land. Typical uses include parks and playgrounds, sports fields, subdivision common areas, recreation facilities, and outdoor activity areas such as trails.
ROW Right of Way	n/a	This designation acknowledges parcels and corridors in the county that are specifically dedicated for roadway right of way. Typically these parcels are owned by the county or state.

ATTACHMENT 4

Land Use Change Requests

STAFF RESPONSES TO COMMENTS RECEIVED ON GENERAL PLAN LAND USE MAP DRAFT #1
FEBRUARY 2013*

COMMENT	STAFF ACTION
Land Use Mapping/Change Requests	
Aaron Benedetti. 50-002-102. 72 acres. Zoned RA-5. Draft #1 shows RP. Purchased in 2009 with sole intention of subdividing. Price based on future use. Irreparably harmed. Wants at least a one-time split on property.	Not granted. Prior project. 2005-077. California Tiger Salamander on site. Per US Fish and Wildlife Service project would result in a take. Application withdrawn.
Bob Garamendi. Requested Resource Production (RP) and Working Lands (WL) on certain of his properties.	Granted. Met land use designation criteria.
Bob Garamendi. <ul style="list-style-type: none"> a. Perhaps small parcels in West Point, Glencoe, Rail Road Flat and Wilseyville should be changed from Working Lands to Rural Transition 10ac., Sac. or RR 1ac. 2) b. Isolated RP parcels intermixed with residential parcels in the west side of the county between Highways 12 and 26 to WL may be best designated as Working Lands to allow infill. 	<ul style="list-style-type: none"> a. Designations were changed in certain areas to reflect existing parcel sizes. b. RP parcels in this area range from 50 to 300+ acres. Were left RP which is in alignment with the definition and purpose of that general plan land use category.
CCWD, Joone Lopez. 3/29 letter. Raise following points: <ul style="list-style-type: none"> - Understand 5-40 acre but can't serve with public water/sewer - Must have concentrated densities to provide cost effective water/sewer - Should identify areas where groundwater is and is not reliable - Very expensive to provide water/sewer after well/septic failure in low density areas - County should work with district to identify suitable and non-suitable development areas - County should work with district on the water policy portion of the GP 	<ul style="list-style-type: none"> - Comments noted. Staff continues to work with District on water-related land use issues.
Christine Owens, Rail Road Flat. Wants to subdivide 70 acre property at future date. Property surrounds Jeff Davis reservoir. Draft #1 shows as RP.	Granted. Changed designation from RP to WL. WL compatible with existing RR-20 zoning. Applicant initiated zoning amendment in 2005 approved to permit further division.

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COMMENT	STAFF ACTION
Cindy Brown. Change following parcels to RTB and commercial. <u>Zoning</u> 046-017-074 22ac 046-017-099 14ac 046-017-119 5ac 046-017-120 5ac 046-017-125 73ac 046-017-118 046-017-121 make RTB make RTB make RTB make RTB make RTB make RTB make RTB	Granted. See column to left for changes made.
Clark and Janet Catlin. <u>8742 Oak Ridge Road.</u> APN 21-021-13. Oppose any change in the lot sizes within our subdivision. Want at least 20 acres.	Granted. Parcel changed to WL.
Colleen Platt. February 13 email. a. What are the criteria for choosing RT-B over RT-A for 10-20 acre parcels? If a 10-20 acre parcel is in RT-B, will it be able to be subdivided into 5-acre parcels without a general plan amendment? Colleen Platt. February 27 email. Submitted data confirming presence of larger parcels around Valley Springs.	<p>Purpose of Rural Transition designations is to recognize existing areas where this type of parcelization already occurred but not encourage further subdivision. Rather than create a patchwork quilt of different land uses some areas with larger parcels may be included within a RTB designation. In that case a few parcels may be able to subdivide but it would be contained within an area that already has that density.</p> <p>Future non-residential development is primarily located near existing community centers. The Community Center designations (CCH, CCL, CCR) and the Commercial/Office designation denote these areas. EIR will address infrastructure impacts and mitigations.</p> <p>Lands designated industrial based on existing general plan and zoning. EIR will address infrastructure impacts and mitigations.</p>
c. For areas that do not "currently have...sufficient infrastructure", how will it be determined they "will have in the foreseeable future", in order to retain their industrial category? What is "sufficient infrastructure" (public water? other?)?	Comment noted.

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COMMENT	STAFF ACTION
COLLEEN PLATT. MARCH 29 EMAIL.	
<p>a. <u>Quail Oaks Subdivision.</u></p> <p>Quail Oaks is an existing subdivision of 10-acre+ parcels, lying partly inside the Valley Springs Community Plan (VSCP), partly outside and to the west, and partly outside and to the south. In Land Use Map Draft #1, the western part of the Quail Oaks Subdivision is correctly designated RTA (1 dwelling/10 acres), but the southern part is designated RR (1 dwelling per acre). This is incorrect—the RR area should also be designated RTA to reflect the existing 10-acre rural ranchettes, lack of public water and sewer in Quail Oaks, and to reflect consistency within the subdivision. There appear to be 17 parcels needing correction to RTA: 46032-003, -004, -005; 46034-001, -002, -006, -007; 46035-001, -002, -003, -004, -005, -006, -007, -012, -013, and -014. <u>Note:</u> The portion of Quail Oaks inside the VSCP has yet to be shown, but should be the same designation (RTA) for consistency of the entire subdivision.</p>	<p>Granted. Following parcels changed to RTA, including two parcels not identified by commenter that are also part of Quail Oaks: 46-032-003, -004, -005; 46-034-001, -002, -004, -005, -006, -007; 46-035-001, -002, -003, -004, -005, -006, -007, -012, -013, and -014.</p>
<p>b. <u>Country View Estates Subdivision</u></p> <p>Country View Estates is an existing small subdivision adjacent to and east of Quail Oaks, consisting of seven 5-acre parcels. Most of the parcels are residential but Lot 1 on Highway 26 is in commercial use. Two of the residential lots are correctly designated RTB (1 dwelling/5 acres), but 4 of the residential 5-acre lots are designated RR (1 dwelling per acre). This is incorrect; there is no public sewer or water. For consistency, these parcels should also be RTB: 73044-002, -003, -004, and -005.</p>	<p>Granted. Following parcels changed to RTB: 73-044-002, -003, -004, and -005.</p>
<p>c. <u>La Contenta Golf Course</u></p> <p>The three parcels of the La Contenta Golf Course are shown in Draft Map #1 as RL Residential Low Density (2 parcels) and PR Parks and Recreation (1 parcel). Should change to CR Commercial Recreation. APNs 73042-090, 73042-126, and 73042-091.</p>	<p>73 042 090. Granted. Changed to CR.</p> <p>73 042 126. Not granted. Remains RL to reflect underlying zoning.</p> <p>73 042 091. Not granted. Remains RL to reflect underlying R-1 zoning.</p>

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COMMENT	STAFF ACTION
<p>d. <u>North Vista Plaza</u></p> <p>North Vista Plaza is an approved tentative map residential subdivision which has not yet been built (2005-190, approved in January 2008), consisting of four parcels on approx. 34 acres at the end of Vista del Lago West in La Contenta. Three parcels are shown on Draft Map #1 as RR (1 dwelling per acre) and one parcel is designated PR (Parks and Recreation). All four parcels should be designated RL to reflect the 156-unit approved subdivision (unless the tentative map has expired). The parcels affected are: 73056-001, -002, -003, and -009.</p>	<p>Granted. All four parcels changed to RLD (residential low density).</p>
<p>e. <u>Rancho Calaveras Parks/Recreation</u></p> <p>Approximately 12 parcels on Rancho Calaveras Special Plan Land Use Map show as recreation. Most belong to Rancho Calaveras Property Owners Association (RCPOA). Only 1 parcel so designated on Draft #1 map. See list of additional parcels that should be designated Parks/Recreation (based on a 2006 handout). Special plan map posted on county website is not accurate regarding recreation parcels.</p>	<p>Following parcels were changed to parks & recreation: 70-002-008, 70-017-008, 70-034-018, 70-038-006, 71-005-009, 71-006-009, 71-013-009, 71-014-007, 71-022-012. 50-010-033 not changed. Entire parcel is residential; green area on Rancho map denotes residual open space. No separate parcel for that area.</p>
<p>f. <u>Rancho Calaveras 3+ acre lots</u></p> <p>APNs 50-010-32 & -33 should also be designated recreation. Private ownership. Portions set aside years ago to protect open space recreation because contain steep slopes, flammable chaparral brush, oak woodlands, and are critical watershed lands located adjacent to the Calaveras River.</p>	<p>Rancho Special Plan map on website will be changed to reflect designation of four very small parcels to parks & recreation.</p>
	<p>Not granted. The Rancho Calaveras Special Plans already provides guidance on appropriate land use designations. Staff will work with the underlying zoning to protect the 3 acre minimum.</p>

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COMMENT	STAFF ACTION
<p><u>g. 40-acre and larger parcels designated Working Lands</u></p> <p>Designate following properties to RP in order to preserve large parcels of Ag lands:</p> <p>40001037, 40001043, 40001065 (182 acres, one owner), 40001066, 40001086,(115 acres), 40001070, 48018049 (94 acres, one owner), 48021141, 48021142 (91 acres, one owner), 480338035 (45 acres), 50003037 (62 acres)</p>	<p>Some granted; see list below.</p> <p>40001037: 44 ac. RA-X. Make RP 40001043: 39 ac. RR. Leave WL. 40001065: 16 ac. RA-X Leave WL. 40001066: 41 ac. RA-X Make RP. 40001086: 114 ac. RA. Make RP. 40001070: 43 ac. RR. Make RP. 48018049: 19 ac. RA-10 Leave WL. 48018187: 86 ac. RA-10 Make RP. 48021141: 53 ac. A1. Make RP 48021142: 38 ac. A1. Leave WL 48038035: 45 ac. RR Make RP. 50003037: 62 ac. A1. Make RP.</p>
<p><u>h. APNs 07-343-011, 73-043-014, 73-043-020</u></p> <p>Parcel 07-343-011 designated RTB (1 dwelling/ 5 acres). Is 17 acres, half in creek flood zone, currently undeveloped, used for cattle grazing, surrounded by large-parcel Ag resource lands with oaks and steep slopes. Redesignate to RP or WL.</p> <p>Parcels 73-043-014 and 73-043-020 (33 and 24 acres, one owner) designated RTB (1 dwelling/ 5 acres). Contain oak woodlands, used for cattle grazing, serve as a buffer between the Jenny Lind school and nearby Rancho residences. Designate RP or WL.</p>	<p>Not granted. Parcels have public water and near school.</p>
	<p>Note: correct APN for 07-343-011 is 73-043-011.</p>
<p>Dave Haley, Castle & Cook. There is no purpose to defining land use parcel beyond a general bubble plan land use designation concept for the designated planning horizon. Extending the general plan beyond its purpose uses county resources beyond what is necessary.</p> <p>David and Brenda Barboza. 48-025-255. 50 Duck Creek Ct. Valley Springs. Maintain alpaca ranch on 5 acre property. Want zoning to remain RA.</p>	<p>Commenter met with staff.</p> <p>No action. County not rezoning properties now. Rezoning follows after GP adopted. Property currently proposed as RTB.</p> <p>Should not affect zoning or alpaca operation.</p>
<p>Dennis and Marie Bullock/9399 Live Oak lane/Mountain Ranch. APN 21-020-05 and APN 21 020-07. Oppose 5 acre Ranches in Oakridge Subdivision. Zoned RR 20 acre.</p> <p>Greg Justice. Wants a conservation easement over properties. APNs: 36-014-028, 029, 035, 038, 040, 041. 36-015-03, 04, 05.</p>	<p>Granted. Parcels left RP and WL.</p> <p>Granted. Changed properties to RP.</p>

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COMMENT	STAFF ACTION
Gregory McCarthy. APN: 36-009-039. WL. Wants RP. Part of a larger boundary line adjustment.	Granted.
James Horst. 32-003-15 & 16. Hwy 4, Arnold. Wants CCL. Existing commercial.	Granted.
Jay and Kim Skeen. APN 010-017-044. Remove property from Wilseyville Community Center and change to "Rural Transition B".	Granted.
Jeff Pettit/Pamela Bennett. 8743 Oak Ridge Road, Mountain Ranch. Oppose making their 20 acre parcel 5 acres.	Granted. Parcel changed to WL.
Joe Bechelli. 1215 Watertown Road (APN 048-002-037). Request to change from Rural Transition A (10 acres) to B (5 acres).	Granted. Property is near heavy industrial and other RTB properties.
Joe Kelly. Declining water table in west county should be used as a flag to minimize further subdivisions in that area (2/23/12 PC Study Session)	Comment noted.
Joe Kelly. Need to do a water and wastewater capacity assessment prior to land use map being formed (2/23/12 PC Study Session)	Comment noted.
John Dell'Orto. Wants WL on 4 large acreage parcels. APNs: 16-012-042, 16-015-002, 16-015-038, 16-017-015.	Not granted. Owner still in discussion about ultimate plans for properties.
LaVon Price/9200 Live Oak Ln/Mtn Ranch Ca 95246. APN 021-021-010 and 021-021-009. Oppose 5 acre rachette change in the Oakridge Subdivision in Mtn. Ranch. Zoned 40 acre minimum. Retain large lots.	Granted. Parcels changed to WL.
Linda and Mariano Silva. APN 21-021-001, 002, 8189 and 8269 Oak Ridge Road. Now show as RTB. Want WL.	Granted. Parcel changed to WL.
Mara Naber/9099 Live Oak Lane/Oakridge Subdivision. Area should be 20-40 acres, not 5 acre lots; don't have infrastructure to serve.	Granted. See changes in following 5 rows.
Mark & Diane Sweeney. Letter. 66-031-028. Wants RA-20 zoning like his neighbors. Currently zoned U.	Not granted. County not rezoning properties now. Rezoning will follow after GP adopted. Property currently proposed as RP (48 ac).
Merle Holman. APN 64-029-062, 5,29 acres. Lake Tulloch waterfront property (most of this parcel is underwater). Has C2-PD zoning. GP now shows as RTB (5-10 ac). Prior GP shows as FSFR 5. Wants commercial use. Has boat dock/related items business. [Granted. Changed designation to commercial, commensurate with underlying zoning.
Michael & Patty Sweet. Letter.12-010-088, 26 (23.6) acres. Wants to subdivide for his 3 sons. Received approval in 2001 for RA-5 zoning.	Granted. Changed designation to RTB, commensurate with applicant initiated approved zoning amendment to RA-5.
Moon Lee. 1390 N. Rail Road Flat Road. APN: 014-017-031. Proposed land use is RP. Wants Working Lands. Would better fit his needs. 59.5 acres.	Not granted. Area surrounded by RM and WL. Parcel size criteria prescribes RP.

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COMMENT	STAFF ACTION
Muriel Zeller. 4/7/12 email. Provides data and rationale for maintain larger acreages in resource production and working lands in the greater Valley Springs area.	Comment noted. Staff spoke in person with commenter.
Peter Wiebens. Don't change the land use or zoning on these parcels: # 016-021-025-000/ 7258 Hawver Road or any neighboring parcels without notifying the owners and getting a vote of the people.	Comment noted.
Ren'e and Suzanne Visser. 1111 Britchen Drive. Diamond XX. 4/1/12 hard copy letter. Don't change land use map for their property.	Granted. Property is 21.97 acres and proposed as WL, as are other surrounding parcels.
Richard Lazzari. 5599 Del Sol Ln San Andreas, APN 38001048. 20 acres. Wants change from Rural Transition A to Working Lands. Wants to do ag on property, not build a residence. Surrounding parcels are Rural Transition A and BLM land. Nearby are Working Lands.	Granted.
Ron Kopf . 209 743-6193. Wants 913 acres in Copper area designated Urban Reserve. Current GP designates as RC, CC, and FSFR-5. Want to develop a mixed use plan. APNs:	Not granted. Discussed as part of Copperopolis Community plan process.
64-029-049 64-029-050 64-029-051 64-029-052 64-029-053	
Ron Randall. Requests these 3 parcel be redesignated from RP to WL APN 050-029-019 (approx 226 acres) APN 050-032-012 (approx 50 acres) APN 018-002-053 (approx 195 acres)	Not granted. Acresages commensurate with range for RP (40-160). Lands zoned AP, used for grazing, developed with a working clay pit with an approved SMARA Reclamation Plan. Two parcels contiguous to Coe industrial lands; would serve as buffer zones.
Sam Weiner. APN 36 008 039. 33 ac. Owner requests change from WL to RP.	Granted.
Sierra Nevada Recreation Corporation. APNs 66-031-037, 060, 061, 062. Recently purchased these properties and request Commercial Recreation to expand existing operations at Moaning Caves.	Granted.
Susan Day. APN 010-017-036, 4018 Tree Lane, Wilseyville. Re-designate Rural Transition B, rather than as CCL/CCH. Remove from Town Center.	Granted.

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COMMENT	STAFF ACTION
Trinh Pham. 1401 Dogtown Rd. Altaville. APN 057-001-030. Proposed RP. Wants RTB. Reasons why: 1) The property itself is only 17 acres so I am worried that if anything were to happen to the existing dwelling, getting a permit to rebuild on this property will be hindered by its designation as Resource Production. 2) All nearby properties with dwellings on them are designated as Rural Transition B and they appear to be of similar size so it appears that there is precedent for this designation to be used in this area for this type of property.	Not granted. Surrounded by ag and ag preserves. Existing dwelling may be rebuilt if destroyed because parcel is a legal lot with adequate infrastructure.
Tom Coe. a. APN 48-002-027 should be designated industrial. b. APN 48-002-072 should be designated Industrial c. APNs 48-002-26 should be designated Industrial d. Requested other parcels to be industrial. e. Still requests meeting to discuss his issues.	Granted.
Tom Infusino. 4/2/12 letter (blue binder w attachments) a. Provide table with total number of acres for each land use category. b. Should have larger parcel sizes for ag areas c. Add language to Resource Production recognizing conservation, habitat protection, etc. d. Redesignate APN 02-013-007 and 016 RP, not WL. Buffer between smaller parcels and USFS lands.	Language adjustments made in response to this and other similar comments. Granted. 02-013-007 changed to RP. 54.8 ac. 032013-016 changed to RM. Owned by State of California.
States near-40 ac parcels or parcels slightly over 40 should be RP so they can't subdivide. Will result in increased development capacity. Those with slightly less than 40 will mistakenly believe they can subdivide to one 20 acre parcel and a residual parcel.	Following criteria applied to natural resource lands: 1) if parcel owned by state, federal or public/quasi-public entity, made RM; 2) If parcel 40-160 acres made RP. If parcel less than 40 made WL; 3) In areas where a mix of parcel sizes but similar use, made entire area WL or RP depending on location and surrounding parcel designations.
e. Hathaway Pines – parcels next to RP designated WL. Only a few less than 40 acres. Should be RP. See attachment 3	Not granted. Identified parcels are less than 40 acres. WL designation maintained.

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COMMENT	STAFF ACTION
f. Above Murphys – Some parcels should be RP. See attachment 4.	Granted. Three parcels changed to RP: 34-003-115, 116 and 118. Other parcels less than 40 acres so remained WL.
g. District 2 – 04-004-010 is almost 40 acres. Should be RP, not WL. See attachment 5.	Granted. Parcel owned by Sierra Pacific for timber production.
h. Along Lions Creek –nearly 40 acre parcels. Should be RP. See attachment 6.	Granted. Changed to be consistent with surrounding parcels.
i. Middle Fork Mokelumne River – 23 parcels nearly 40 acres. Surrounded by RP and RM. Should be RP not WL. See attachment 7.	Granted.
j. Salamander Creek. Parcels over 40 acres. Should be RP. See attachment 8.	Granted.
k. Murray Creek drainage; WL next to Wm. Act. lands and RM. See attachment 9.	Granted.
l. Lands between San Andreas and Angels are surrounded by Wm Act lands but designated WL. Should be RP. See attachment 10.	Granted. Parcels overs 40 acres changed to RP.
m. Below Murphys – parcels currently over 40 acres designated WL. Should be RP. See attachment 11.	Granted. Parcels overs 40 acres changed to RP.
n. Below Glencoe, near 40 acre parcels surrounded by Wm Act lands and RM. Should be RP. See attachment 12.	Not granted. Parcels less than 40 acres.
o. Jesus Maria Road, Worden Road, Whiskey Slide Road – near 40 acre parcels. Amid Wm. Act Lands and RM lands. Should be RP not WL. See attachment 13.	Not granted. Parcels less than 40 acres.
p. Hawver Road area – over 12 near-40 acre parcels surrounded by RP and Wm. Act. Should be RM. See attachment 14.	Not granted. Parcels are a mix of sizes, some in the 5-to 6 acre range. Do not qualify for RP.
q. Esmerelda Road – Wm. Act. Parcel in surrounding RM and RP lands. WL should not be the designation for any parcels within this area. See attachment 15.	Not granted. Parcels are a mix of sizes, some in the 5 acre range. Do not qualify for RP.
r. Mineral rich areas are adjacent to existing residential. GP must contain standards to avoid/minimize conflicts. See attachments 16-19	Comment noted. Policies in land use element will address.
Land Use Descriptions	Land Use Descriptions
Colleen Platt. Rural Estate not shown on Draft Map #1 or listed in the map key. Where will the RE designation be used?	Currently located in Mokelumne Hill and Wallace.
Colleen Platt. Include wording in Resource Production that reflects resource conservation since it includes lands previously identified as natural and biological resources.	Language added in response to this and other similar comments. These criteria already considered.
Coleen Platt. Add the following constraints as factors to help determine land use: a) steep slopes (25% or more), b) "very high" and "high" fire hazard areas; and c) critical watershed areas (for example, parcels draining into rivers, waterways, and water supply sources).	
General Plan Process/Draft #2 Map	General Plan Process

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COMMENT	STAFF ACTION
Colleen Platt. Clarify when public comments can be submitted for the record. Clarify how/when requests for land use changes can be submitted.	This was clarified at Board meeting and on county website.
Joe Kelly. See 3/18 email. Raises various questions about content of 2/14 staff report.	Comments reviewed and noted.
Joe Kelly. Should be a window of opportunity now for folks to rezone their property for no cost. Should be done as part of the general plan process.	State law requires that zoning be consistent with general plan land use. Zoning adjustments will be made after adoption of the general plan.
John and Elizabeth Marshall. Golden Hills subdivision in Moke Hill. Against changing land use of any properties in the county unless each owner notified.	Comment noted.
Maren Bell.	Comments noted.
<ul style="list-style-type: none"> a. Locate development of the urban areas of the county where access to city water and sewer is available. b. Limit Ranchette development where wells and septic perform good. 	
Muriel Zeller. Calaveras County cannot apply for grant funds that promote sustainability and smart growth in some of its districts and reject the products of such grant funds in others. I urge you to take a consistent approach to planning in all districts.	Comment noted.
Peter Rácz. See 3/13 email. Raises various questions about measuring groundwater recharge, measuring/valuing carbon sequestration, how/why protect land from intrusion of incompatible uses, who determines incompatible, provide list of acceptable animals in rural ranchettes, describe roads in rural estate, etc.	Comments reviewed and noted.
Tom Infusino. Track changes from one draft to the next with the new map.	This chart identifies most changes made from Draft #1. Also transparency function on County land use viewer will allow user to switch from Draft #1 to #2.
Tom Infusino. Put a 40 acre template on the map so can use to scale various parcels on the map	Won't translate when change zoom function. All maps have scales. Land use viewer can measure distances.
Tonja Dausend. See 3/10 email. Various comments that government has no right to make planning decisions on private property. Must notify property owners of any change.	Comments reviewed and noted.

* Requests in alphabetical order by first name. RP: Resource Production (40-160 acres); WL: Working Lands (20-40 acres); RTA: Rural Transition A (10-20 acres); RTB: Rural Transition B (5-10 acres); CCH: Community Center Historic; CCL: Community Center Local; CCR: Community Center Regional.
Z: general plan land use change requests\cht\Final\change.requests

ATTACHMENT 5

Residential Carrying Capacity Assumptions

Assumptions for Residential Carrying Capacity

1. Vacant land = an assessed value equal to/less than \$5,000
2. Population: 2.39 pph, based on 2010 census data
3. Parcels excluded because residential development not anticipated: all lands owned by a state, Federal, County, Sierra Pacific, or quasi-public agency; communication companies; water, wastewater, cemetery districts; railroad companies;
4. Community Center Historic (CCH) = 50% of parcel builds as residential x 6 du/ac
5. Community Center Local (CCL) = 50% of parcel builds as residential x 6 du/ac
6. Community Center Regional (CCR) = 30% of parcel builds as residential x 9 du/ac
7. Residential Low Density (RLD) = 3.5 du/ac
8. Residential Medium Density (RMD) = 9 du/ac
9. Residential High Density (RHD) = 16 du/ac
10. Rural Home (RHO) = .5 ac x 2 du/ac
11. Rural Residential (RR) = 1 ac x 1 du/ac
12. Rural Transition A (RTA) = 10 ac x 1 du
13. Rural Transition B (RTB) = 5 ac x 1 du
14. Working Lands (WL) = 20 ac x 1 du
15. Resource Production (RP) = 40 ac x 1 du
16. Resource Management (RM) = 0 du