



Calaveras County General Plan Baseline Report



Chapter 3 Land Use

3.1 INTRODUCTION

A general plan is a “constitution” or “blueprint” for future physical development of a county or city. An understanding of baseline land use information provides an opportunity for citizens and policymakers to engage the process of developing that “constitution” from a more informed point of view.

This chapter of the Calaveras County General Plan Baseline Report describes overall existing land use conditions in Calaveras County, and provides a detailed glimpse of land use conditions in many of the county’s more densely developed areas. The chapter also describes local, regional, State, and Federal plans and policies that have a bearing on land use in Calaveras County.

The chapter is divided into the following sections:

- Introduction (Section 3.1)
- Existing Property Use (Section 3.2)
- Existing County Plans (Section 3.3)
- Existing Zoning Summary (Section 3.4)
- City of Angels and Surrounding County General Plans (Section 3.5)
- LAFCO Spheres of Influence and Annexation Procedures (Section 3.6)
- Regional Plans and Policies (Section 3.7)
- Federal and State Plans and Policies (Section 3.8)
- Regulatory Setting (Section 3.9)
- Key Terms (Section 3.10)
- Bibliography (Section 3.11)

Major Findings

- Descriptions of land use designations within the existing 1996 General Plan are not consistent with each other. Land use designations within the 1996 General Plan are also not consistent with designations found in adopted community plans for Arnold, Avery-Hathaway Pines, the Calaveras County Airport, the Ebbetts Pass Scenic Highway area, Mokelumne Hill, Murphys/Douglas Flat, Rancho Calaveras, San Andreas, and Valley Springs.

- Unimproved private lands account for approximately two-thirds (65.9 percent) of the unincorporated planning area. These are typically agricultural lands, range lands, mining lands, and timber lands. Unlike a county such as Alpine, where most unimproved lands are in public ownership, most unimproved lands in Calaveras County are in private hands. This is especially true in the lower-elevation western part of the county.
- Lands owned by Federal, State, and local governments account for slightly over one-fifth (21.3 percent) of the Planning Area. While public lands are dispersed throughout the county, the largest concentration is in the higher-elevation eastern part and around major reservoirs.
- Existing residential land uses constituted only 2.3 percent of the land base in the Planning Area (15,307 acres) in 2007. However, the 1996 General Plan designates 28.8 percent of the Planning Area (more than 190,000 acres) as low-density (5-acre or 20-acre) “Future Single-Family Residential.”
- As of 2007 only 396 of the 662,791 total acres in the Planning Area were developed as medium-density and high-density residential uses.
- In 2007 179,405 out of the 662,791 acres in the Planning Area (27.1 percent) were designated as “Future Single Family Residential 5”. The next most widely applied land use designations categories were three natural resource designations: “Agricultural Preserve (116,414 acres), “Timberlands/Mineral Resource 2A/Dam Inundation” (146,209 acres), and “Wildlife Habitat/Botanical Areas” (80,118 acres). A substantial number amount of land was also designated as “Community Plan Area/Special Plan Area” (47,645 acres).
- In 2007, 224,821 out of the 662,791 acres in the Planning Area (33.9 percent) were zoned as “Unclassified” in the existing zoning system. The next most widely applied categories were three natural resource zones: “Agricultural Preserve” (130,980 acres), “General Agriculture” (110,988 acres), and “Timber Production” (74,202 acres). The “Rural Residential” (49,857 acres) and “Residential Agriculture” (25,836 acres) zones also accounted for a substantial amount of land.
- New community plans are currently (2007) under development within the county. The County Board of Supervisors has prioritized the development of community plans, with Copperopolis, Valley Springs, San Andreas and the towns of West Point, Wilseyville, and Railroad Flat/Glencoe scheduled to be completed in the first round.

3.2 EXISTING PROPERTY USE

This section describes the distribution of existing property uses throughout the Planning Area. Geographic Information System (GIS) information provided by the Calaveras County Community Development Agency is the source of the information presented in this section.














Table 3-1 shows approximate existing property use acreage by generalized property use categories within the Planning Area (Calaveras County excluding the area within the City of Angels sphere of influence). Figure 3-1 provides a visual complement to Table 3-1, showing where different property uses are located in the Planning Area as of 2007.

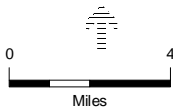
**Calaveras County
General Plan Update
Existing Property Use**

Figure 3-1



Legend

-  County Boundary
-  State Highways
-  Major Roads
-  Lakes, Rivers, Streams
- Existing Land Use**
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial/Mixed Use
-  Industrial
-  Public
-  Quasi Public
-  Unimproved Private Land
-  Unclassified



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SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

**TABLE 3-1
EXISTING PROPERTY USE**

**Planning Area
2007**

Property Use	Parcels	Acres	Percent
Very Low Density Residential	1,784	11,531	1.7%
Low Density Residential	5,318	3,380	0.5%
Medium Density Residential	39	214	0.0%
High Density Residential	185	182	0.0%
<i>Residential Subtotal</i>	<i>7,326</i>	<i>15,307</i>	<i>2.3%</i>
Commercial/Mixed Use	1,766	7,803	1.2%
Industrial	53	1,351	0.2%
<i>Commercial/Industrial Subtotal</i>	<i>1,819</i>	<i>9,154</i>	<i>1.4%</i>
Public	996	140,861	21.3%
Quasi Public ¹	38	487	0.1%
Unimproved Private Land ²	24,231	436,478	65.9%
Unclassified	8,099	60,504	9.1%
<i>Other Subtotal</i>	<i>33,364</i>	<i>638,330</i>	<i>96.3%</i>
TOTAL	42,509	662,791	100.0%

¹Quasi-public lands include rights-of-way, rivers, and canals.

² County Community Development Agency staff define land parcels as “unimproved private land” if the improvement value is less than \$10,000 according to County Assessor data. Under this definition, this category encompasses a wide variety of underlying property uses such as agriculture, rangeland, and private forest land.

Source: Calaveras County Community Development Agency.

Residential Land

As Table 3-1 shows, only 2.3 percent of the Planning Area is currently (2007) classified as residential use. In terms of acreage, dispersed low-density and very low-density residential areas are the overwhelming majority of residential property uses within the county. Only 396 of the Planning Area’s 662,791 total acres are developed as medium-density and high-density residential uses.

Commercial/Industrial Land

Table 3-1 shows that 1.4 percent of Calaveras County’s total acres are classified as commercial and industrial uses. Much of this land is located in or adjacent to the county’s larger towns, although several large parcels of commercial and industrial land are also located in more remote, rural portions of the county. These parcels are likely associated with resource-based industries (sawmills, mining operations, etc.).

Public and Quasi-Public Land

Lands owned by Federal, State, and local governments accounts for slightly over one-fifth (21.3 percent) of Calaveras County's unincorporated land base. Figure 3-1 shows that while public lands are dispersed throughout the county, the largest concentration is in the higher-elevation eastern portion and around major reservoirs.

Quasi-public land (including rights-of-ways, rivers, and canals) comprises an additional 0.1 percent of Calaveras County land.

Unimproved Private Land

As shown in Table 3-1, the Calaveras County Community Development Agency classifies nearly two-thirds (65.9 percent) of Calaveras County's total acres as "unimproved private land." County Community Development Agency staff defines land parcels as "unimproved private land" if the improvement value is less than \$10,000 according to County Assessor data. "Unimproved private land" includes a wide variety of underlying property uses such as agriculture, rangeland, mining land, and forest land. Unlike a county such as Alpine, where most unimproved lands are in public ownership, most unimproved lands in Calaveras County are in private hands. This is especially true in the lower-elevation western part of the county.

Unclassified

As shown in Table 3-1, approximately 9 percent of Calaveras County's total acres are listed as "unclassified" in the Calaveras County Community Development Agency GIS database. The County GIS information is based on an in-depth analysis and generalization of over 200 land use codes in the County Assessor's database. Parcels are defined as unclassified when the County Assessor's database has either a blank in the land use code or "9999" which means "unknown."

Because of the generalization of hundreds of County Assessor land use codes and significant gaps in County Assessor land use codes for thousands of parcels, the "unimproved private land" and "unclassified" categories contains numerous parcels that are currently (2007) developed. The County plans to update its parcel database to more accurately describe existing property uses in the future.

3.3 EXISTING COUNTY PLANS

1996 General Plan Content and Organization

In terms of the underlying land use framework it expresses, the 1996 General Plan is substantially similar to earlier versions of the Calaveras County General Plan completed in 1982 and 1986.

The 1996 General Plan contains an introductory section and seven elements. The following is a summary of the status of these elements:

- Land Use Element (Adopted December 1996; one minor amendment in 1998; various land use designation changes for specific properties);

- Circulation Element (Adopted December 1996, one minor amendment in 1998);
- Conservation Element (Adopted December 1996; one minor amendment in 1998);
- Open Space Element (Adopted December 1996; one minor amendment in 1998);
- Noise Element (Adopted December 1996; no changes or amendments);
- Safety Element (Adopted December 1996; no changes or amendments); and,
- Housing Element (Adopted May 2005; no changes or amendments).

The following paragraphs describe each of the 1996 General Plan elements, briefly summarizing their structure and general content.

Land Use Element

The existing 1996 Land Use Element is divided into eight parts. The first is an introduction that briefly summarizes issues relating to legal authority, the relationship of the Land Use Element to other general plan elements, land use categories, maximum densities, and development flexibility including clustering and density transfer. The “Future Land Use Plan” (commonly referred to as the “Land Use Diagram” in general plans) is included in this introductory section. Also included is a table that provides an inventory of land in the county. This table breaks lands down into two basic land use designation categories—Natural Resource Lands and Community Development Lands—and several subcategories under these.

The second and third parts of the Land Use Element discuss Natural Resource Lands and Community Development Lands in more detail, enumerating several specific land use designations underneath these overarching categories. These designations are shown on the Future Land Use Map.

The third part of the Land Use Element also bears the responsibility of describing community plan areas, special plan areas, and the City of Angels Sphere of Influence. All of these areas are shown as blank spaces on the Future Land Use Map.

The remaining five parts of the Land Use Element discuss industrial areas, recreation-oriented commercial, business in the home, legally existing nonconforming land uses and zoning, and schools.

It is important to note that land use designations are not described consistently in the Land Use Element of the 1996 General Plan. In addition, land use designations exist in Community Plans and Special Plans that are in many cases not consistent with the 1996 General Plan.

Circulation Element

The 1996 Calaveras County General Plan Circulation Element is divided into two parts. The first part addresses the road system, consisting of State highways, County roads, and private roads used for motor vehicle traffic. The second part addresses the balance of the transportation system (public transit, bicycle, pedestrian and equestrian traffic, scenic highways, airports, railroads, and pipelines). Several maps are included describing Calaveras County’s transportation system and possible improvements to that system.

Much of the background information included in the Calaveras County General Plan Circulation Element is presently (2007) out of date, reflecting conditions from the mid-1980s.

Conservation Element

The Conservation Element addresses the identification, conservation, development, and utilization of the county's natural resources. Individual parts of the Conservation Element focus on soils, agriculture lands, forest resources, mineral resources, water resources, and the county's energy system.

Open Space Element

The Calaveras County General Plan Open Space Element is intended to address open space from two perspectives: 1) the relationship of open space to natural resources preservation; and 2) the role of open space in providing recreational land and cultural opportunities. In keeping with this general purpose, the Open Space Element includes sections on ecological resource areas; cultural, historical, and scenic resources; and recreational resources.

While the existing 1996 Open Space Element mentions several "significant protected wildlife and botanical habitats," there is no discussion regarding the exact location of most of these areas, and no "open space" land use designation exists in the 1996 Calaveras County General Plan Land Use Element.

Noise Element

The Calaveras County General Plan Noise Element examines technical data on noise sources in the county, with a view toward identifying and appraising the potential for noise problems. The element addresses noise that affects the community at large, rather than noise associated with working conditions at individual workplaces. Particular sources of noise addressed include vehicle traffic, railroad, airport, and fixed noise sources from industrial facilities. The plan also notes that land uses on which noise may have a significant impact include residences, schools, conservation areas, and hospitals or other care facilities.

Safety Element

The Calaveras County General Plan Safety Element focuses on seismic and a variety of other safety hazards. Particular safety hazards analyzed in the Safety Element include seismicity, groundshaking, liquefaction hazards, slope instability, expansive soils, erosion, fire hazards, flood hazards and dam failure inundation, hazardous materials, and airport operations.

Despite the long list of safety hazards covered, the element does not contain required background information related to evacuation routes, peakload water supply requirements, minimum road widths, and clearances around structures.

Housing Element

Due to special requirements in State law, housing elements are required to be updated on a faster time cycle than the rest of the General Plan. The current Calaveras County General Plan Housing Element, adopted in May 2005, has a time frame that goes out to June 30, 2009.

The Housing Element provides detailed technical information related to population, household, and housing characteristics; special needs households; and housing constraints. The Housing Element also makes projections regarding housing needs and provides detailed policy and implementation measures.

1996 General Plan Land Use Designations

The existing Calaveras County General Plan applies to the unincorporated area of the county outside the boundaries of the City of Angels. For development proposals within the City of Angels city limits, the City of Angels General Plan applies. According to the 1996 Calaveras County General Plan, the processing of subdivisions, rezoning, and use permits within the unincorporated sphere of influence will be coordinated with city policies and recommendations.

The existing (1996) Land Use Element sets forth two broad, encompassing land use categories: Natural Resource Lands and Community Development Lands.

Underneath these broad categories are a variety of more specific land use designations. The Natural Resources Lands Category encompasses six basic land use designations: 1) Wildlife, Botanical; 2) Agriculture Preserves; 3) Timberlands; 4) Dam Inundation; 5) Mineral Resource 2A, and, 6) Mineral Resource 2B. The Community Development Lands category encompasses the following seven basic land use designations: 1) Community Centers; 2) Residential Centers; 3) Future Single-Family Residential; 4) Industrial Corridor; 5) Recreationally-Oriented Commercial; 6) City of Angels Sphere of Influence; and 7) Community, Special, and Specific Plans.

Several of these “designations,” however, are not true land use designations but rather broad land use categories. As one example, the Community Centers land use “designation” includes single-family residential, multi-family residential, commercial, and light industrial land use designations.

Table 3-2 below provides a general overview of land use designations in the existing Calaveras County General Plan. As the table shows, there are three different versions of these definitions in the existing plan. A variety of land use designations also exist in community and special plans. Since there is no matrix in the existing General Plan to cross-reference these community plan designations with the broad countywide designations in the Land Use Element, many community plan designations may be inconsistent with the General Plan.

**TABLE 3-2
1996 GENERAL PLAN LAND USE DESIGNATIONS: THREE VERSIONS**

**Planning Area
1996**

Existing Land Use Chapter Text (1996)		“Future Land Use Plan” Map on Page II-3 of Existing Land Use Chapter (1996)	Table II-4 in Existing Land Use Chapter (1996)
Natural Resource Lands			
Wildlife, Botanical		Wildlife Habitats/Botanical Areas	Wildlife, Botanical
Agriculture Preserve		Agriculture Preserves	Agriculture Preserves
Timber Lands		Timberlands	Timberlands
Dam Inundation		Dam Inundation Area	Dam Inundation
Mineral Resource 2A		Mineral Resource Area 2A	Mineral Resource 2A
Mineral Resource 2B		Mineral Resource Area 2B	Mineral Resource 2B
Community Development Lands			
Community Plans		Community Plans	Community Plans
Special Plans		Special Plans	Special Plans
Specific Plans		Specific Plans	Specific Plans
City of Angels Sphere of Influence		City of Angels Sphere of Influence	City of Angels Sphere of Influence
Mixed Use/Master Project Area		n/a	n/a
Community Centers		Community Centers: commercial, light industrial, multiple family residential and single family residential	Community Centers:
			A. Residential Areas
			1. Single-Family Residential
			2. Multi-Family Residential
			B. Commercial, Industrial, Public Service Areas
			1. Commercial
			2. Light Industrial
Residential Centers		Residential Centers	B. Resource Zones
			Residential Centers:
			A. Residential Areas
Single Family Residential Areas		Future Single Family Residential	1. Single-Family Residential
			Future Single Family Residential:
			1. Single-Family Residential
n/a		Prime Industrial Corridor Boundary	2. Single-Family Residential with 50% or greater slopes
			Industrial Corridor
			Recreationally-oriented Commercial
n/a		n/a	A. Direct Recreationally-Oriented Commercial
			B. Indirect Recreationally-Oriented Commercial

Source: Calaveras County General Plan (1996)

Table 3-3 below provides information on standards associated with the various land use designations shown in Table II-4 of the 1996 Land Use Element. The table shows that these standards are applied differentially depending on zoning, levels of service, and water/sewer service.

TABLE 3-3 STANDARDS ASSOCIATED WITH 1996 GENERAL PLAN LAND USE DESIGNATIONS¹ Planning Area 1996	
Broad Designation ²	"Maximum Density" Standards ³
Natural Resource Lands	
Wildlife, Botanical	Between 40-acre and 160-acre minimum lot size, depending on zoning
Agriculture Preserves	Between 20-acre and 50-acre minimum lot size, depending on zoning
Timberlands	Between 20-acre and 160-acre minimum lot size, depending on zoning
Dam Inundation	20-acre minimum lot size
Mineral Resources 2A	Between 5-acre and 160-acre minimum lot size, depending on zoning
Mineral Resources 2B	Between 5-acre and 160-acre minimum lot size, depending on zoning
Community Development Lands (Community Plans, Special Plans, Specific Plans, & City of Angels)	
Numerous Designations	Density standards vary by plan, where they exist. Land use designations are not necessarily consistent either with the general plan or with other community/special/specific plans
Community Development Lands (Community Centers)	
Single-Family Residential	Between 7,000 square feet and 40-acre minimum lot size, depending on zoning, level of service, and water/sewer
Multi-Family Residential	Between 3,500 square feet and 1.67-acre minimum lot size, depending on zoning, level of service, and water/sewer
Commercial	100 percent lot coverage less setback and landscaping requirements, depending on zoning, level of service, and water/sewer
Light Industrial	100 percent lot coverage less setback and landscaping requirements, depending on zoning, level of service, and water/sewer
Resource Zones	Between 20-acre and 160-acre minimum lot size, depending on zoning, level of service, and water/sewer
Community Development Lands (Residential Centers)	
Single-Family Residential	Between 0.5 acre and 40 acre minimum lot size, depending on zoning, level of service, and water/sewer
Community Development Lands (Future Single-Family Residential)	
Single-Family Residential	Between 5-acre and 40-acre minimum lot size, depending on zoning, level of service, and water/sewer
Single-Family Residential with 50 Percent or Greater Slopes	Between 20-acre and 40-acre minimum lot size, depending on zoning, level of service, and water/sewer
Community Development Lands (Industrial Corridor)	
Industrial Corridor	100 percent lot coverage less setback and landscaping requirements, depending on zoning, level of service, and water/sewer
Community Development Lands (Recreationally-Oriented Commercial)	
Direct Recreationally-Oriented Commercial	35 percent of lot coverage, depending on zoning, level of service, and water/sewer

**TABLE 3-3
STANDARDS ASSOCIATED WITH 1996 GENERAL PLAN LAND USE DESIGNATIONS¹**

**Planning Area
1996**

Broad Designation²	"Maximum Density" Standards³
Indirect Recreationally-Oriented Commercial	"Shall be located where consistent with commercial uses and zoning"

¹ Land use designations are from the 1996 Calaveras County General Plan, Table II-4.

² As noted in the main text of the background report, many land use designations in the existing Calaveras County General Plan are not true designations but broad land use categories.

³ Minimum lot size and lot coverage are not true density measures. Density standards more typically used in general plans are units per acre and floor area ratio (FAR).

Source: 1996 Calaveras County General Plan

Table 3-4 shows the acreage currently (2007) associated with the land use designations in the Planning Area. Figure 3-2 provides a visual complement to Table 3-4, and shows where the County has applied different land use designations.

**TABLE 3-4
GENERAL PLAN LAND USE DESIGNATION**

**Planning Area
2007**

General Plan Land Use Designation	Acres	Percent
Community Plan Area/Special Plan Area	47,645	7.2%
Specific Plan Area	4,134	0.6%
Community Center	11,032	1.7%
Residential Center	24,341	3.7%
Residential Center 2	3,353	0.5%
Future Single Family Residential 5	179,405	27.1%
Future Single Family Residential 20	11,160	1.7%
City of Angels Sphere of Influence	9,107	1.4%
<i>Community Development Lands Subtotal</i>	290,176	43.8%
Agricultural Preserve	116,414	17.6%
Timberlands/Mineral Resource 2A/Dam Inundation	146,209	22.1%
Mineral Resource Area 2B	20,782	3.1%
Wildlife Habitat/Botanical Areas	80,118	12.1%
Lake	9,091	1.4%
<i>Natural Resource Land Subtotal</i>	372,615	56.2%
TOTAL	662,791	100.0%

Source: 1996 Calaveras County General Plan

Natural Resource Lands

As shown in Table 3-4, the County has designated 56.2 percent of the Planning Area under the broad “Natural Resource Lands” category. This category includes the Agricultural Preserve designation (17.6 percent of the Planning Area); the Timberlands, Mineral Resource 2A, and Dam Inundation designations (which, when combined, comprise 22.1 percent of the Planning Area); the Mineral Resource 2B designation (3.1 percent of the Planning Area); the Wildlife Habitat/Botanical Areas designation (12.1 percent of the Planning Area); and Lake designation (1.4 percent of the Planning Area).

Community Development Lands

The County has designated the remaining 43.8 percent of the Planning Area under the broad “Community Development Lands” category. More than 190,000 acres (28.8 percent of the Planning Area) of Calaveras County are designated as either 5-acre or 20-acre “Future Single-Family Residential.” The existing set of land use designations, in other words, invites a pattern of widespread rural residential land use. This category also includes Residential Center and Residential Center 2 (4.2 percent of the Planning Area); Community Center (1.7 percent of the Planning Area); Specific Plan Area (0.6 percent of the Planning Area); Community Plan Area/Special Plan Area (7.2 percent of the Planning Area); and City of Angles Sphere of Influence (1.4 percent of the Planning Area). As noted elsewhere in this document, lands within existing community plan areas often do not carry internal land use designations that are consistent with designations in the county at large.

Community and Special Area Plans in Calaveras County

Calaveras County encompasses a wide diversity of communities, each with its own distinct physical and cultural characteristics. From the late 1960s through the early 2000s, a series of community plans have been developed and adopted to guide the pattern of growth in most of Calaveras County’s more densely developed areas.

Under State law, separately adopted community plans and special area plans are considered part of the general plan. Calaveras County’s adopted community and special area plans include the following:

- Arnold Community Plan (initially adopted 1968; revised 1980 and December 1998);
- Avery-Hathaway Pines Community Plan (adopted April 1999);
- Calaveras County Airport Special Plan (adopted October 1992);
- Ebbetts Pass Highway Special Plan (initially adopted 1984; revised 1986 and June 1988);
- Mokelumne Hill Community Plan (initially adopted 1983; revised June 1988);
- Murphys & Douglas Flat Community Plan (initially adopted 1986; revised December 1988);
- Rancho Calaveras Special Plan (adopted May 1999);

- San Andreas Community Plan (initially adopted 1981; revised June 1988); and
- Valley Springs Community Area General Plan (initially adopted 1975; revised September 1983).

The County has also produced the following draft Community Plans:

- Copperopolis Community Plan–Working Draft (August 26, 2005); and
- District 2 Community Plans (early drafts underway as of summer 2007).

Figure 3-3 shows all the existing and draft community plan areas superimposed on a map of Calaveras County.

**Calaveras County
General Plan Update**
General Plan Land Use
Designations

Figure 3-2



Legend

- County_Boundary
- State Highways
- Major Roads

General Plan Land Use Designations

- Community Plan Area/Special Plan Area
- Specific Plan Area
- Community Center
- Residential Center
- Residential Center 2
- Future Single Family Residential 5
- Future Single Family Residential 20
- Agricultural Preserve
- Timberlands/Mineral Resource 2A/Dam Inundation
- Mineral Resource Area 2B
- Wildlife Habitat/Botanical Areas
- Lake
- City of Angels Sphere of Influence



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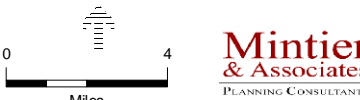
SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

**Calaveras County
General Plan Update
Community and Specific
Plans**

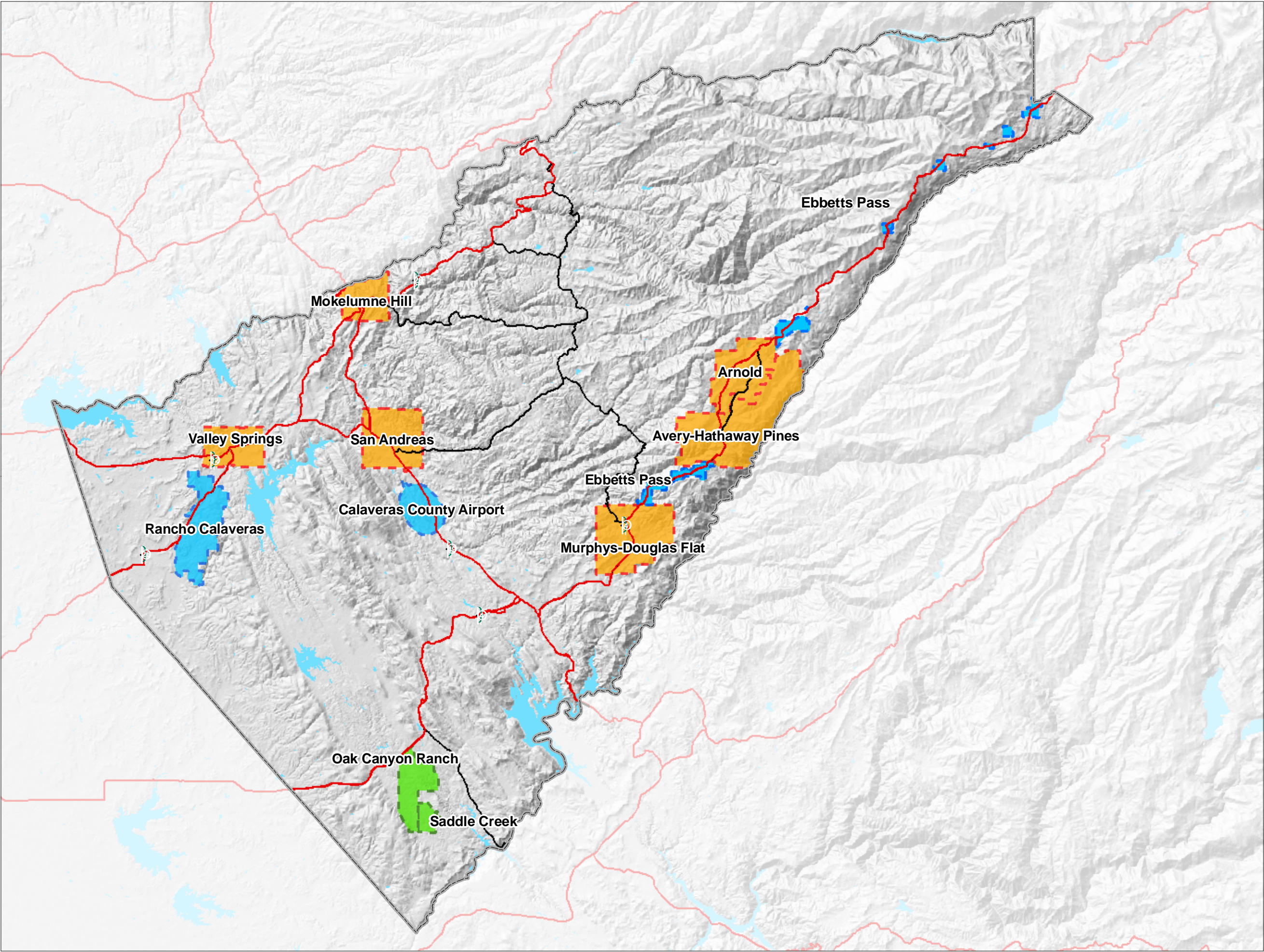
Figure 3-3



- County Boundary
- State Highways
- Major Roads
- Community Plan Area
- Special Plan Area
- Specific Plan Area



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007



Adopted Community Plans

Arnold Community Plan

The Arnold Community Plan, initially adopted in 1968 and most recently revised in December 1998, includes an introductory section, eight relatively brief Elements (Land Use, Circulation, Conservation, Open Space, Safety, Noise, Housing, and Economic), and a Community Plan Map.

The plan states that, “it is the overall desire of the Arnold community to retain the rural and small town atmosphere.” The Community Plan Map reflects this desire, designating much of Arnold as single-family residential.

Circulation and safety improvements are important themes in the Arnold plan, which includes several figures describing new road connections and circulation and safety improvements. The plan’s Land Use Element states that “pedestrian pathways” should be part of the “intermix” of future commercial and residential development.

Table 3-5A and Figure 3-4A show the land use designations that guide the Arnold Community Plan. Table 3-5B and Figure 3-4B show existing property use within the Arnold Community Plan area.

TABLE 3-5A ARNOLD COMMUNITY PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Rural Residential	483	8.6%
Single-Family Residential	3,397	60.1%
Multi-Family Residential	161	2.8%
Mixed Use	6	0.1%
Mixed Use-Planned Development Combining District	46	0.8%
Commercial	119	2.1%
Commercial and/or Multi-Family Residential	6	0.1%
Professional Office	6	0.1%
Manufacturing	58	1.0%
Public Service	109	1.9%
Recreation	342	6.1%
Forest	915	16.2%
TOTAL	5,649	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-5B
ARNOLD COMMUNITY PLAN AREA
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	15	0.3%
Low Density Residential	1,044	18.5%
Medium Density Residential	0	0.0%
High Density Residential	0	0.0%
Commercial/Mixed Use	351	6.2%
Industrial	1	0.0%
Public	856	15.2%
Quasi Public	0	0.0%
Unimproved private land	2,804	49.6%
Unclassified	577	10.2%
TOTAL	5,649	100.0%

Source: Calaveras County Community Development Agency, 2007.

Figure 3-4A:
Arnold Community Plan
Land Use Designations

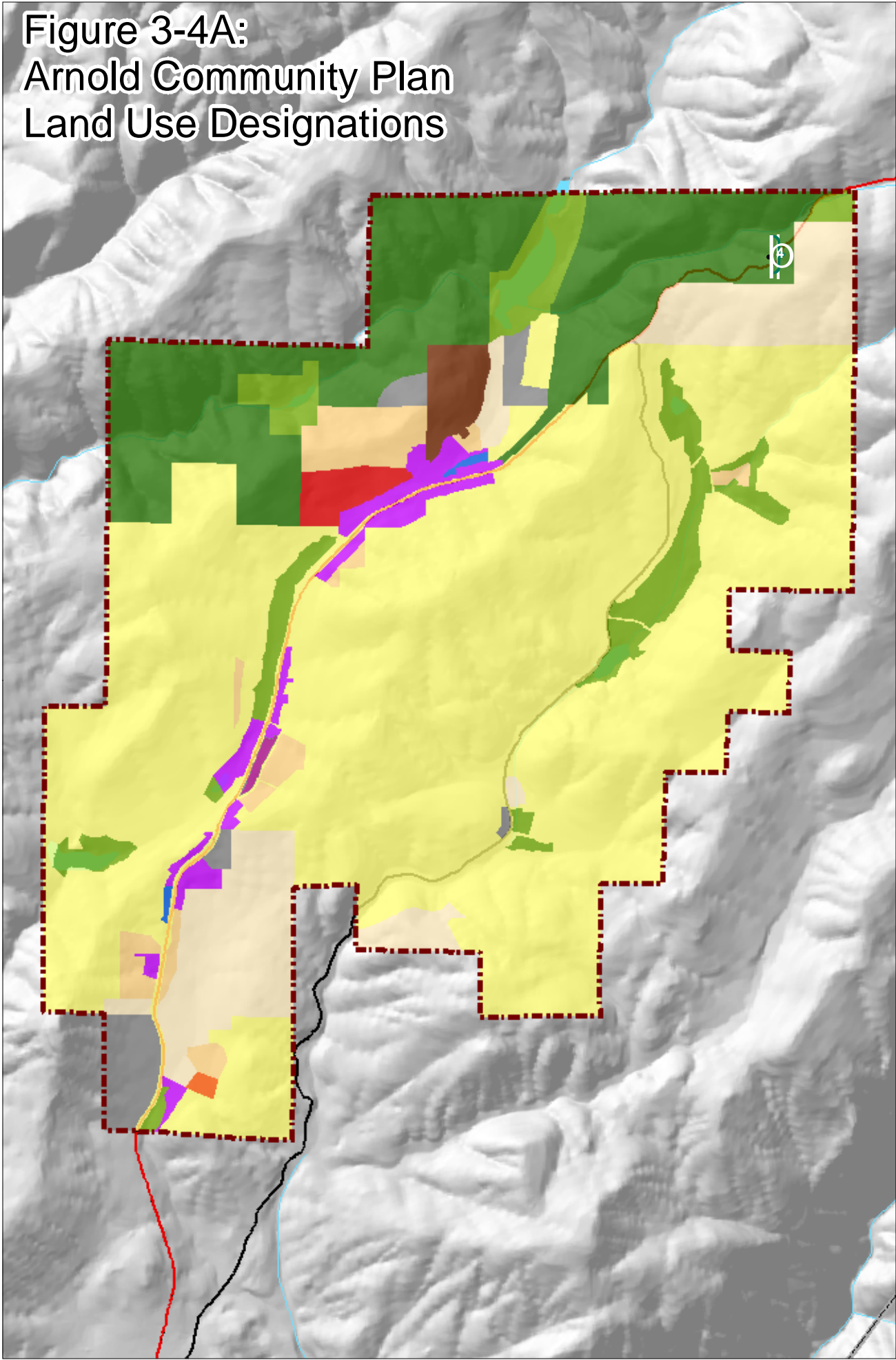
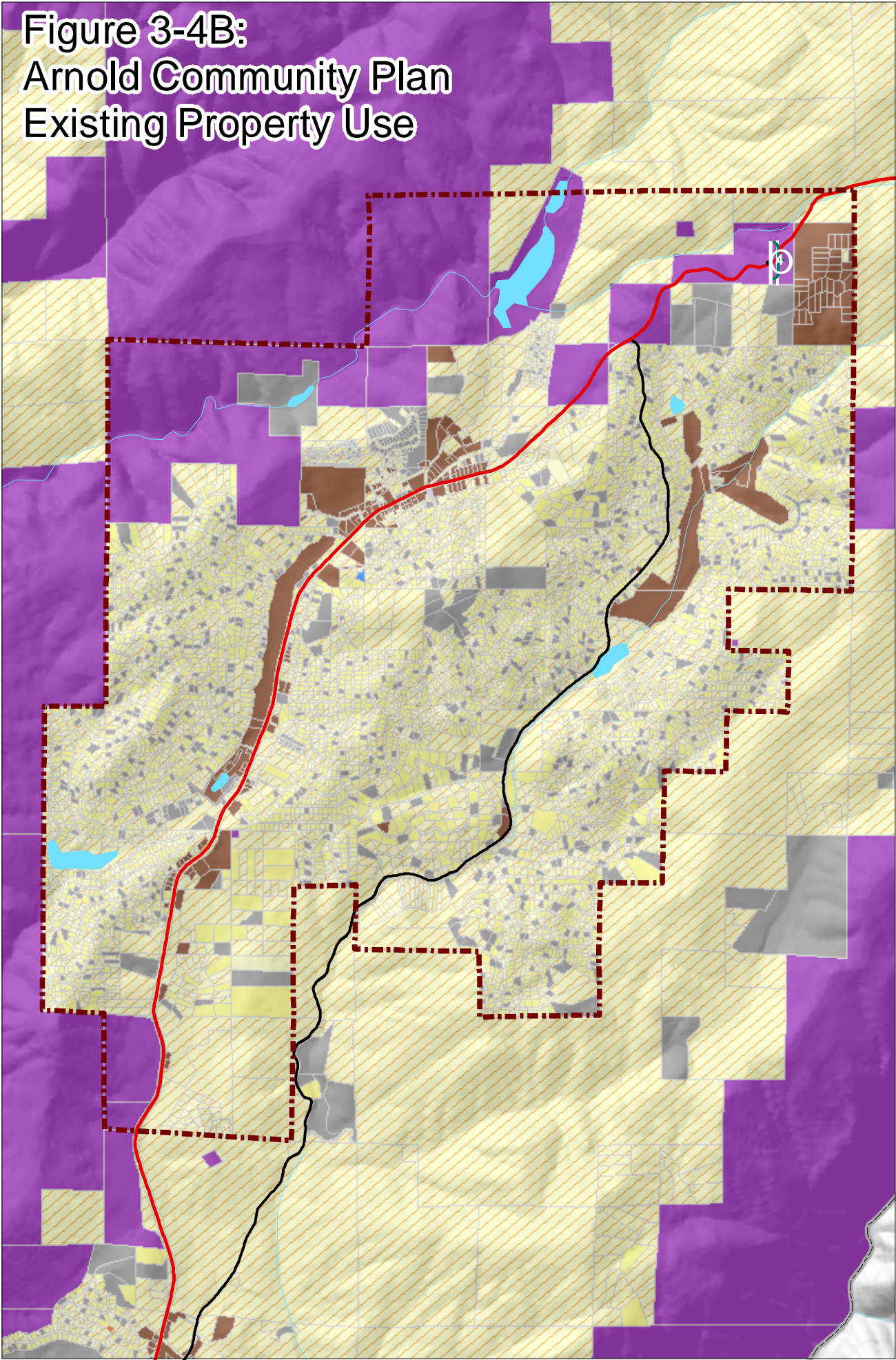


Figure 3-4B:
Arnold Community Plan
Existing Property Use



**Calaveras County
General Plan Update**

Figure 3-4A/B

Legend

- Arnold Community Plan
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams

Land Use Designations

- Rural Residential
- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Mixed Use-Planned Development Combining District
- Professional Office
- Commercial
- Commercial and/or Multi-Family Residential
- Manufacturing
- Public Service
- Recreation
- Forest

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified

0 0.6 Miles

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SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

Avery-Hathaway Pines Community Plan

Calaveras County adopted the Avery-Hathaway Pines Community Plan in April 1999. The plan includes an introductory section, seven different elements (Land Use, Circulation, Conservation, Open Space, Noise, Housing, and Economic), and a Community Plan Map.

The Community Plan Map shows commercial, residential, and industrial designations clustered near the center of the already built-up Avery-Hathaway Pines community along State Highway 4. Resource production and rural residential uses predominate at the periphery of the area. A large site outside of town along Avery-Sheep Ranch Road is designated for recreation.

Table 3-6A and Figure 3-5A show the land use designations that guide the Avery-Hathaway Pines Community Plan. Table 3-6B and Figure 3-5B show existing property use within the Avery-Hathaway Pines Community Plan area.

TABLE 3-6A AVERY-HATHAWAY COMMUNITY PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Rural Residential (5 Acre Density)	1,137	9.8%
Single Family Residential	221	1.9%
Multi-Family Residential	19	0.2%
Professional Offices	17	0.1%
Commercial	52	0.4%
Industrial	21	0.2%
Public Services	128	1.1%
Recreation	139	1.2%
Resource Production (USFS Land)(40 Acre Density)	6,349	54.6%
Resource Production (40 Acre Density)	3,463	29.8%
Right of Way	82	0.7%
TOTAL	11,627	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-6B
AVERY-HATHAWAY COMMUNITY PLAN AREA
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	49	0.4%
Low Density Residential	102	0.9%
Medium Density Residential	0	0.0%
High Density Residential	1	0.0%
Commercial/Mixed Use	221	1.9%
Industrial	1	0.0%
Public	4,610	39.6%
Quasi Public	0	0.0%
Unimproved private land	5,781	49.7%
Unclassified	860	7.4%
TOTAL	11,627	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-5A:
Avery-Hathaway Community Plan
Land Use Designations

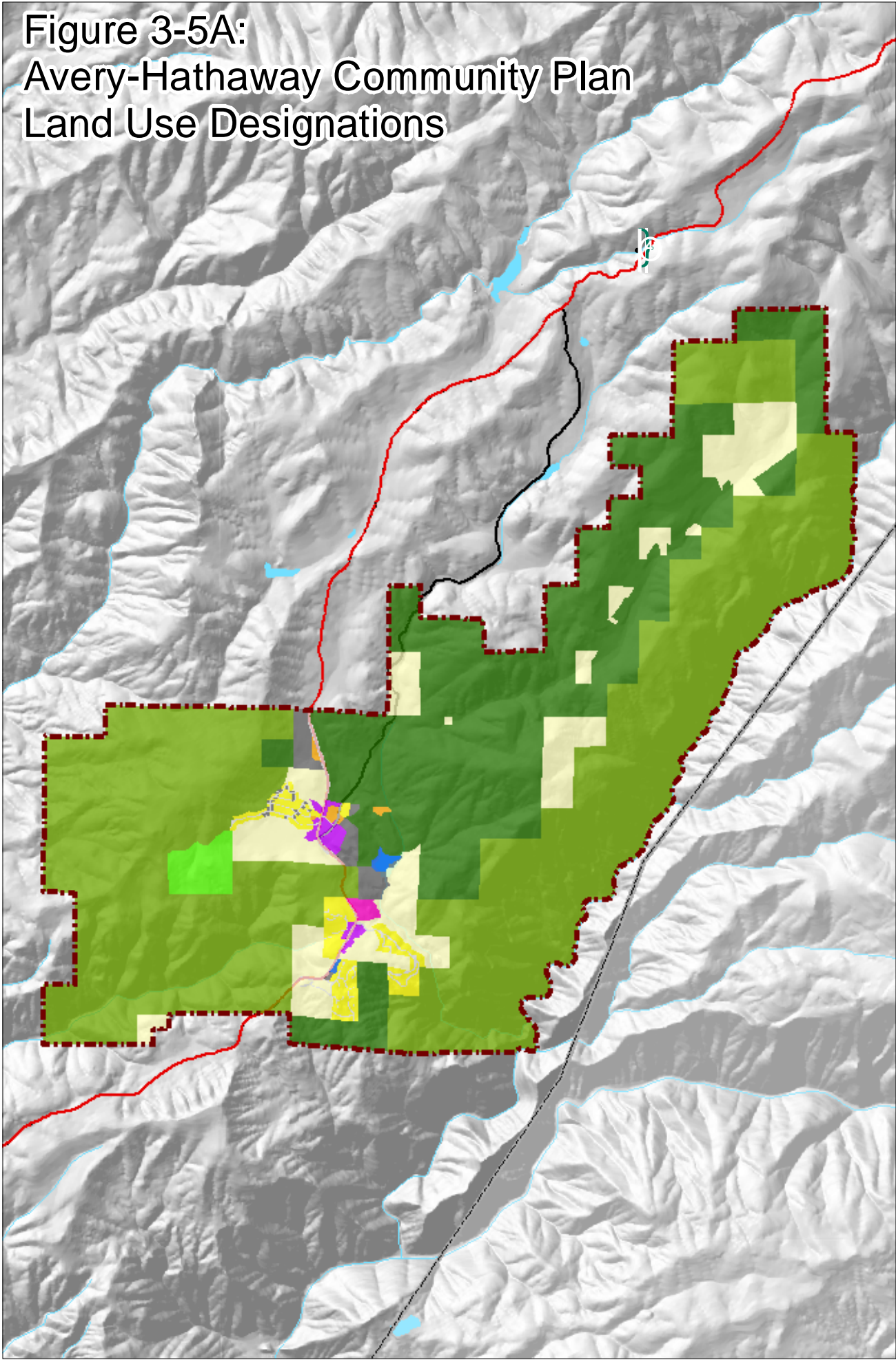
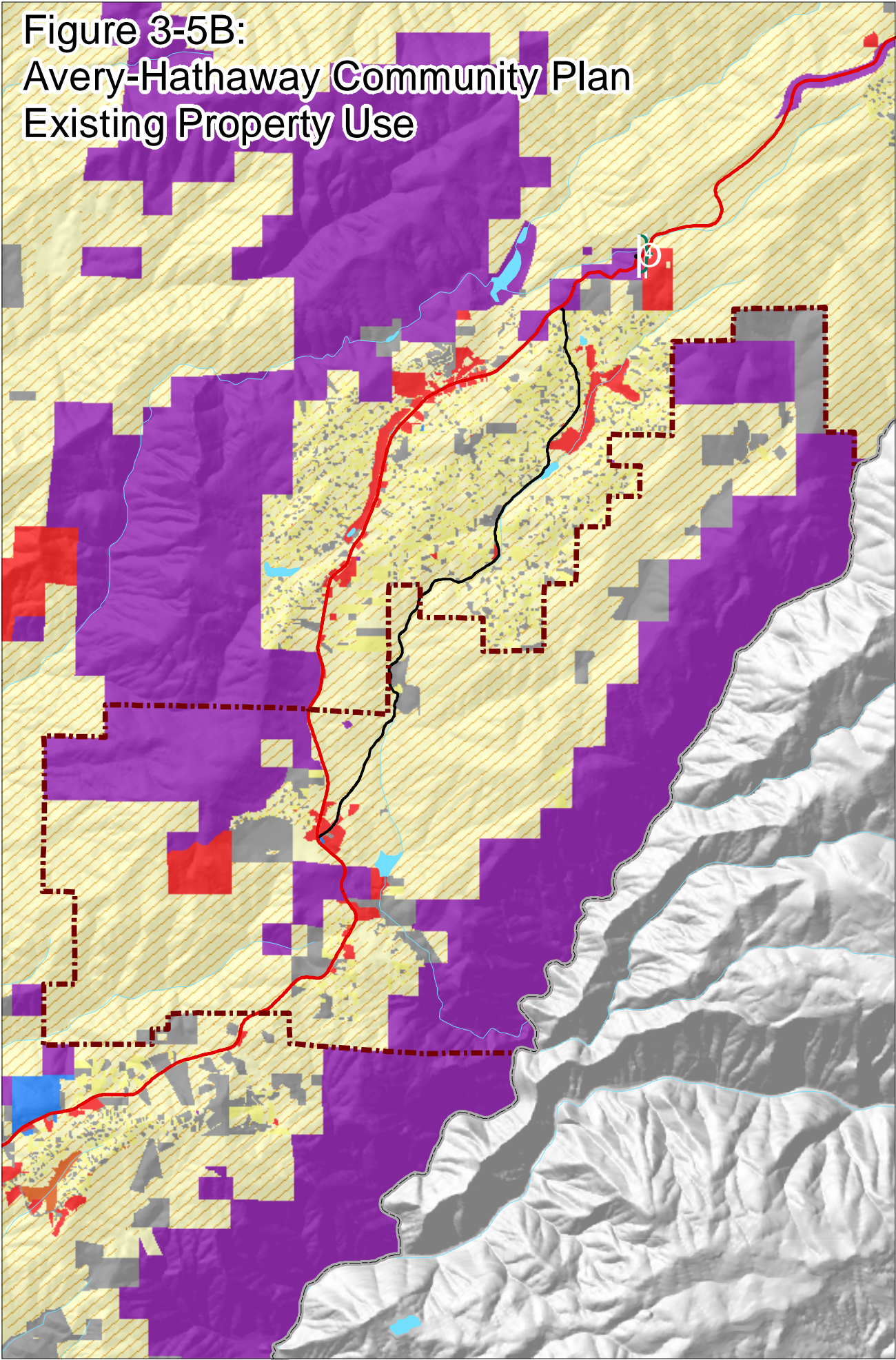


Figure 3-5B:
Avery-Hathaway Community Plan
Existing Property Use



**Calaveras County
General Plan Update**

Figure 3-5A/B

Legend

Avery-Hathaway Community Plan Boundary

County Boundary

State Highways

Major Roads

Lakes, Rivers, Streams

Land Use Designations

RURAL RESIDENTIAL (5 ACRE DENSITY)

SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

PROFESSIONAL OFFICES

COMMERCIAL

INDUSTRIAL

PUBLIC SERVICE

RECREATION

RESOURCE PRODUCTION (USFS LAND) 40 ACRE DENSITY

RESOURCE PRODUCTION 40 ACRE DENSITY

RIGHT OF WAY

Existing Land Use

Very Low Density Residential

Low Density Residential

Medium Density Residential

High Density Residential

Commercial/Mixed Use

Industrial

Public

Quasi Public

Unimproved private land

Unclassified

0 1
Miles

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SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

Calaveras County Airport Special Plan

Calaveras County adopted the Calaveras County Airport Special Plan in October 1992. The plan includes an introduction, a description of the Calaveras County Airport, an evaluation of land use compatibility, policies and standards, and specific coordination measures.

Calaveras County's one public use airport, Maury Rasmussen Field, is located approximately four miles south of San Andreas and five miles north of the City of Angels. With built-up parts of the county so near to the airport, the central intent of the Calaveras County Special Plan relates to land use compatibility. This involves: 1) compatibility of surrounding land uses with respect to airport noise levels; 2) compatibility of surrounding land uses in terms of exposure of people to on-the-ground hazards associated with aircraft; and 3) protection of airspace used by aircraft through appropriate height restrictions.

Table 3-7A and Figure 3-6A show the land use designations that guide the Calaveras County Airport Special Plan. Table 3-7B and Figure 3-6B, show existing property use within the Calaveras County Airport Special Plan area.

TABLE 3-7A CALAVERAS COUNTY AIRPORT SPECIAL PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Community Development Land (10 Acre Density)	20	0.7%
Commercial - Planned Development	51	1.8%
Commercial or Industrial	205	7.2%
Commercial or Mineral Resource Area (10 Acre Density)	167	5.8%
Mineral Resource Area (10 Acre Density)	1,572	54.7%
Mineral Resource Area (20 Acre Density)	284	9.9%
Agricultural Preserve (50 Acre Density)	573	19.9%
TOTAL	2,872	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-7B
CALAVERAS COUNTY AIRPORT SPECIAL PLAN AREA
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	43	1.5%
Low Density Residential	0	0.0%
Medium Density Residential	0	0.0%
High Density Residential	0	0.0%
Commercial/Mixed Use	127	4.4%
Industrial	1	0.0%
Public	60	2.1%
Unimproved private land	2,481	86.4%
Unclassified	159	5.6%
TOTAL	2,872	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-6A:
Calaveras County Airport Special Plan
Land Use Designations

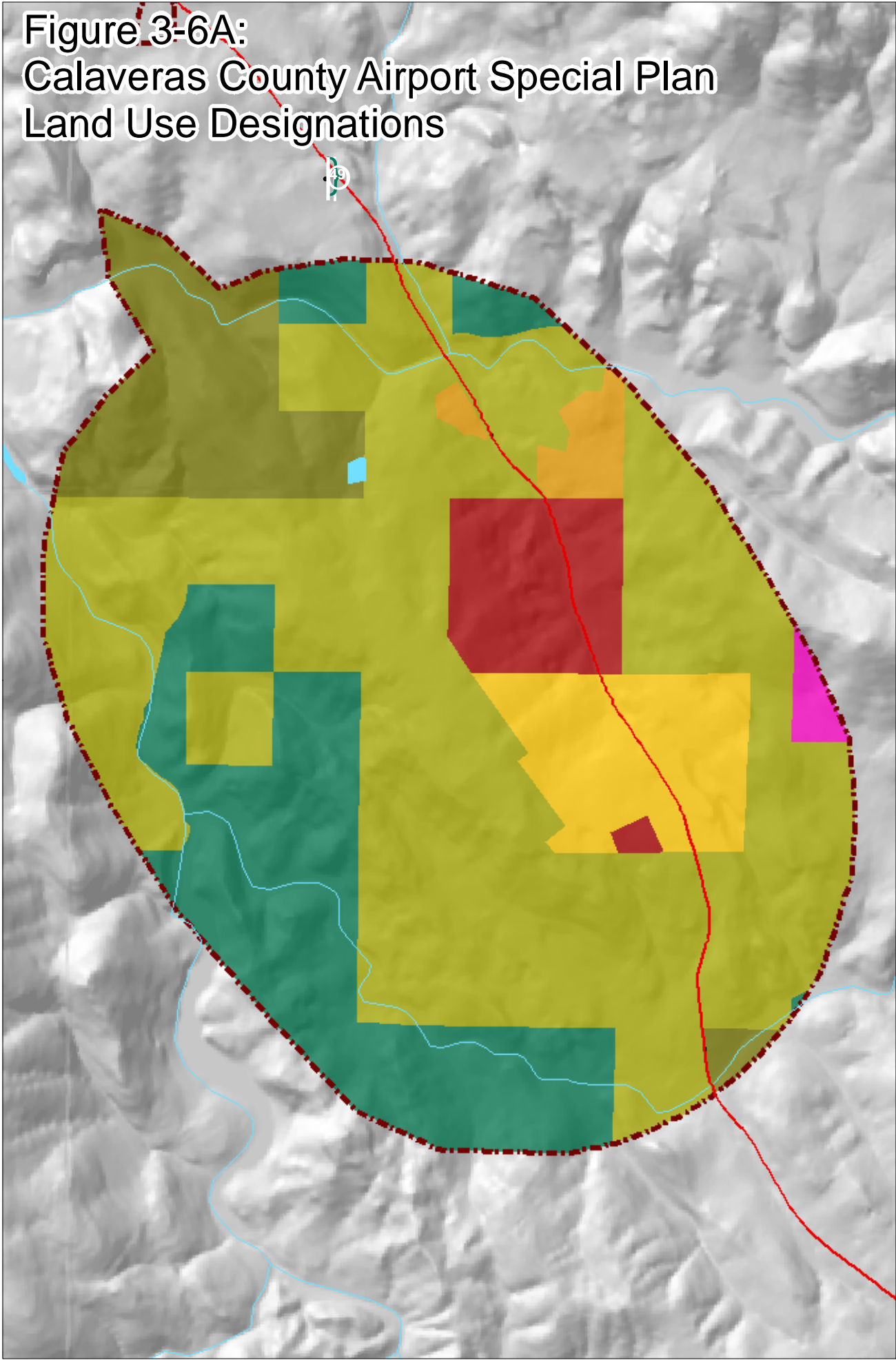
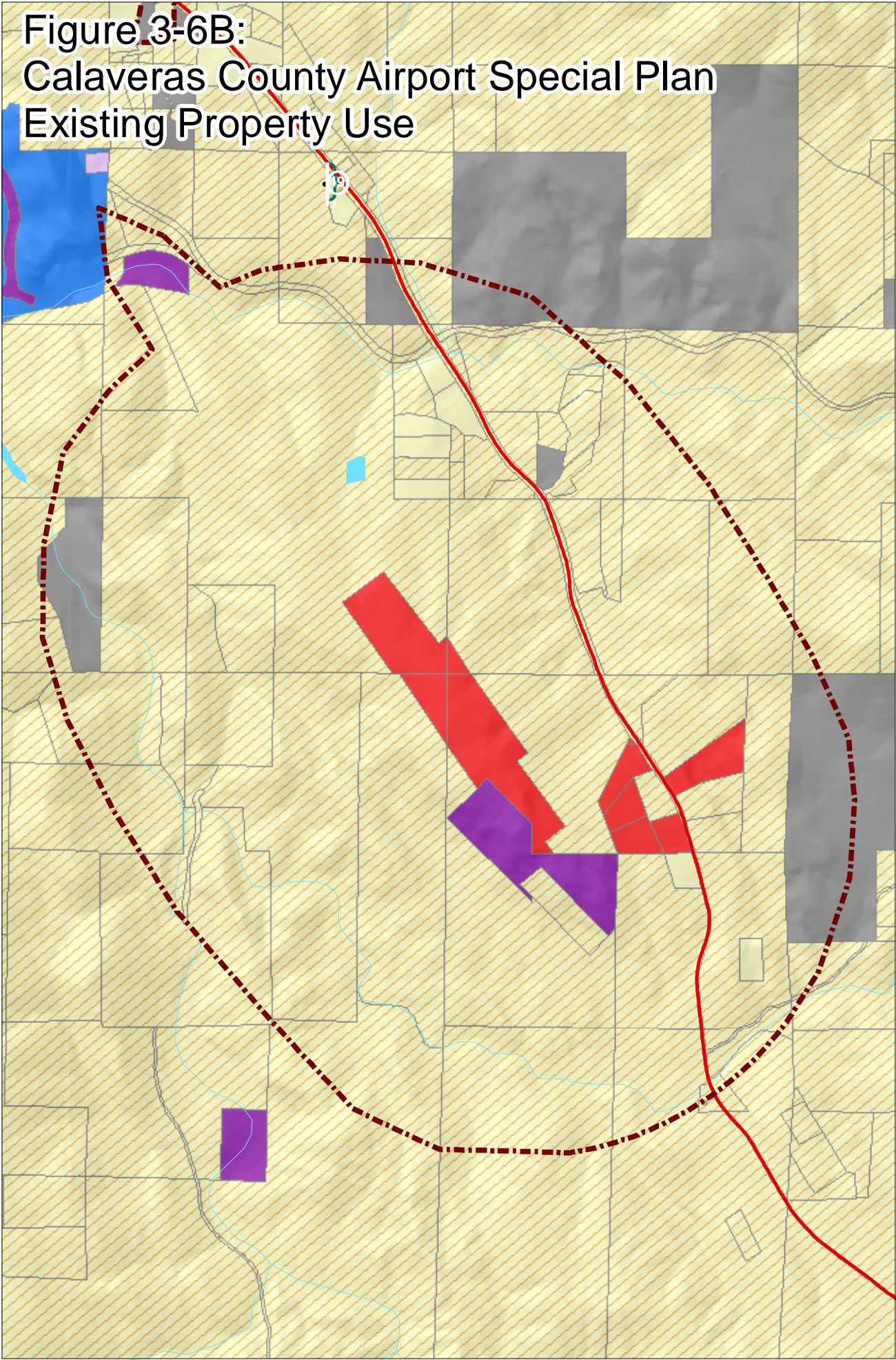


Figure 3-6B:
Calaveras County Airport Special Plan
Existing Property Use



**Calaveras County
General Plan Update**

Figure 3-6A/B

Legend

- Calaveras County Airport Special Plan Boundary
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams

Land Use Designations

- COMMUNITY DEVELOPMENT LAND (10 ACRE DENSITY)
- COMMERCIAL - PLANNED DEVELOPMENT
- COMMERCIAL or INDUSTRIAL
- COMMERCIAL or MINERAL RESOURCE AREA (10 ACRE DENSITY)
- MINERAL RESOURCE AREA (10 ACRE DENSITY)
- MINERAL RESOURCE AREA (20 ACRE DENSITY)
- AGRICULTURAL PRESERVE (50 ACRE DENSITY)

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified

0 0.4
Miles

**Mintier
& Associates**
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SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

Ebbetts Pass Highway Special Plan

The Ebbetts Pass Highway Special Plan, adopted in 1984 and most recently revised in June 1988, includes an introductory section, an implementation program, and Special Plan Map. Goals and policies are included pertaining to the following topics: land use designation, zoning consistency, general, community centers, resort centers, recreation, multiple-family residential, single-family residential, commercial, timber harvesting and resource production, and circulation.

The Ebbetts Pass Highway Special Plan (3,122 acres) defines land use designations along a 35-mile portion of the Ebbetts Pass Scenic Highway Corridor (9,860 acres) located between Murphys and the Alpine County line. The Murphys/Douglas Flat Community Plan Area is located to the south of the Special Plan area and is covered by a separate community plan. The communities of Arnold and Avery-Hathaway Pines lie to the north along the Corridor, and are also covered by separate community plans. An approximately five-mile section of the Special Plan area, located between the Murphys/Douglas Flat and Avery/Hathaway Pines Community Plan Areas, is designated mostly single-family residential with some commercial and resource production lands. This section accounts for 42.7 percent of the total land uses in the Special Plan area.

Land use designations located north of the Arnold Community Plan Area and the town of Dornington are scattered but account for 57.3 percent of the total land uses in the Special Plan area. Part of this section of the Ebbetts Pass Scenic Highway Corridor is designated “Timber Harvest Special Treatment Area” Land within the Special Treatment Area is subject to design review unless it is single-family use. Within the community of Dornington, most lands are designated either “Community Center” or “Single Family Residential.”

Table 3-8A and Figure 3-7A show the land use designations that guide the Ebbetts Pass Highway Special Plan. Table 3-8B and Figure 3-7B, show existing property use within the Ebbetts Pass Highway Special Plan area.

TABLE 3-8A EBBETTS PASS HIGHWAY SPECIAL PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Single Family Residential	1,447	46.3%
Multi-Family Residential	0	0.0%
Commercial	60	1.9%
Community Center	346	11.1%
Park	958	30.7%
Recreation	154	4.9%
Resort Center	117	3.7%
Resource Production	40	1.3%
TOTAL	3,122	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-8B
EBBETTS PASS HIGHWAY SPECIAL PLAN AREA
EXISTING PROPERTY USE**

2007		
Property Use	Acres	Percent
Very Low Density Residential	54	1.7%
Low Density Residential	80	2.6%
Medium Density Residential	1	0.0%
High Density Residential	0	0.0%
Commercial/Mixed Use	148	4.7%
Industrial	94	3.0%
Public	155	5.0%
Quasi Public	0	0.0%
Unimproved private land	2235	71.6%
Unclassified	355	11.4%
TOTAL	3,122	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-7A:
Ebbetts Pass Highway Special Plan
Land Use Designations

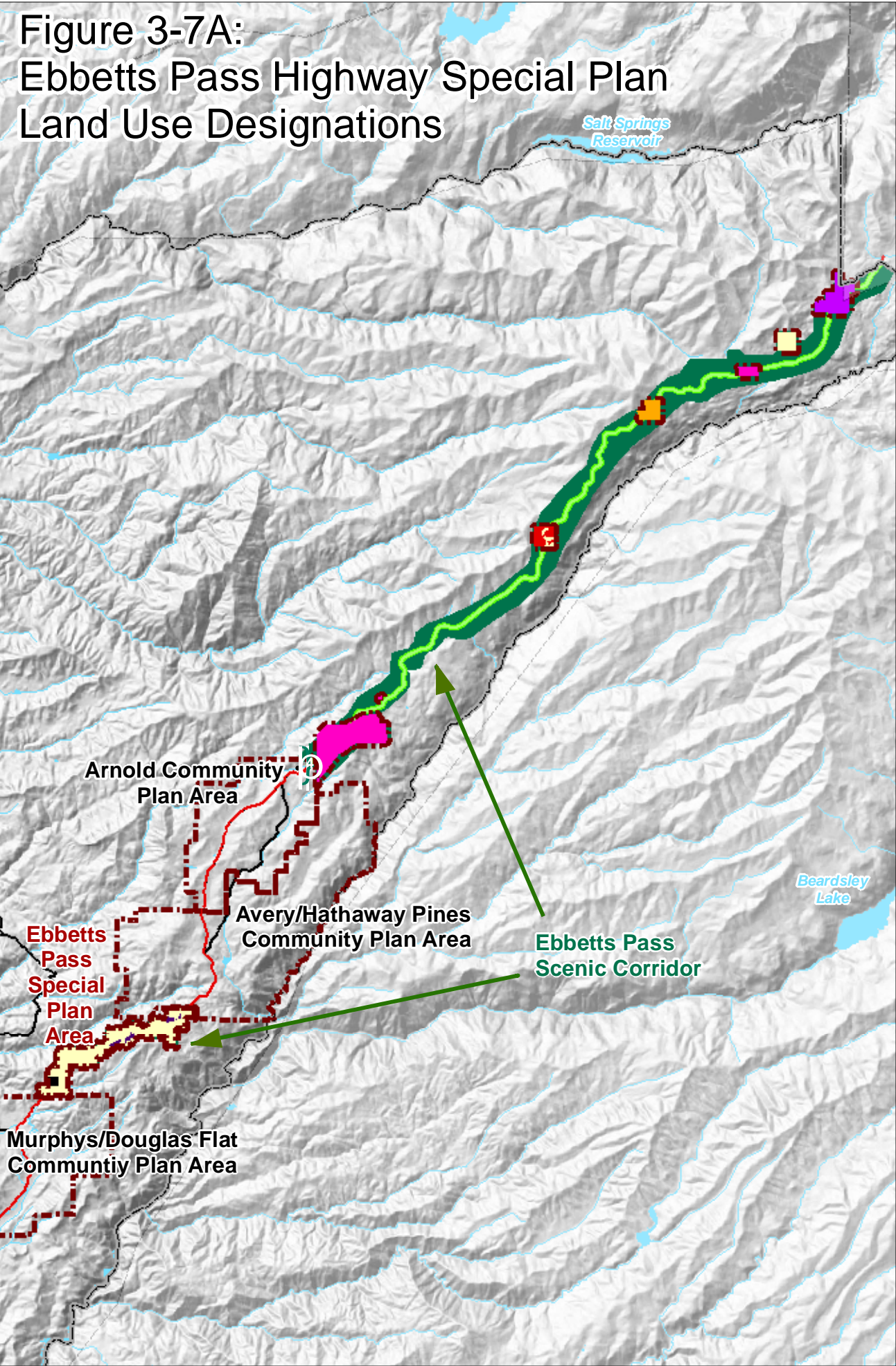


Figure 3-7B:
Ebbetts Pass Highway Special Plan
Existing Property Use

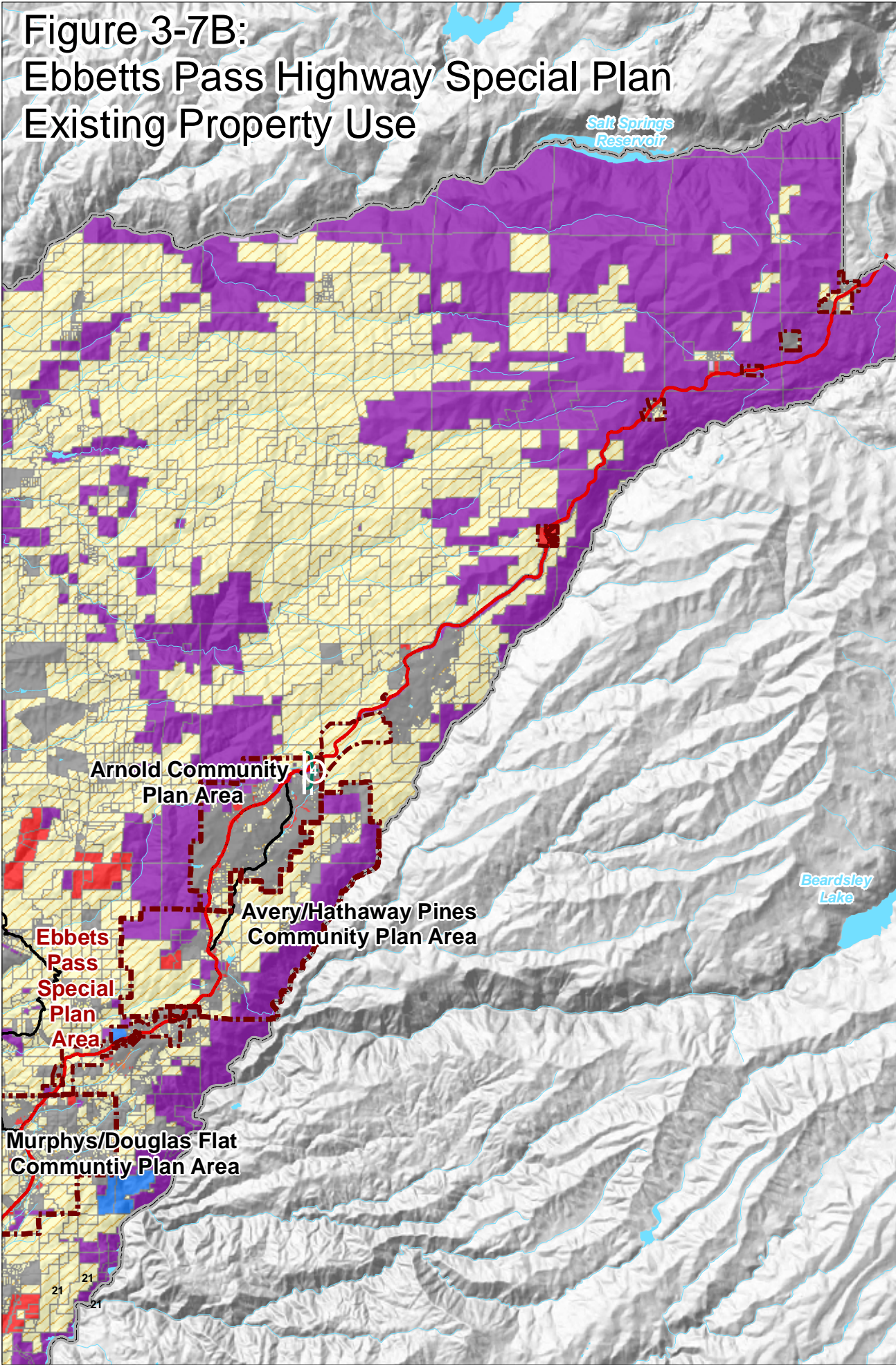


Figure 3-7A/B

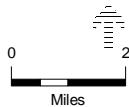


Legend

- Community/Special Plan Area
- Timber Harvest Special Treatment Area
- Ebbetts Pass Scenic Highway Corridor
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams
- Land Use Designations**
 - SINGLE FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - COMMERCIAL
 - COMMUNITY CENTER
 - PARK
 - RECREATION
 - RESORT CENTER
 - RESOURCE PRODUCTION

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified



Mokelumne Hill Community Plan

The Mokelumne Hill Community Plan, adopted in 1983 and revised in June 1988, contains land use designations with consistent zoning, a map of the Community Plan area, and multiple introductory and background sections. Goals and policies pertaining to the following topics are also included: citizen involvement, growth management, commercial, housing, parks and recreation, safety, roads, public services, parking, mineral resources, agriculture, and cluster housing.

The Mokelumne Hill Community Plan provides a detailed inventory of historical structures, including photographs. Another notable aspect of the plan is its early focus on the concept of cluster housing. The plan encourages “cluster density” within the R-1, RR½, RR, and A-1 community plan designations.

Table 3-9A and Figure 3-8A show the land use designations that guide the Mokelumne Hill Community Plan. Table 3-9B and Figure 3-8B show existing property use within the Mokelumne Hill Community Plan area.

TABLE 3-9A MOKELUMNE HILL COMMUNITY PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Rural Residential	1,117	34.2%
Rural Residential 1/2 Acre Density	298	9.1%
Single Family Residential	131	4.0%
Single Family Residential-Planned Development	3	0.1%
Multi-Family Residential (12 units per acre)-Planned Development	1	0.0%
Planned Development	33	1.0%
Commercial or Rural Residential 1/2 Acre Density	4	0.1%
Commercial-Planned Development	21	0.6%
Public Service	603	18.5%
Recreation	14	0.4%
Agriculture	793	24.3%
Agriculture-Mineral	153	4.7%
Right of Way	96	3.0%
TOTAL	3,268	100.0%

Source: Calaveras County Community Development Agency, 2007

TABLE 3-9B MOKELUMNE HILL COMMUNITY PLAN AREA EXISTING PROPERTY USE 2007		
Property Use	Acres	Percent
Very Low Density Residential	158	4.8%
Low Density Residential	0	0.0%
Medium Density Residential	0	0.0%
High Density Residential	9	0.3%
Commercial/Mixed Use	135	4.1%
Industrial	2	0.1%
Public	181	5.5%
Quasi-public	0	0.0%
Unimproved private land	2,468	75.5%
Unclassified	314	9.6%
TOTAL	3,268	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-8A:
Mokelumne Hill Community Plan
Land Use Designations

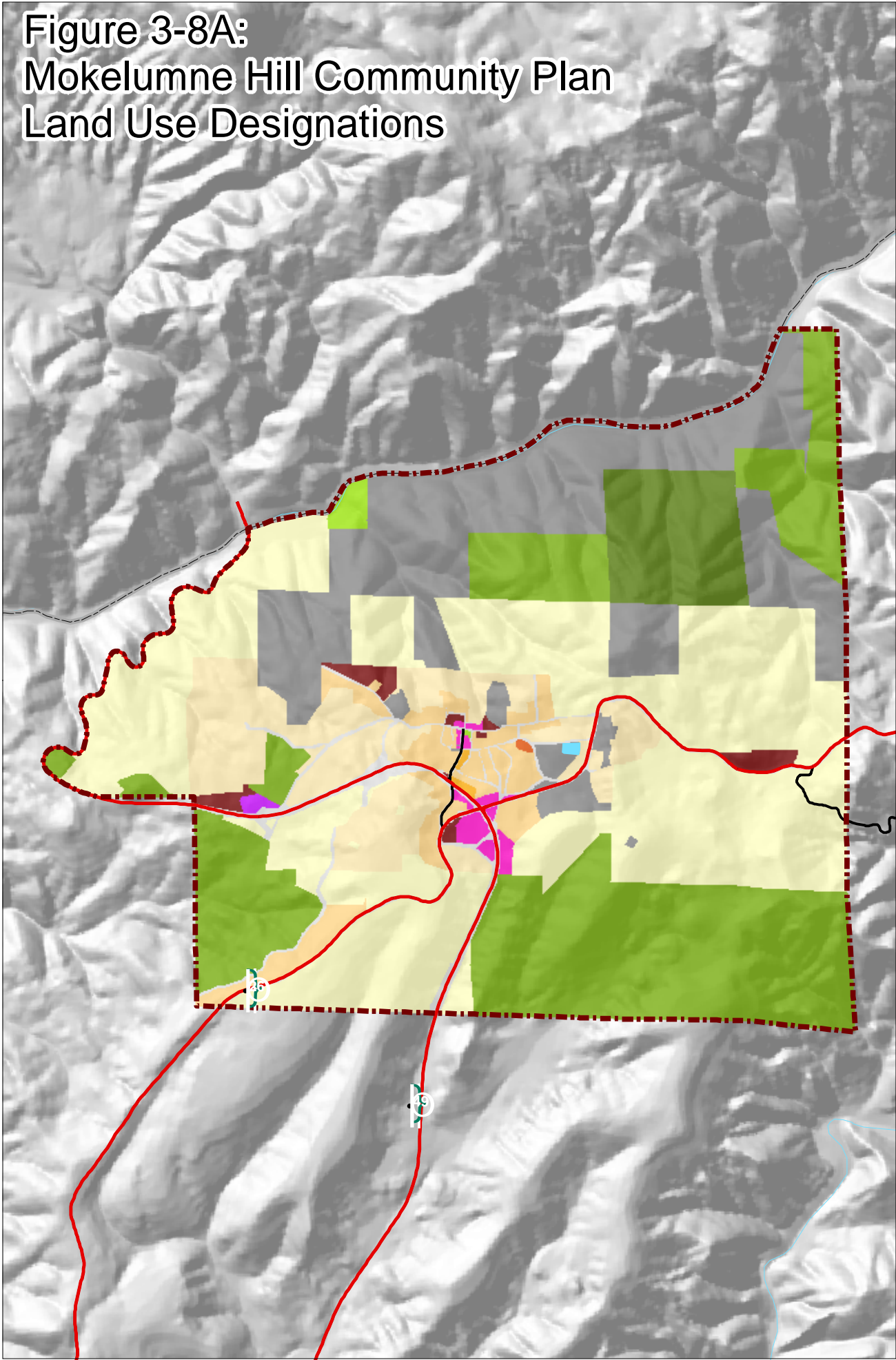


Figure 3-8B:
Mokelumne Hill Community Plan
Existing Property Use

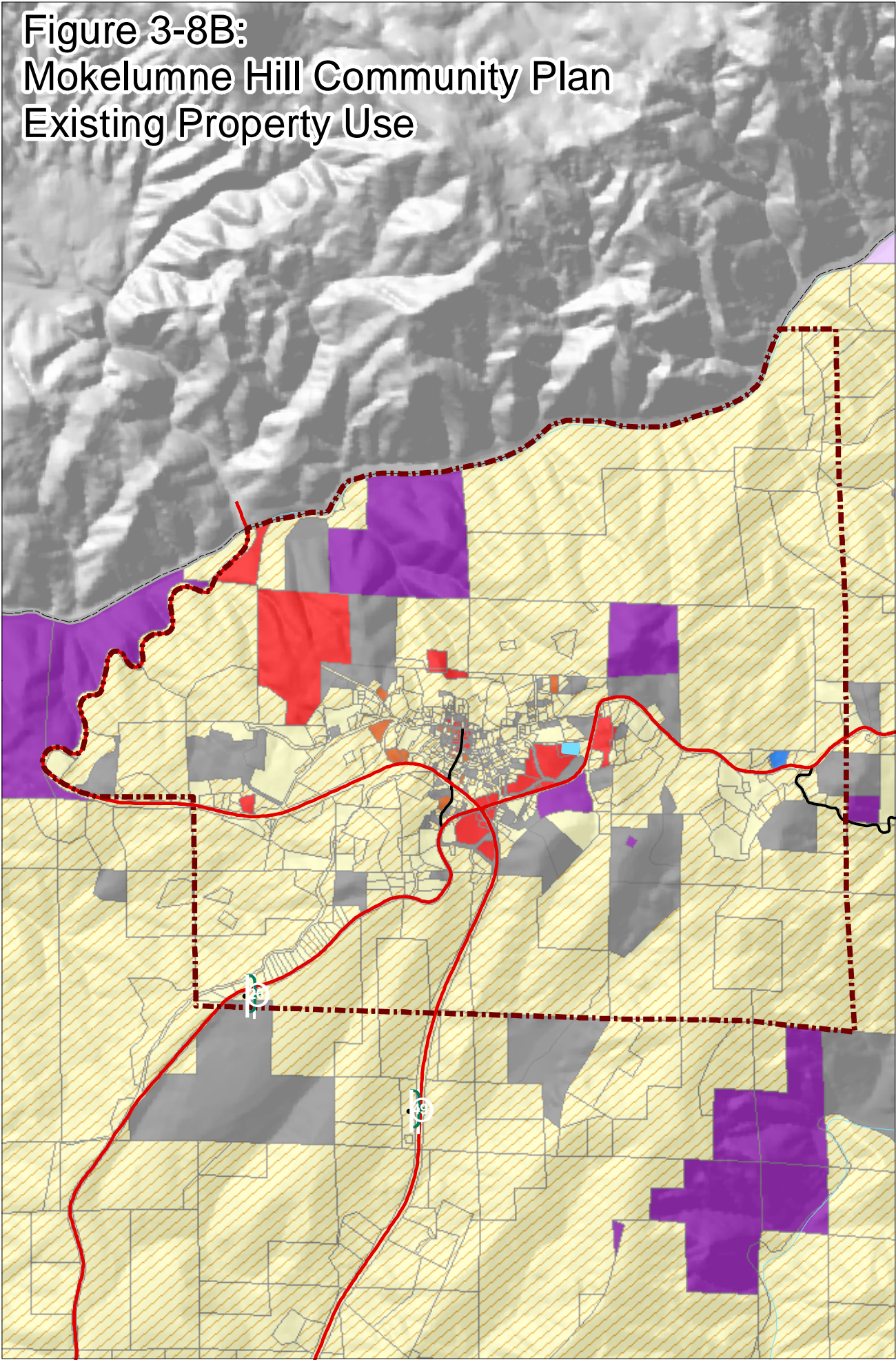


Figure 3-8A/B



- Legend**
- Mokelumne Hill Community Plan Boundary
 - County Boundary
 - State Highways
 - Major Roads
 - Named Streams and Rivers
- Land Use Designations**
- RURAL RESIDENTIAL
 - RURAL RESIDENTIAL 1/2 ACRE DENSITY
 - SINGLE FAMILY RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL-PLANNED DEVELOPMENT
 - MULTI-FAMILY RESIDENTIAL-PLANNED DEVELOPMENT
 - PLANNED DEVELOPMENT
 - COMMERCIAL or RURAL RESIDENTIAL 1/2 ACRE DENSITY
 - COMMERCIAL - PLANNED DEVELOPMENT
 - PUBLIC SERVICE
 - RECREATION
 - AGRICULTURE
 - AGRICULTURE - MINERAL
 - RIGHT OF WAY
- Existing Property Use**
- Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial/Mixed Use
 - Industrial
 - Public
 - Quasi Public
 - Unimproved private land
 - Unclassified

Murphys and Douglas Flat Community Plan

The Murphys and Douglas Flat Community Plan, adopted in 1986 and revised in June 1988, includes an introductory section, an implementation program, and a Community Plan Map. It also includes goals and policies related to the following topics: land use, future land use plan and plan amendments, domestic watershed, open space, parks and recreation, public services, mobile home residences, multiple-family residential development, and transportation.

On the Community Plan Map, large portions of the western perimeter of the planning area are designated for low-density “Rural Transition” or “Rural Residential.” Significant tracts of land in the eastern portion of the Planning Area are designated as “Resource Production” and “Agriculture Preserve.” Residential designations predominate in the central portion of Murphys along SR 4.

The desire to preserve the “rural character” of the Murphys and Douglas Flat area forms a recurrent theme in the document forms a recurrent theme or vision throughout the document.

Table 3-10A and Figure 3-9A show the land use designations that guide the Mokelumne Hill Community Plan. Table 3-10B and Figure 3-9B show existing property uses within the Mokelumne Hill Community Plan area.

**TABLE 3-10A
MURPHYS AND DOUGLAS FLAT COMMUNITY PLAN
LAND USE DESIGNATIONS**

2007

Land Use Designation	Acres	Percent
Rural Transition Existing Lot Size	574	7.5%
Rural Transition 20 Acre Density	1,260	16.4%
Rural Transition 5 Acre Density	207	2.7%
Rural Residential Existing Lot Size	265	3.5%
Rural Residential 10 Acre Density	154	2.0%
Rural Residential 6 Acre Density	41	0.5%
Rural Residential 5 Acre Density	1,399	18.2%
Rural Residential 1 Acre Density	217	2.8%
Single Family Residential 4 Units per Acre	492	6.4%
Multi-family Residential 12 Units per Acre	74	1.0%
Mixed Use	13	0.2%
Professional Offices	32	0.4%
Commercial	84	1.1%
Industrial	1	0.0%
Domestic Watershed	63	0.8%
Public Service	66	0.9%
Recreation	8	0.1%
Resource Production 20 Acre Density	1,795	23.4%
Resource Production 10 Acre Density	468	6.1%
Agricultural Preserve	457	6.0%
TOTAL	7,668	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-10B
MURPHYS AND DOUGLAS FLAT COMMUNITY PLAN
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	516	6.7%
Low Density Residential	17	0.2%
Medium Density Residential	0	0.0%
High Density Residential	24	0.3%
Commercial/Mixed Use	540	7.0%
Industrial	2	0.0%
Public	278	3.6%
Quasi Public	0	0.0%
Unimproved private land	4,402	57.4%
Unclassified	1,888	24.6%
TOTAL	7,668	100.0%

Source: Calaveras County Community Development Agency, 2007

Rancho Calaveras Special Plan

Calaveras County adopted the Rancho Calaveras Special Plan in May 1999. The plan includes an introductory section and a Special Plan Map, along with background information and policies pertaining to: commercial land uses, multi-family residential and accessory dwelling uses, single-family residential uses, easements for pedestrians and equestrians, and domestic animals/livestock.

The Rancho Calaveras Special Plan contains a very clear statement of intention in its preface, which notes that the Rancho Calaveras community “desires to maintain the rural residential atmosphere and to prohibit commercial and multifamily development.” The Special Plan Map reaffirms this intention, designating the entirety of the Rancho Calaveras Special Plan area as Rural Residential One Acre, Rural Residential Three Acre, and Recreation.

Table 3-11A and Figure 3-10A show the land use designations that guide the Rancho Calaveras Special Plan. Table 3-11A and Figure 3-10B show existing property uses within the Rancho Calaveras Special Plan area.

TABLE 3-11A RANCHO CALAVERAS SPECIAL PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Rural Residential 1 Acre Density	3,245	60.3%
Rural Residential 3 Acre Density	2,014	37.4%
Recreation	126	2.3%
TOTAL	5,385	100.0%

Source: Calaveras County Community Development Agency, 2007

TABLE 3-11B RANCHO CALAVERAS SPECIAL PLAN EXISTING PROPERTY USE 2007		
Property Use	Acres	Percent
Very Low Density Residential	5	0.1%
Low Density Residential	875	16.2%
Medium Density Residential	14	0.3%
Commercial/Mixed Use	25	0.5%
Public	17	0.3%
Quasi Public	0	0.0%
Unimproved private land	2,548	47.3%
Unclassified	1,900	35.3%
TOTAL	5,384	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-9A:
Murphys & Douglas Flat Community Plan
Land Use Designations

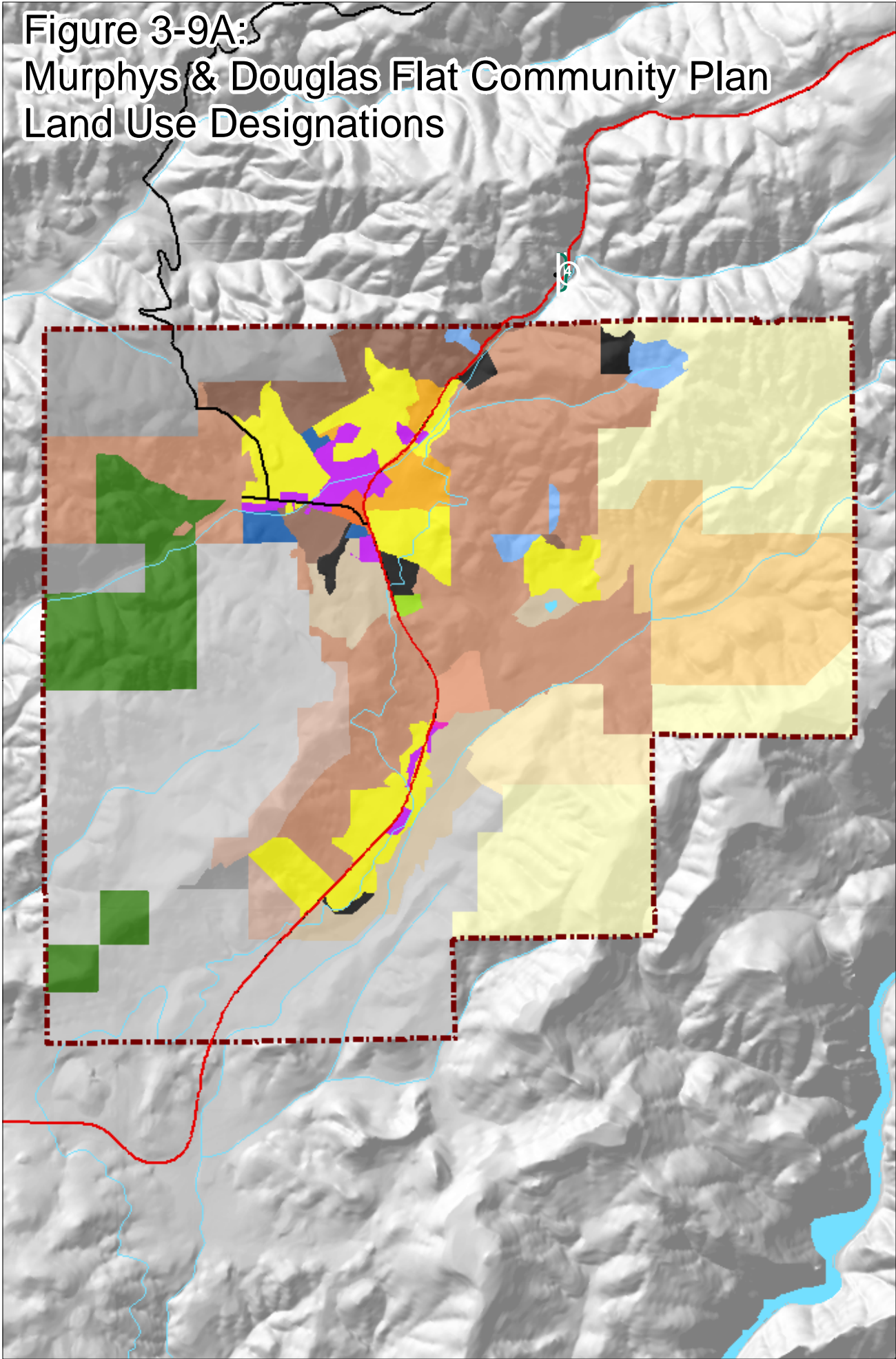
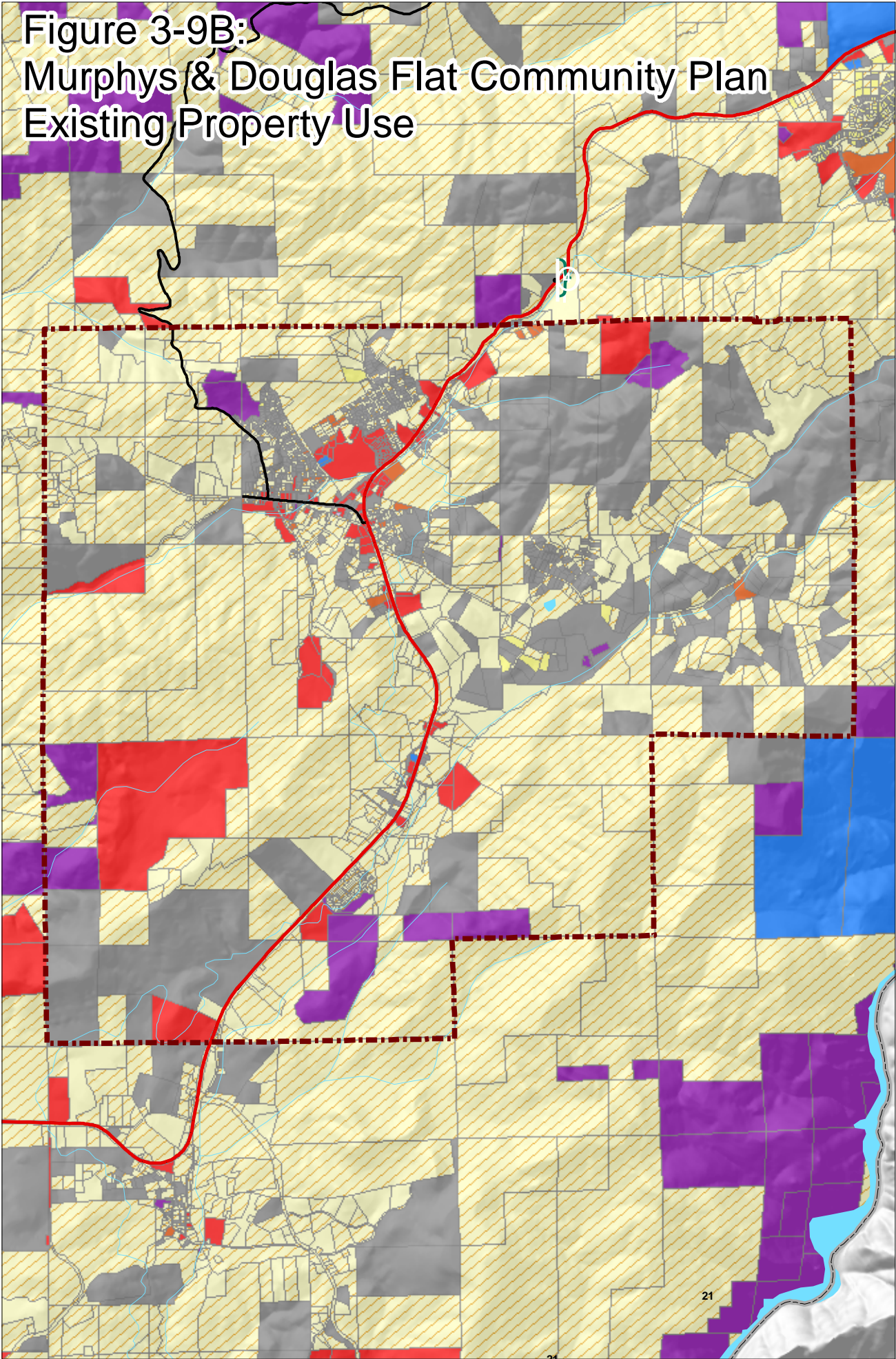


Figure 3-9B:
Murphys & Douglas Flat Community Plan
Existing Property Use



**Calaveras County
General Plan Update**

Figure 3-9A/B

Legend

Murphys & Douglas Flat Community Plan
County Boundary
State Highways
Major Roads
Lakes, Rivers, Streams

Land Use Designations

- RURAL TRANSITION EXISTING LOT SIZE
- RURAL TRANSITION 20 ACRE DENSITY
- RURAL TRANSITION 5 ACRE DENSITY
- RURAL RESIDENTIAL EXISTING LOT SIZE
- RURAL RESIDENTIAL 10 ACRE DENSITY
- RURAL RESIDENTIAL 6 ACRE DENSITY
- RURAL RESIDENTIAL 5 ACRE DENSITY
- RURAL RESIDENTIAL 1 ACRE DENSITY
- SINGLE FAMILY RESIDENTIAL 4 UNITS PER ACRE
- MULTI-FAMILY RESIDENTIAL 12 UNITS PER ACRE
- MIXED USE
- PROFESSIONAL OFFICES
- COMMERCIAL
- INDUSTRIAL
- DOMESTIC WATERSHED
- RECREATION
- PUBLIC SERVICE
- RESOURCE PRODUCTION 20 ACRE DENSITY
- RESOURCE PRODUCTION 10 ACRE DENSITY
- AGRICULTURE PRESERVE

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified

Mintier & Associates
PLANNING CONSULTANTS

SOURCE: USGS, 1999; ESRI, 2006; Calaveras County, 2006; Mintier & Associates, 2007

Figure 3-10A:
Rancho Calaveras Special Plan
Land Use Designations

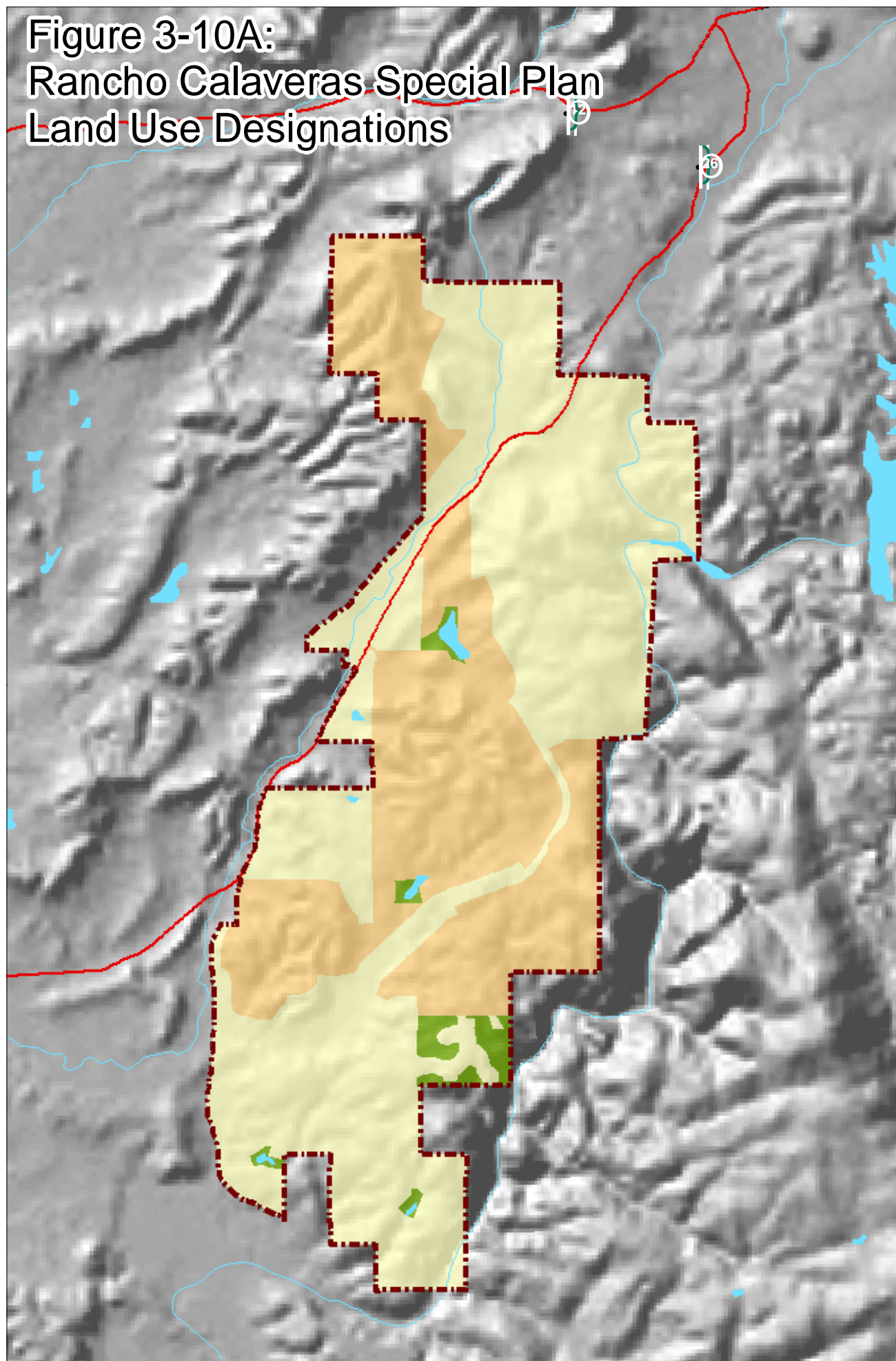


Figure 3-10B:
Rancho Calaveras Special Plan
Existing Property Use

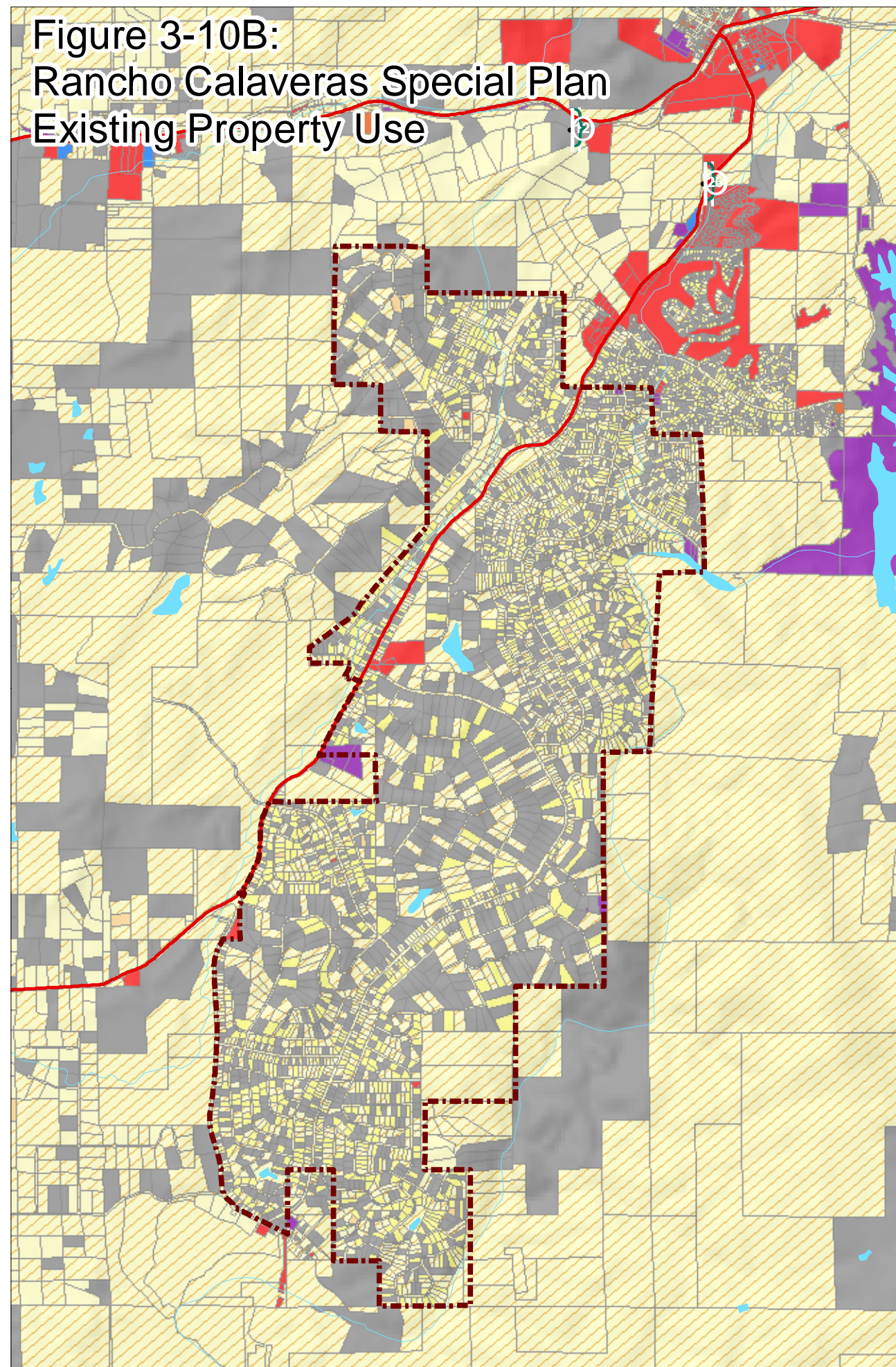
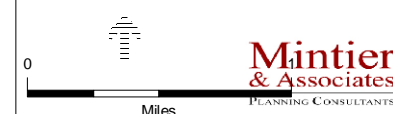


Figure 3-10A/B



Legend

- Rancho Calaveras Special Plan Boundary
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams
- Land Use Designations**
 - RECREATION
 - RURAL RESIDENTIAL 1 ACRE DENSITY
 - RURAL RESIDENTIAL 3 ACRE DENSITY
- Existing Property Use**
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial/Mixed Use
 - Industrial
 - Public
 - Quasi Public
 - Unimproved private land
 - Unclassified



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

San Andreas Community Plan

The San Andreas Community Plan, adopted in 1981 and revised in June 1988, contains land use designations, implementation programs, a Community Plan Map, and multiple introductory and background sections. Goals and policies are also included pertaining to the following topics: citizen involvement, agricultural land, air and water quality, hazards, recreation, economy, housing, public facilities, transportation, trails, energy, natural resources, retail sales, growth management, and industrial.

On the Community Plan Map, a substantial portion the southwestern section of the study area is devoted to industrial use, while large amounts of land in the northern part of the study area are designated rural residential. Two substantial parcels of land in the northeast and southeast parts of the study area are designated for agricultural use. The central portion of San Andreas running along SR 49 is designated for a variety of residential, commercial, public service, and other uses. Several parcels of land near the SR 49 corridor are also marked “planned development.”

The San Andreas Community Plan includes two maps of historic structures, makes note of fifteen individual historic structures, and designates a historic zone in central San Andreas. The plan also states that the County will develop specific architectural standards to preserve and promote Gold Rush style architecture.

Table 3-12A and Figure 3-11A show the land use designations that guide the San Andreas Community Plan. Table 3-12B and Figure 3-11B show existing property use within the San Andreas Community Plan area.

TABLE 3-12A SAN ANDREAS COMMUNITY PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Rural Residential	1,972	33.5%
Single Family Residential	1,286	21.8%
Single Family Residential-Planned Development	4	0.1%
Two-Family Residential	55	0.9%
Multi-Family Residential	112	1.9%
Multi-Family Residential-Planned Development	150	2.5%
Commercial	107	1.8%
Commercial-Planned Development	130	2.2%
Industrial	845	14.3%
Industrial-Planned Development	109	1.8%
Professional Offices & Multi-Family Residential	58	1.0%
Public Service	200	3.4%
Recreation	5	0.1%
Agriculture	863	14.6%
TOTAL	5,893	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-12B
SAN ANDREAS COMMUNITY PLAN
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low-Density Residential	559	9.5%
Low Density Residential	0	0.0%
Medium Density Residential	0	0.0%
High Density Residential	19	0.3%
Commercial/Mixed Use	431	7.3%
Industrial	16	0.3%
Public	90	1.5%
Quasi Public	1	0.0%
Unimproved private land	4,192	71.1%
Unclassified	587	10.0%
TOTAL	5,893	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-11A:
San Andreas Community Plan
Land Use Designations

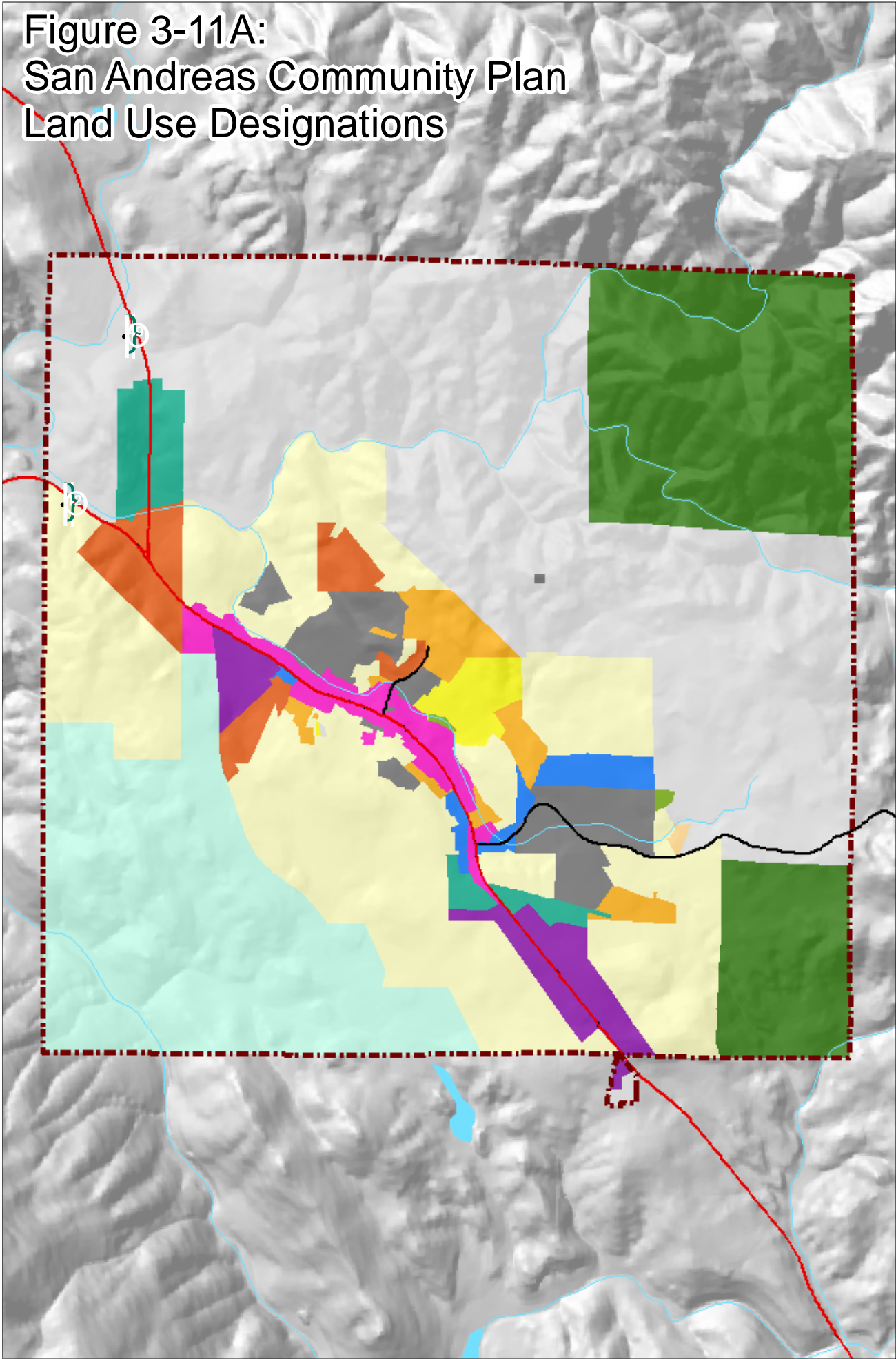


Figure 3-11B:
San Andreas Community Plan
Existing Property Use

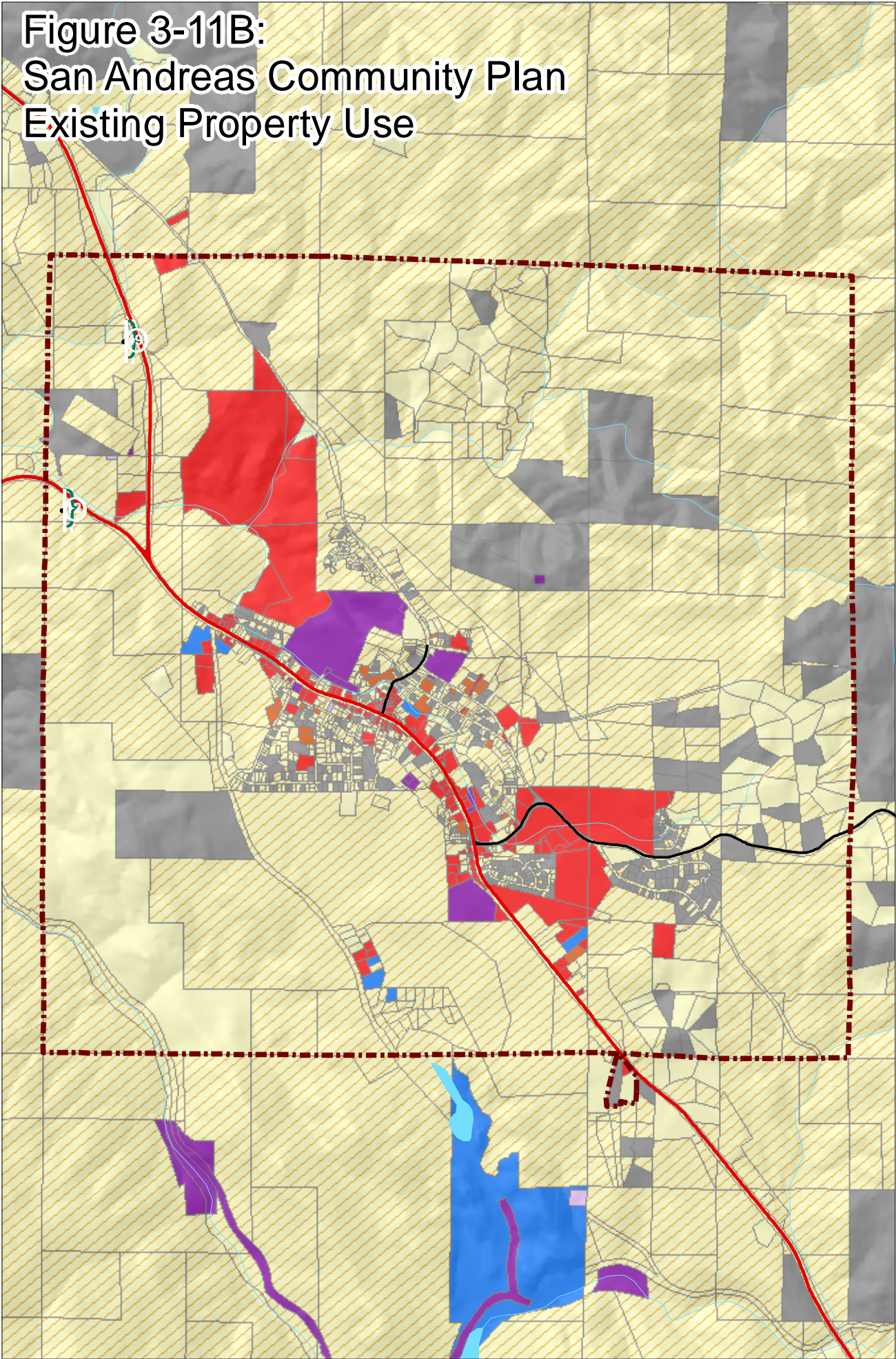


Figure 3-11A/B



Legend

- San Andreas Community Plan Boundary
 - County Boundary
 - State Highways
 - Major Roads
 - Lakes, Rivers, Streams
- Land Use Designations**
- RURAL RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL - PLANNED DEVELOPMENT
 - TWO FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL - PLANNED DEVELOPMENT
 - COMMERCIAL
 - COMMERCIAL - PLANNED DEVELOPMENT
 - INDUSTRIAL
 - INDUSTRIAL - PLANNED DEVELOPMENT
 - PROFESSIONAL OFFICES & MULTIFAMILY RESIDENTIAL
 - PUBLIC SERVICE
 - RECREATION
 - AGRICULTURE
- Existing Property Use**
- Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial/Mixed Use
 - Industrial
 - Public
 - Quasi Public
 - Unimproved private land
 - Unclassified

Valley Springs Community Area General Plan

The Valley Springs Community Area General Plan, adopted in 1975 and revised in September 1983, contains a development policy section, a description of the community area, and a table of consistent zones.

The report also includes two Community Plan Maps—an overall map for the entire plan area, and an inset map showing the central portion of Valley Springs. Large portions of the land area covered by the larger-scale overall map are designated “agricultural rural,” while two relatively small areas near the northeast and southwest corners are designated “agricultural preserve.” The inset map for the central portion of Valley Springs includes commercial, single family residential, multiple family residential, industrial, and public land use designations.

Table 3-13A and Figure 3-12A, show the land use designations that guide the Valley Springs Community Plan. Table 3-13B and Figure 3-12B show existing property use within the Valley Springs Community Plan area.

TABLE 3-13A VALLEY SPRINGS COMMUNITY PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Single Family Residential	444	11.3%
Multi-Family Residential	44	1.1%
Commercial Recreation	18	0.5%
Commercial	234	5.9%
Industrial	81	2.0%
Public Service	11	0.3%
Agricultural Preserve	247	6.3%
Agricultural Rural	2,820	71.7%
Right of Way	33	0.8%
TOTAL	3,932	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-13B
VALLEY SPRINGS COMMUNITY PLAN
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	261	6.6%
Low Density Residential	0	0.0%
Medium Density Residential	0	0.0%
High Density Residential	7	0.2%
Commercial/Mixed Use	283	7.2%
Industrial	1	0.0%
Public	26	0.7%
Quasi Public	0	0.0%
Unimproved private land	3,083	78.4%
Unclassified	270	6.9%
TOTAL	3,932	100.0%

Source: Calaveras County Community Development Agency, 2007

Figure 3-12A:
Valley Springs Community Plan
Land Use Designations

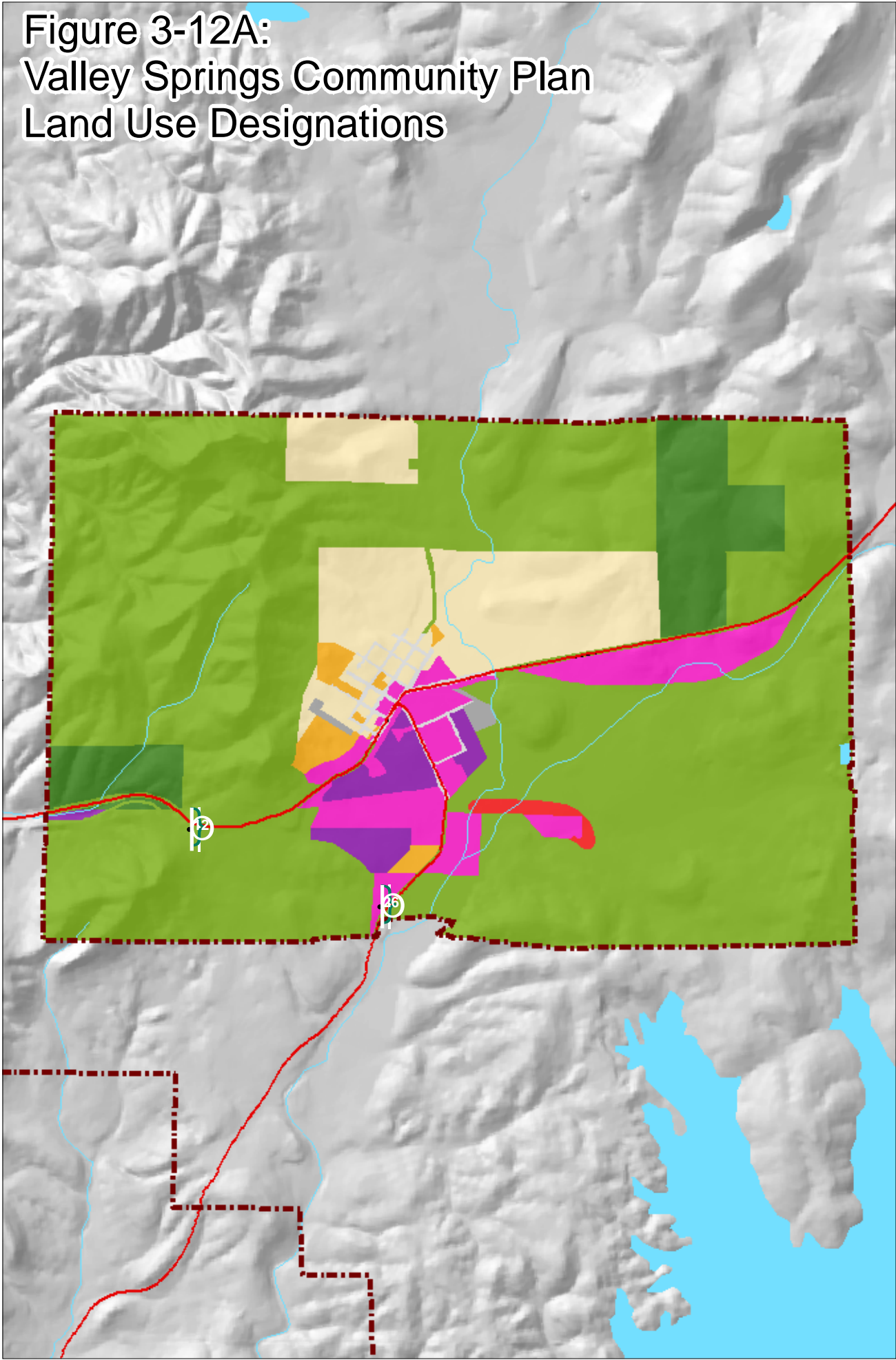


Figure 3-12B:
Valley Springs Community Plan
Existing Property Use

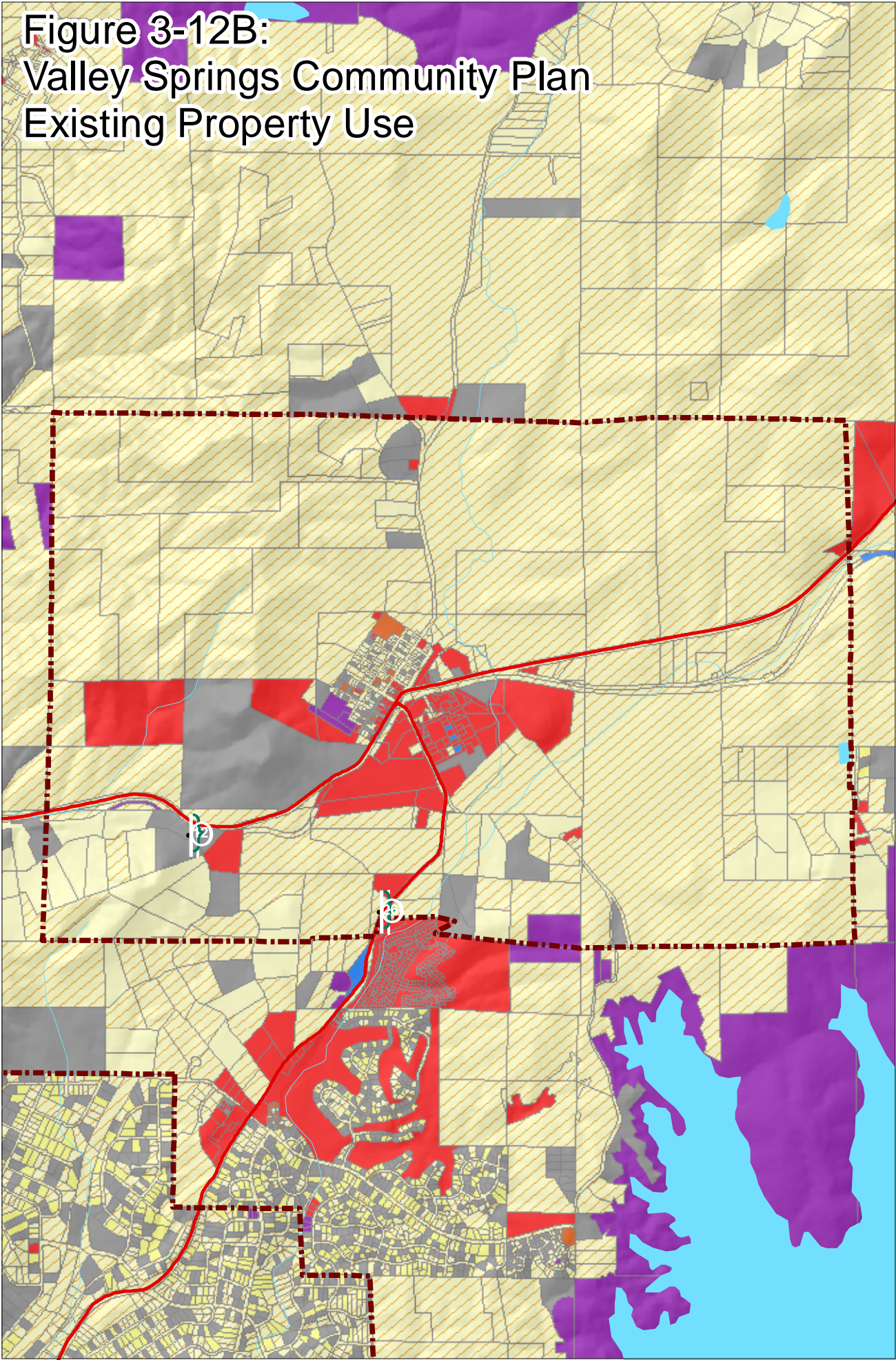


Figure 3-12A/B



Legend

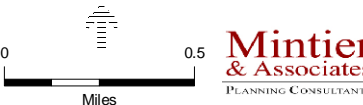
- Valley Springs Community Plan Boundary
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams

Land Use Designations

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL RECREATION
- COMMERCIAL
- INDUSTRIAL
- PUBLIC SERVICE
- AGRICULTURAL PRESERVE
- AGRICULTURAL RURAL
- RIGHT OF WAY

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

Draft Community Plans

Copperopolis Community Plan (Draft)

Initial work on the Copperopolis Community Plan began in 1992, with the most recent working draft completed in August 2005. This working draft contains multiple introductory sections and six different Elements (Community Development and Land Use, Open Space and Natural Resources, Economic, Circulation and Transportation, Public Services and Utilities, and Recreation). Though the Copperopolis Community Plan is still only in draft form, it is longer and more detailed than most other community plans in Calaveras County.

Two large master planned communities near Copperopolis—Calaveras Country Club (Saddle Creek) and the proposed Oak Canyon Ranch—were not included in the community plan process. These developments have their own specific plans, and have received specific entitlements from the County.

A community vision statement at the beginning of the Copperopolis Community Plan states, “Twenty years from now, Copperopolis will continue to have a small-town atmosphere defined by the greenbelts of Flower and Copperopolis Mountains.” This broad vision of an attractive, prosperous small town sets the stage for many of the specific policies and implementation programs contained in the community plan.

District 2 Community Plans

Calaveras County’s Supervisorial District 2 contains a number of rural hamlets that share a strong pride of place, beautiful surroundings, and significant problems associated with geographic isolation and rural poverty. These hamlets include Glencoe, Mountain Ranch, Paloma, Rail Road Flat, Sheep Ranch, West Point, and Wilseyville among others. The town of Mokelumne Hill located on State Highway 49 is also part of Supervisorial District 2. As described above, Mokelumne Hill already has its own community plan, initially adopted in 1983 and revised in 1988. As Fall 2007, the Board of Supervisors has authorized the Community Development Agency to begin work on Community Plans for the Glencoe/Rail Road Flat, West Point, and Wilseyville communities.

Specific Plans

Specific plans, unlike community/area plans, are not considered part of the general plan under State planning law. Instead, these plans are considered a tool for “systematic implementation” of the general plan, typically within a defined area. The County has adopted two currently active specific plans:

- Saddle Creek Specific Plan (adopted December 1993)
- Oak Canyon Ranch Specific Plan (adopted November 2003)

A third specific plan, the Spring Valley Estates Specific Plan, was vacated on July 6, 2004, and the property was rezoned consistent with underlying General Plan land use designations.

Saddle Creek Specific Plan (formerly Calaveras Country Club Specific Plan)

Saddle Creek resort is a major residential and golf course community near Copperopolis. The developers of this community initially received entitlements under a specific plan adopted December 1993.

The Saddle Creek Specific Plan includes an introductory section, an analysis of physical and natural resources, a Development Element describing proposed residential, commercial, and other land uses, a Traffic and Circulation Element, and a Public Facilities and Services Element. Extensive goals, policies, and implementation measures are also included, together with proposed zoning and site development standards for the Specific Plan area.

At buildout, the Saddle Creek Specific Plan projects construction of 1,213 residential units, not to exceed 1,650 units. The Specific Plan projects construction at densities of 1.5 to 1.86 dwelling units per acre for the overall project area, with higher density at sites marked “Cluster Residential Area” and “Single-Family High Density.”

Table 3-13A and Figure 3-13A, show the land use designations in the Saddle Creek Specific Plan. Table 3-13B and Figure 3-13B show existing property use within the Saddle Creek Specific Plan area.

TABLE 3-14A SADDLE CREEK SPECIFIC PLAN LAND USE DESIGNATIONS 2007		
Land Use Designation	Acres	Percent
Single Family Residential	574	65.5%
Commercial	6	0.7%
Recreation	309	35.8%
TOTAL	889	100%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-14B
SADDLE CREEK SPECIFIC PLAN
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	0	0.0%
Low Density Residential	1	0.1%
Medium Density Residential	0	0.0%
High Density Residential	0	0.0%
Commercial/Mixed Use	0	0.0%
Industrial	0	0.0%
Public	0	0.0%
Quasi Public	0	0.0%
Unimproved private land	611	68.7%
Unclassified	277	31.1%
TOTAL	889	100.00%

Source: Calaveras County Community Development Agency, 2007

Figure 3-13A:
Saddle Creek and Oak Canyon Ranch
Land Use Designations

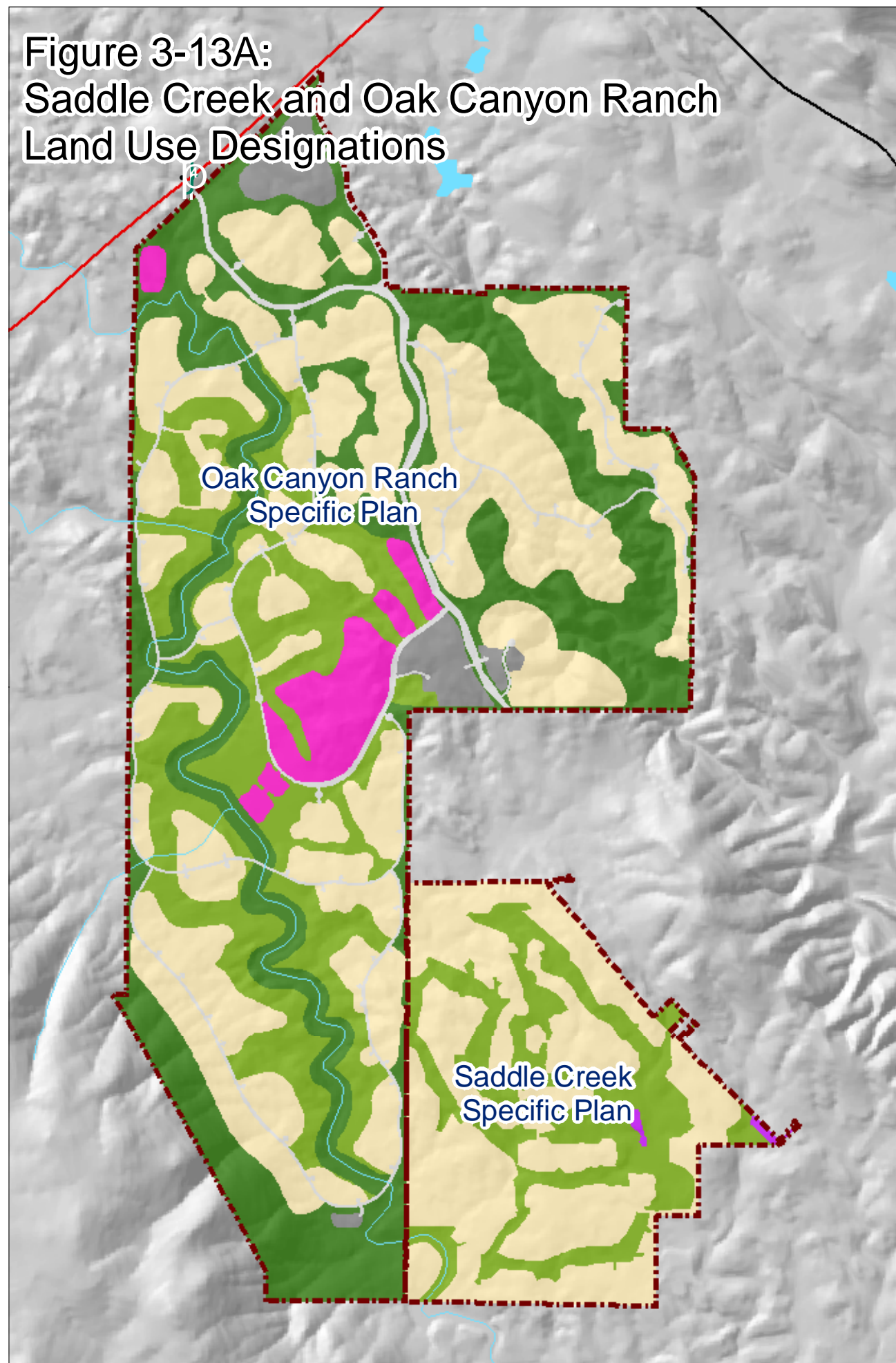


Figure 3-13B:
Saddle Creek and Oak Canyon Ranch
Existing Property Use

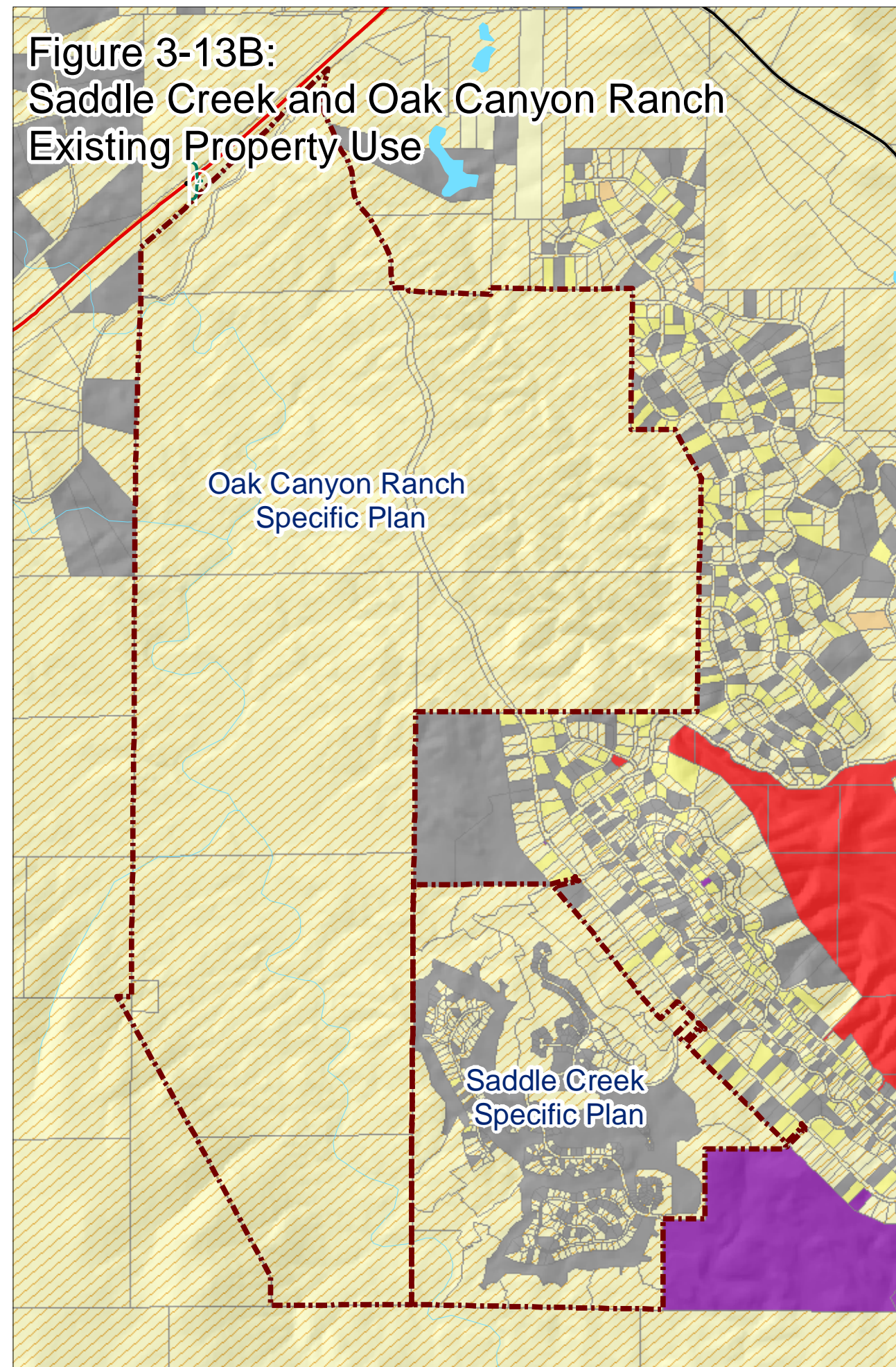


Figure 3-13A/B



Legend

- Specific Plan Boundary
- County Boundary
- State Highways
- Major Roads
- Lakes, Rivers, Streams

Saddle Creek LU Designations

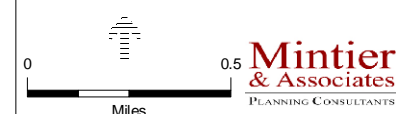
- Single Family Residential
- Commercial
- Recreation

Oak Canyon LU Designations

- Single Family Residential
- Resort / Commercial
- Public Service
- Recreation
- Natural Resource / Open Space
- Right of Way

Existing Property Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial/Mixed Use
- Industrial
- Public
- Quasi Public
- Unimproved private land
- Unclassified



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

Oak Canyon Ranch Specific Plan

The Oak Canyon Ranch Specific Plan addresses a 3,251-acre property just north of the existing Saddle Creek resort in the community of Copperopolis. Under the specific plan, this site is envisioned to become “one of the first exclusive residential-resort-golf course-conference center communities in the Central Sierra Nevada,” catering to “the newly evolving market of visitors and residents with high disposable incomes.” This development plan addresses issues related to community design, land use designations, traffic and circulation, public facilities and services, and site and resource management.

Table 3-14A and Figure 3-13A, show the land use designations in the Valley Springs Community Plan. Table 3-14B and Figure 3-13B show existing property use within the Valley Springs Community Plan area.

TABLE 3-15A OAK CANYON RANCH SPECIFIC PLAN LAND USE DESIGNATIONS		
2007		
Land Use Designation	Acres	Percent
Single Family Residential	1,253	38.6%
Resort/Commercial	137	4.2%
Public Service	97	3.0%
Recreation	569	17.5%
Natural Resource/Open Space	1,030	31.7%
Right of Way	159	4.9%
TOTAL	3,245	100.0%

Source: Calaveras County Community Development Agency, 2007

**TABLE 3-15B
OAK CANYON RANCH SPECIFIC PLAN
EXISTING PROPERTY USE**

2007

Property Use	Acres	Percent
Very Low Density Residential	0	0.0%
Low Density Residential	0.2	0.01%
Medium Density Residential	0	0.0%
High Density Residential	0	0.0%
Commercial/Mixed Use	0	0.0%
Industrial	0	0.0%
Public	0	0.0%
Quasi Public	0	0.0%
Unimproved private land	3244.6	99.99%
Unclassified	0.2	0.01%
TOTAL	3,245	100.0%

Source: Calaveras County Community Development Agency, 2007

3.4 EXISTING ZONING SUMMARY

The Calaveras County Comprehensive Zoning Ordinance establishes zoning regulations for unincorporated areas of the county. The Zoning Ordinance regulates land uses, performance standards, and site development standards that relate to development on individual properties.

Under State law, cities and counties have broad latitude in establishing zoning standards and procedures. One key requirement, however, is that zoning regulations be consistent with the general plan. Zoning ordinances are often considered the primary tool used by cities and counties in California to implement the general plan land use element.

Table 3-16 below provides a matrix that shows which land use designations articulated in Calaveras County's 1996 General Plan link to the zones specified in the County's Zoning Ordinance.

TABLE 3-16 LAND USE DESIGNATIONS AND ZONING CONTISTENCY MATRIX Planning Area 2007	
General Plan Designation¹	Consistent Zones²
Wildlife, Botanical	A1, AP, GF, TP, PS
Agriculture Preserves	A1, AP, PS
Timberlands	A1, AP, GF, TP, PS
Dam Inundation	A1, EP, PS
Mineral Resource 2A	A1, AP, GF, RA, TP, PS
Mineral Resource 2B	A1, AP, GF, RA, TP, PS
Community, Special, and Specific Plans. City of Angels	Not described in existing General Plan
Community Centers (Single-Family Residential)	RA, RA, RR, PS
Community Centers (Multi-Family Residential)	R2, R3, PS
Community Centers (Commercial)	C1, C2, CP, RC, PS
Community Centers (Light Industrial)	M1, M4, RM, PS
Community Centers (Resource Zones)	A1, AP, GF, TP, PS
Residential Centers (Single-Family Residential)	R1, RA, RR, PS
Future Single-Family Residential (Single-Family Residential)	RA, RR, PS
Future Single-Family Residential (Single-Family Residential w/50% or Greater Slope)	A1, RA, RR, PS
Industrial Corridor	M1, M2, M4, RM, PS
Recreationally-Oriented Commercial	REC, PS

¹ General Plan designations are those referenced in Table II-4 of the existing 1996 General Plan.

² The existing General Plan does not directly link land-use designations to several zones mentioned in the Calaveras County zoning ordinance. These include interim zones (zoning designations U and HS), most "combining districts" (zoning designations SHWF, PD, MHP, ME, PS, and AO), and the special plan zone (zoning designation SP).

Source: Calaveras County General Plan (1996)

Table 3-17 provides a summary of the base zoning categories found within Calaveras County. This summary outlines only general standards and is provided for reference purposes only. The Zoning Ordinance itself should be consulted for specific questions regarding permitted and conditional uses.

As shown in Table 3-17, 224,821 out of the 662,791 acres in the Planning Area (33.9 percent) were zoned as “Unclassified” in the existing (2007) zoning system. The next most widely applied categories were three natural resource zones: “Agricultural Preserve” (130,980 acres), “General Agriculture” (110,988 acres), and “Timber Production” (74,202 acres). The “Rural Residential” (49,857 acres) and “Residential Agriculture” (25,836 acres) zones also accounted for a substantial amount of land.

**TABLE 3-17
ZONING DISTRICT DESCRIPTIONS, DENSITY STANDARDS, AND ACRES ZONED¹**

**Planning Area
2007**

Zone District	Map Code	Basic Purpose of District	Typical Uses Permitted in District	Density Standards Specified in Zoning Ordinance	Acres Zoned²
Interim Zones					
Unclassified	U	The U zone is intended to apply to lands until more precise zoning is adopted.	Accepted farming, timber, and ranching practices. One primary single-family residence per legal parcel.	In the event no new parcel is being created, one dwelling per existing parcel size. If new parcels are being created maximum density shall be based on the general plan.	224,821
Highway Service	HS	Provide interim zoning for a parcel until it is reclassified into a zoning district consistent with the general plan.	Accepted farming and timber practices. One primary single-family residence per legal parcel.	Whichever is larger: one dwelling per permitted general plan density or between one and five acres, depending on water and sewage disposal conditions.	754
Resource Zones					
General Forest	GF	Provide a resource production zone for commercial timber production and related uses.	Accepted timber practices. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	One dwelling per twenty acres.	5,653
Timber Production	TP	Land in TP zones is intended for the primary and productive use of timber resources. No development found incompatible with the primary purposes of timber production shall be permitted in TP zones.	Timber production. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	One dwelling per hundred sixty acres.	74,202
General Agriculture	A1	Land in A1 zones is intended for general farming and ranching practices. Residential uses are placed in a position of secondary importance when compared to the commercial-scale production of food and fiber. The right to farm shall take precedence over all other adjoining and nearby land uses.	Agriculture and ranching. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	One dwelling per twenty acres.	110,988

TABLE 3-17
ZONING DISTRICT DESCRIPTIONS, DENSITY STANDARDS, AND ACRES ZONED¹
Planning Area
2007

Zone District	Map Code	Basic Purpose of District	Typical Uses Permitted in District	Density Standards Specified in Zoning Ordinance	Acres Zoned²
Agricultural Preserve	AP	To preserve lands for intensive agriculture and ranching production. Agriculture preserve zoning applies to lands for which a Williamson Act contract has been executed. The AP zone may also be used for open space protection and preservation. The right to farm shall take precedence over all other adjoining and nearby land uses.	Agriculture, ranching, and open space. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 dwelling unit (DU) per 50 acres, provided that each new parcel qualifies for a separate and independent Williamson Act contract.	130,980
Residential Agriculture	RA	The RA zone is intended to be a district in which an equal emphasis is assigned to residential and agricultural uses.	Agricultural and residential uses. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 DU per 5 acres.	25,836
Residential Zones					
Rural Residential	RR	Provide lands for personal ranches in which residential use is the primary land use. Intended to permit small-scale farming primarily for personal use and not as the primary use of the property.	Residential and small-scale farming uses. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 DU per 1 to 5 acres, depending on water and sewage disposal conditions.	49,857
Single Family Residential	R1	Provide land for single-family residential neighborhoods with houses on individual parcels.	Primary single-family residences. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 DU per 7,000 square feet to 5 acres, depending on water and sewage disposal conditions.	8,302
Two-Family Residential	R2	The R2 zone is intended to provide for two primary types of land uses. First is the conventional duplex. Second is single-family attached housing, such as condominiums, planned unit developments, or townhomes in which each unit is individually owned.	Single-family attached dwellings and duplexes. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	2 DUs per 7,000 square feet to 5 acres, depending on water and sewage disposal conditions.	394

**TABLE 3-17
ZONING DISTRICT DESCRIPTIONS, DENSITY STANDARDS, AND ACRES ZONED¹**

**Planning Area
2007**

Zone District	Map Code	Basic Purpose of District	Typical Uses Permitted in District	Density Standards Specified in Zoning Ordinance	Acres Zoned²
Multiple-Family Residential	R3	Provide lands for apartments, condominiums, planned unit developments, townhouses, and other high-density land uses where commercial services, recreational facilities, and public services are located within a "reasonable" distance.	Multiple-family dwellings, condominiums, townhomes, and planned unit developments. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	Between 12 DUs per acre to 3 DUs per 5 acres, depending on water and sewage disposal conditions.	580
Specific Plan Zones					
Specific Plan	SP	To identify areas of the county for which a comprehensive development plan is required prior to development approvals on the property, or to provide a means for creating a set of land use specifications and implementation programs tailored to a particular site and development.	Where no specific plan already exists, accepted farming, timber and ranching practices, along with low-density residential development, group care homes, and family day care homes. Where a specific plan has been adopted, the uses permitted shall be those specified in the land use district in the adopted special plan.	Where no specific plan already exists, 1 DU per 40 acres. Where a specific plan has been adopted, the site development standards established by the land use district in the approved specific plan shall apply.	N/D
Commercial and Economic Zones					
Rural Commercial	RC	Provide land for commercial use in small towns, community centers, and isolated areas.	Residential and numerous commercial uses. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 DU per 20,000 square feet to 1 DU per 5 acres, depending on water and sewage disposal conditions.	162
Rural Home Industry	RM	Rural home industries are small-scale industries which are secondary to the principal residential use of the property. RM zones may be considered on parcels where the consistent residential zone is A1, AP, GF, TP, RA, or RR. No RM zone shall be approved without a finding that the use is compatible with neighboring properties.	Rural home industries. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	1 DU per 5 acres, or the standards of the general plan, whichever is more strict.	183

**TABLE 3-17
ZONING DISTRICT DESCRIPTIONS, DENSITY STANDARDS, AND ACRES ZONED¹**

**Planning Area
2007**

Zone District	Map Code	Basic Purpose of District	Typical Uses Permitted in District	Density Standards Specified in Zoning Ordinance	Acres Zoned²
Local Commercial	C1	The purpose of the C1 zone is to provide areas for small-scale retail and service businesses that meet the needs of local community areas and are located in close proximity to residential neighborhoods.	Various retail, service, professional office, and other commercial uses. Residential and other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	For commercial uses, density is the same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements). For residential uses one DU per 7,000 square feet to 1 DU per 5 acres, depending on water and sewage disposal conditions.	389
General Commercial	C2	Provide lands for intensive and general commercial use.	Many retail, service, professional office, public assembly and accommodation, and other commercial uses. Other uses consistent with the purposes of the district, as specified in the zoning ordinance.	For commercial uses, density is the same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements). For residential uses 1 DU dwelling per 7,000 square feet to 1 DU per 5 acres, depending on water and sewage disposal conditions.	1,413
Professional Offices	CP	Provide lands for professional offices, administrative offices, and conditionally permitted residential complexes in a compatible environment.	Professional and administrative offices. Multi-family residential and various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	For commercial uses, density is the same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements). For single-family residential uses 1 DU per 7,000 square feet to 1 DU per 5 acres, depending on water and sewage disposal conditions. For multi-family residential uses, 1 DU per 3,500 square feet.	93
Light Industrial	M1	The M1 zone is intended to provide locations for diverse industrial uses in proximity to commercial and residential areas. Industrial uses in M1 zones should not be obnoxious by reason of smoke, noise, odor, dust, or similar objectionable effects.	Manufacturing and industrial service uses. Various other uses broadly consistent with the purposes of the district, as specified in the zoning ordinance.	For industrial uses, density is same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements). For residential plant security structure, 1 DU per parcel.	446

TABLE 3-17
ZONING DISTRICT DESCRIPTIONS, DENSITY STANDARDS, AND ACRES ZONED¹

Planning Area
2007

Zone District	Map Code	Basic Purpose of District	Typical Uses Permitted in District	Density Standards Specified in Zoning Ordinance	Acres Zoned ²
General Industrial	M2	Provide areas for general industrial land use.	Uses permitted in M1 zones. Other industrial and public agency uses as determined by conditional permit.	For industrial uses, density is same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements). For residential plant security structure, 1 DU per parcel.	8,782
Business Park	M4	The M4 zone is intended to provide a zone for a comprehensive, employment-generating development, including business parks. The M4 zone is also intended to provide for commerce and industry in community centers, community and special plan areas, and the prime industrial corridor.	Numerous business-related uses.	Once M4 zoning is obtained, minimum parcel size for new parcels shall be established according to the recommendations of the planning department in consultation with the environmental health department. Maximum density is the same as lot coverage (one hundred percent, less setback, landscaping, and septic requirements).	N/D
Recreation	REC	Provide local and visitor-oriented residential activities. Lands in the REC zone are not intended for general commercial or indirect recreation-oriented commercial land uses.	Recreation-oriented uses. Other uses broadly consistent with the purposes of the district including time-shares and snow skiing facilities, as specified in the zoning ordinance.	For single-family residences, 1 DU per 5 acres. For time-sharing land uses and multiple-family residential, between 12 DUs per 1 acre and 3 DUs per 5 acres, depending on water and sewage disposal conditions.	4,575
Public Service	PS	The purpose of the PS zone is to classify lands that are used for public purposes, public utilities, and for public agencies.	Most public buildings, facilities and structures. Certain large or potentially obnoxious public uses (hydroelectric power generating projects; waste disposal facilities) acceptable only with conditional use permit.	No requirements.	4,329

¹ This table is provided for informational and contextual purposes only. For more detailed legal descriptions of zoning classifications and standards, refer to the zoning ordinance.

² Combining districts were ignored for this analysis. Zones are aggregated based on the main zoning district.

Source: Calaveras County Code, Title 17, Zoning. Calaveras County Community Development Agency, 2007

In addition to the base zones described in Table 3-17, there are several “combining zones” described in the Calaveras County Zoning Ordinance. These include the following:

- **Specified Hazardous Waste Facilities Combining Zone (SHWF).** This zone incorporates the siting requirements contained in the Calaveras County Hazardous Waste Management Plan.
- **Planned Development Combining Zone (PD).** This zone is designed to: 1) provide flexibility for purposes of density transfer, planned unit development, and condominium development; and, 2) encourage design innovation and provide more detailed county project review than would otherwise normally be allowed in the base zone. The zone regulates site development and aesthetics, not type of use.
- **Mobile Home Combining Zone (MHP).** This zone promotes available housing opportunities for the present and future residents of Calaveras County by the establishment of policies and development standards for mobile home parks. Separate manufactured home standards apply to this and other zones.
- **Mineral Extraction Zone (ME).** The purpose of this zone is to ensure that: 1) there is continued availability of important mineral resources, while regulating surface mining operations; 2) adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses; 3) the production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range, and forage, and aesthetic enjoyment; and 4) residual hazards to the public health and safety are eliminated.
- **Environmental Protection Combining Zone (EP).** The purpose of the EP combining zone is to designate environmentally-sensitive areas for protection of the public health, safety, and welfare. The EP combining zone may be applied to all or a portion of a parcel of land. When combined with the REC base zone or a residential zone, the EP zone is used to designate common areas within subdivisions and is not subject to special restrictions normally associated with the zone.
- **Off-Site Parking Combining District (PX).** This district is applicable to community centers or community plan areas where parking may be provided off of the street right-of-way.
- **Airport Overflight and Noise Impact Combining Zone (AO).** The purposes of this zone are to assure that the construction, maintenance or establishment of structures, uses, or objects of natural growth will not constitute hazards to air navigation; to minimize public exposure to airport-related hazards; and to assure the compatibility of land uses within the vicinity of airports in the county.
- **Airport Height Limitation.** Airport building height limitations apply.

As of 2007 Calaveras County provides an interactive, online zoning map showing where the zones described above apply within the county.

3.5 CITY OF ANGELS AND SURROUNDING COUNTY GENERAL PLANS

Calaveras County is surrounded by five other counties—Alpine, Amador, San Joaquin, Stanislaus, and Tuolumne. Land use decisions and demographic changes in these neighboring counties affect planning decisions in Calaveras County. In addition, Calaveras County contains one incorporated city—the City of Angels. The City of Angels has its own General Plan to guide development within the city limits and within the city’s larger planning area.

The following discussion describes the City of Angels (commonly referred to as Angels Camp) and each county surrounding Calaveras County and summarizes key provisions of each jurisdiction’s general plan.

City of Angels

Population and General Character

Calaveras County’s one incorporated city, the City of Angels, is often known simply as Angels Camp. While authorities debate the exact origin of the name, many agree that the city was named after Henry Angel, the town’s first storekeeper. Like many other settlements in the Mother Lode region, the City of Angels has its roots in the California Gold Rush, making it by California standards a very old community. A substantial and well-preserved historic downtown still links the City of Angels with the Gold Rush era.

The State Department of Finance estimates that the 2007 population of the City of Angels was 3,589. This was 7.8 percent of the total Calaveras County population of 46,028.

General Plan

A final draft of the City of Angels General Plan was completed in 2006. This plan has a fourteen-year time horizon, out to the year 2020. The General Plan operates under the broad framework of the Vision Statement, adopted by the Angels City Council in 1998. This Vision Statement includes the following four components:

- To beautify and promote uniformity in the city by encouraging cleanliness, rehabilitation, maintenance, and enhancement of public and private property;
- To create family-sustaining jobs and a healthy, well-balanced community;
- To promote the cultural interest of the city through the preservation of our historical heritage; and
- To provide public services and facilities that are compatible with the needs and philosophy of the community.

The final draft of the City of Angels 2020 General Plan contains the following 12 Elements: 1) Land Use, 2) Housing, 3) Circulation, 4) Conservation and Open Space, 5) Noise, 6) Public Safety, 7) Public Facilities and Services, 8) Cultural Resources, 9) Air Quality, 10) Economic Development, 11) Community Identity, and 12) Parks and Recreation.

The General Plan Land Use Map, which is contained in the Land Use Element, shows that the northern and western part of the SR 49 corridor running through the center of Angels Camp is mostly designated

as Shopping Center Commercial (SC) or Business Attraction and Expansion (BAE). The central portion of the SR 49 corridor is designated as either Community Commercial (CC) or Historic Commercial (HC). Large portions of the city are also designated either Single-Family Residential (SFR) or Special Planning (SP).

Alpine County

Population and General Character

In 2007 the California Department of Finance (DOF) estimated Alpine County's total permanent population at 1,261 individuals, residing mostly in or near the small communities of Markleeville, Woodfords, Bear Valley, and Kirkwood. Alpine is easily California's smallest county in terms of population.

Alpine County is physically characterized by high rugged peaks and ridges, deep canyons, mountain meadows, and numerous streams and lakes. The U.S. Forest Service and U.S. Bureau of Land Management collectively own and administer approximately ninety-five percent of Alpine County.

General Plan

The bulk of the existing (2007) Alpine County General Plan is a 1997 update of a plan published in 1981. The plan contains information from the 1996 Regional Transportation Plan. A housing element was adopted more recently (in 2005).

The Alpine County General Plan contains the following six elements: 1) Conservation, 2) Safety, 3) Land Use, 4) Circulation, 5) Housing, and 6) Economic Development. A recent (2005) survey mailed to residents of the 96120 zip code by the Alpine County Planning Department dealt with a number of issues relevant to the General Plan. These included the question of rural subdivisions outside established communities, land swaps with Federal agencies, and the "build-out" potential of the Markleeville area.

Amador County

Population and General Character

DOF estimates Amador County's 2007 population at 38,435. This compares with a Calaveras County population estimate of 46,028. According to the U.S. Internal Revenue Service, there is a significant amount of population migration between Amador and Calaveras Counties. In the 2004/05 tax year, for example, the IRS estimates that 75 households consisting of 122 individuals moved into Calaveras County from Amador County.

Like Calaveras, Tuolumne, and Mariposa Counties to its south, Amador County runs from the low elevations of the Sierra Nevada foothills up to the Sierra Nevada crest. All four of these "Mother Lode" counties are generally characterized by a diverse and attractive mix of ecological communities ranging from low-elevation oak woodlands and grasslands to higher-elevation conifer forests and alpine zones. All four counties are also characterized by a variety of small towns dating back to the Gold Rush era—providing a palpable connection to the past that is unusual in much of California.

While Amador County does not reach significantly into the Central Valley on its west, the highly urbanized Sacramento and Stockton metropolitan areas are likely to affect future population dynamics in the county.

General Plan

Amador County is presently (2007) working on major revisions to its General Plan, aspects of which date back as far as the early 1970s. The Amador County General Plan Housing Element was adopted in May 2005 by the Amador County Board of Supervisors. This element covers the period from 2004 to 2009.

A preliminary “Vision 2030” statement has been developed as part of the General Plan Update, and focuses on the four themes of community, character, resources, and services. The vision statement states that Amador County will continue to be “a place of small, distinct towns where neighbors know and can depend on one another.”

San Joaquin County

Population and General Character

In 2007 DOF estimated that San Joaquin County had a total population of 679,687. The combined 2007 population of San Joaquin County and its southern neighbor, Stanislaus County, was over 1.2 million. San Joaquin County’s largest city in 2006 was Stockton, followed by Tracy, Manteca, and Lodi.

U.S. Internal Revenue Service data show that San Joaquin County is by far the largest source of migrants to Calaveras County. In the 2004/05 tax year, for example, 355 households and 849 individuals moved to Calaveras County from San Joaquin County. This was more than triple the number of households from the next-largest county of origin (Alameda).

In terms of its physical characteristics, San Joaquin County forms an important part of California’s agricultural heartland. The county encompasses nearly 920,000 acres of relatively level, agriculturally productive land. Level, well-drained soils, however, have also proved attractive to urban development. San Joaquin County faces very significant and ongoing growth pressure, in part from households moving to the periphery of the highly expensive San Francisco Bay Area.

General Plan

Most of San Joaquin County’s current (2007) General Plan elements date from 1992. The County’s General Plan includes detailed information on the following 11 planning areas:

- Delta Planning Area
- Escalon Planning Area
- Lathrop Planning Area
- Linden Planning Area
- Lockeford Planning Area

- Lodi Planning Area
- Manteca Planning Area
- Ripon Planning Area
- Stockton Planning Area
- Thornton Planning Area
- Tracy Planning Area

Among these planning areas, the Escalon, Lockeford, and Linden areas are closest to the Calaveras County border.

Stanislaus County

Population and General Character

In 2007 DOF estimated that Stanislaus County had a total population of 521,497. Stanislaus County's largest city in 2007 was Modesto, followed by Turlock and Ceres.

U.S. Internal Revenue Service data show that Stanislaus County provides meaningful flows of domestic migrants to Calaveras County. In the 2004/05 tax year, for example, 104 households and 218 individuals moved to Calaveras County from Stanislaus County. Only two other counties (San Joaquin and Alameda) sent larger flows of migrants to Calaveras County in 2004/05.

Like San Joaquin County to the north, Stanislaus County forms a key part of California's Central Valley agricultural heartland. Agriculture continues to be the leading industry in Stanislaus County, consistently generating more than a billion dollars in annual farm production value. Intense urban growth pressure, however, has begun to affect agricultural land uses. Stanislaus County is a major magnet for households in search of affordable housing opportunities within commuting distance to the San Francisco Bay Area.

General Plan

The current (2007) Stanislaus County General Plan contains the following seven elements: 1) Land Use, 2) Circulation, 3) Conservation/Open Space, 4) Noise, 5) Safety, 6) Agricultural, and 7) Housing. The County is currently (2007) working on an update of its Agriculture Element. This draft Agriculture Element focuses on goals and policies intended to strengthen and protect the agricultural sector of the Stanislaus County economy, conserve agricultural lands for agricultural use, and protect the natural resources that sustain agriculture in Stanislaus County.

Tuolumne County

Population and General Character

The California Department of Finance estimates Tuolumne County's 2007 population at 57,223. This compares with a Calaveras County population estimate of 46,028. According to the U.S. Internal Revenue Service there is significant population migration between Tuolumne and Calaveras Counties. In

the 2004/05 tax year, for example, the IRS estimates that 74 households consisting of 137 individuals moved into Calaveras County from Tuolumne County.

Like Calaveras and Amador Counties to its north and Mariposa County to its south, Tuolumne County runs from the low elevations of the Sierra Nevada foothills up to the Sierra Nevada crest. All four of these “Mother Lode” counties are generally characterized by a diverse and attractive mix of ecological communities ranging from low-elevation oak woodlands and grasslands to higher-elevation conifer forests and alpine zones. All four counties are also characterized by a variety of small towns dating back to the Gold Rush era, providing a strong connection to the past.

General Plan

The existing Tuolumne County General Plan was adopted by the Tuolumne County Board of Supervisors in December 1996. The plan is intended to guide growth and development in Tuolumne County for approximately a quarter century after its adoption date, or until 2020. The plan acknowledges (but does not promote) the high levels of population growth expected for Tuolumne County over this planning horizon and focuses on preventing an unnecessarily scattered pattern of development.

In terms of organizational structure, Tuolumne County’s existing General Plan consists of the seven mandatory Elements (Land Use, Circulation, Housing, Conservation and Open Space, Noise, and Safety) along with a substantial number of optional elements. These optional elements focus on cultural resources, economic development, agriculture, recreation, community identity, air quality, and public facilities and services.

Community plans for Jamestown, Columbia, and East Sonora round out the overall General Plan. These plans address issues discussed in the individual General Plan elements, but on a community level. Each plan has a particular focus—for example, the Columbia Community Plan focuses on historic preservation while the East Sonora Community Plan focuses on design standards and creating a sense of place.

3.6 LAFCO SPHERES OF INFLUENCE AND ANNEXATION PROCEDURES

LAFCO Responsibilities

The Calaveras County Local Agency Formation Commission, or LAFCO, is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This act superseded the Cortese-Knox Act of 1985, which in turn superseded the 1963 Knox-Nisbet Act.

The Cortese-Knox-Hertzberg Act declares that “among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances. One of the objectives of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities” (Government Code Section 56301). In meeting these responsibilities, each LAFCO is required “to review and approve or disapprove, with or

without amendments, wholly, partially, or conditionally, proposals for changes of organization or reorganization” (Government Code Section 56475(a)).

According to Government Code Section 56201, “change of organization” means any of the following:

- A city incorporation;
- A district formation;
- An annexation to, or detachment from, a city or district;
- A disincorporation of a city;
- A district dissolution;
- A consolidation of cities or special districts; and
- A merger or establishment of a subsidiary district.

Government Code Section 56036(a) and (b) define the special districts that fall under LAFCO jurisdiction. School districts and redevelopment agencies, among others, are not included within this definition and are, therefore, not subject to LAFCO review.

In addition to its regulatory responsibilities, LAFCO is empowered to initiate and to make studies of existing governmental agencies. These studies include, but are not limited to, inventories of local agencies and determination of their maximum service area and service capabilities.

Municipal Service Review

The Cortese-Knox-Hertzberg Act of 2000 established the requirement for LAFCOs to conduct reviews of local municipal services. These municipal service reviews (MSRs) are conducted by LAFCOs utilizing specific guidelines developed by the Office of Planning and Research. It is LAFCO’s statutory responsibility to prepare a review of each municipal service so that the information garnered can be used to promote orderly growth and development, preserve the state’s finite open space and agricultural land resources, and ensure that high quality public services are provided to all California residents in the most cost-effective and efficient manner.

Spheres of Influence

As the basis in part for making decisions about organizational changes and annexations, LAFCO must adopt a “sphere of influence” (SOI) for each local agency subject to LAFCO regulation. The Cortese-Knox-Hertzberg Act defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency” (Government Code Section 56076). The sphere of influence plan must be developed utilizing the information generated within the municipal service review.

LAFCO may take one of the following four actions on an application for annexation or detachment:

- Approve the application if the territory proposed for annexation is contiguous to an existing city boundary and within that city’s adopted Urban Service Area;

- Approve the application proposal if it has found the change to result in the most efficient delivery of services for the affected population and to comply with other applicable standards;
- Modify or conditionally approve the proposal to ensure efficient service delivery and meet other policy objectives. These may include, but are not limited to:
 - Waiver of detachment from an existing service provider, or, in the alternative, appropriate detachment fees;
 - Entering into a Joint Powers Agreement with another service provider;
 - Requiring the inclusion of additional territory or exclusion of territory in order to achieve more logical boundaries, subject to a protest hearing if required; and
 - Such other conditions as authorized by Section 56886 of Cortese-Knox-Hertzberg.
- Disapprove the annexation. In the event of such a disapproval, LAFCO may, where appropriate, provide direction as to changes in the proposal that could cause the Commission to consider approving a revised application.

In determining the sphere of influence of each local agency, LAFCO must consider and prepare a written statement of its determinations with respect to each of the following:

- The present and planned land uses in the area, including agricultural and open space lands;
- The present and probable need for public facilities and services in the area; and
- The present capacity of public facilities and the adequacy of services, which the agency provides or is authorized to provide.

Once spheres of influence are adopted, LAFCO decisions must be consistent with applicable spheres (Government Code Section 56377.5). This means that LAFCO may not approve city annexations outside the adopted sphere of influence for the city.

Spheres of Influence in Calaveras County

The following discussion briefly summarizes city and district-level sphere of influence issues in Calaveras County.

City of Angels Sphere of Influence

Figure 3-14 shows the adopted sphere of influence for the City of Angels, which contains land totaling 9,107 acres. Geographic Information System (GIS) data from the Calaveras County Community Development Agency identifies the great bulk of this land (7,126 acres) as unimproved private land. An additional 1,008 acres are of unclassified land use, while 972 acres are developed.

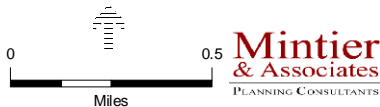
The 2006 Final Draft of the Angels Camp 2020 General Plan contains a detailed map describing the City of Angels Primary Sphere of Influence (to 2020), Secondary Sphere of Influence (after 2020), and Area of Interest/Comment. On this map the secondary sphere lies to the north of the primary sphere. As of 2006, large portions of land in both the primary and secondary spheres were designated for rural residential land use.

Calaveras County
General Plan Update
City of Angels Sphere of
Influence

Figure 3-14



- Legend**
-  City of Angels Sphere of Influence
 -  State Highways
 -  Major Roads



SOURCE: USGS, 1999; ESRI, 2006;
Calaveras County, 2006; Mintier &
Associates, 2007

The 2006 Final Draft of the Angels Camp 2020 General Plan also recommends that the City pursue amended sphere of influence boundaries through LAFCO, reflecting the following goals:

- Preserve the city as a distinct, separate community;
- Preserve the visual integrity of the city's gateways;
- Protect land necessary for designated future transportation routes;
- Preserve land for future planned economic development activities;
- Provide input to the county on development proposals on land with existing or planned uses that have or may have direct impacts on the city's ability to provide adequate services; and
- Maintain compatibility between city and adjacent county land uses.

Special District Boundaries

Since the early 2000s, the Calaveras County LAFCO has been active in defining spheres of influence for various special districts in the county. These include public cemetery districts, street lighting districts, veterans memorial and park and recreation districts, fire protection districts, water districts, community service districts, and county service areas.

3.7 REGIONAL PLANS AND POLICIES

Calaveras County Council of Governments Planning Activities

The Calaveras County Council of Governments (CCOG) was formed in January 1988 as the regional transportation planning agency (RTPA) for the Calaveras County and the City of Angels. Its governing board is composed of two members from the Calaveras County Board of Supervisors, two members from the City of Angels City Council, and three members selected to represent the public at large. CCOG has several areas of authority and responsibility. Among these are the following:

- CCOG is responsible for creating the Regional Transportation Plan, a 20-year blueprint that serves as a master plan for regional air, highway, public transit, bicycle, pedestrian and other transportation improvement projects (see below).
- CCOG also prepares the Regional Transportation Improvement Program (RTIP) document, which nominates priority transportation projects for funding under the State Transportation Improvement Program (STIP) every two years.
- CCOG assigns and distributes Federal and State monies for transportation projects in Calaveras County that improve highway safety, relieve traffic congestion, and promote economic development.
- CCOG administers Transportation Development Act (TDA) funding. TDA provides two major sources of funding for public transportation: Local Transportation Fund (LTF) and State Transit Assistance (STA). In Calaveras County, LTF and STA are used to operate Calaveras Transit. LTF money can also be allocated to local roads when appropriate.

- In June 2005, Calaveras County was designated as a non-attainment area for air quality under the new Federal 8-Hour Ozone Standard. CCOG hired a consultant to monitor and participate in the process of coordinating with Caltrans and is currently (as of 2007) working with other governmental agencies to determine the implications of this new designation.

In 2001, CCOG developed a Regional Transportation Plan (RTP) whose planning horizon extends to 2022. The Calaveras County RTP notes that “travel in Calaveras County is primarily automobile oriented,” and that “the primary regional and local issues continue to revolve around deteriorating levels of service on State Highways 4, 12, 26, and 49, and some regionally significant local roads.” This sense of priority is borne-out in the RTP cost summary. Over the full planning horizon for RTP, \$294,721,000 is expected to be spent on highway improvements. Meanwhile, \$700,000 is expected to be spent on public transit improvements, \$2,906,000 is expected to be spent on bicycle and pedestrian improvements, and \$1,158,000 is expected to be spent on aviation improvements. Immediate RTP capital spending priorities include the following:

- The construction of the two-lane North Angels Bypass;
- The construction of eastbound passing lanes on SR 4 near Black Springs;
- The construction of a two-lane “Wagon Trail Expressway” from 2.1 miles east of O’Byrnes Ferry Road/Rock Creek Road to 2.0 miles west of SR 49; and
- The construction of a two-lane Valley Springs Bypass.

Mokelumne-Amador-Calaveras Integrated Water Management Plan

The Mokelumne-Amador-Calaveras Integrated Water Management Plan (IWMP) presents an integrated water management strategy for the majority of the Mokelumne and Calaveras River watersheds, Amador County, and parts of Alpine, Calaveras, and San Joaquin Counties. The IWMP is built around the following five goals:

- **Water Supply Goal.** Improve regional water supply reliability, reduce dependence on imported water, promote water conservation, water reuse, and protect watershed communities from drought with a focus on interagency conjunctive use of regional water resources.
- **Flood Protection Goal.** Ensure flood protection strategies are developed and implemented through a collaborative and watershed-wide approach and are designed to maximize opportunities for comprehensive management of water resources.
- **Water Quality Goal.** Protect and improve water quality for beneficial uses consistent with regional community interests and the Regional Water Quality Control Board Basin Plan through planning and implementation in cooperation with local and State agencies and regional stakeholders.
- **Environmental Protection and Enhancement Goal.** Work with the community and environmental stewards to preserve the environmental wealth and well-being of the Mokelumne and Calaveras River watersheds by identifying opportunities to assess, restore, and enhance natural resources of streams and watersheds when developing water supply, water quality, and flood protection strategies.

- **Regional Communication and Cooperation Goal.** Develop a forum for regional communication, cooperation, and education, including models for partnerships and inter-basin cooperation, protocols for reducing inconsistencies in water management strategies and between regional entities, and strategies for maintaining resource costs within the local socioeconomic environment.

Based on these goals, the IWMP describes and prioritizes a wide variety of water-related capital improvement projects, a number of which could affect Calaveras County. Many of these projects are still in the conceptual phase, with work not yet started.

Waste and Hazardous Waste Management Plans

In 1989 the California Legislature passed the Integrated Waste Management Act of 1989, also known as AB 939. The bill required local governments to reduce the waste going into landfill by 25 percent by 1995 and 50 percent by 2000. Several planning documents were required to demonstrate how each jurisdiction intended to meet diversion goals. These are listed below, along with the date the documents were completed by Calaveras County:

- Solid Waste Generation Study (finalized September 1990);
- Source Reduction and Recycling Element (finalized October 1991 and supplemented 1994);
- Household Hazardous Waste Element (December 1994);
- Siting Element (February 1996);
- Non-Disposal Facility Element (December 1994);
- Restricted Waste Report (not submitted); and
- County Integrated Waste Management Plan (February 1996).

Neither Calaveras County nor the City of Angels met the 50 percent diversion goal by 2000. A ten-year diversion plan is currently (summer 2007) being developed to increase the diversion rate, which hit a peak of 42 percent in 2001 but has since decreased substantially. A primary focus of the ten-year plan is expected to be construction and demolition (C&D) waste, along with commercial recycling.

3.8 FEDERAL AND STATE PLANS AND POLICIES

A number of State and Federal agencies exercise varying levels of control over land use decisions in Calaveras County, some through permitting or review authority and others through ownership of land.

Agencies with Permitting Authority over Land Use Decisions

Federal Agencies

United States Army Corps of Engineers. Pursuant to the Rivers and Harbors Act, the U.S. Army Corps of Engineers maintains jurisdiction over all navigable waterways (including non-navigable streams, creeks, marshes, and diked lands) and requires a permit for any work within these waterways. Under the Clean Water Act Section 404, the Corps also regulates the discharge of dredge and fill material into waterways. This responsibility provides the Corps with significant regulatory authority over any development project affecting jurisdictional wetland areas.

State Agencies

State Lands Commission. The State Lands Commission has exclusive jurisdiction over all submerged lands owned by the State as well as the beds of navigable rivers, sloughs, and lakes. The Commission has the authority to grant three kinds of permits: mineral extraction leases, dredging permits (along with the State Department of Fish and Game; required for any dredging of navigable waterways for the improvement of navigation, reclamation, and flood control); and land use leases (required for any proposal to utilize navigable waterways for any purpose other than dredging (e.g., piers, floats, docks).

State Reclamation Board. The State Reclamation Board maintains jurisdiction over all Federal flood control projects and levees that are either part of such projects or that may affect such projects. The Reclamation Board is authorized to grant Encroachment Permits for any activity proposed along or near flood control levees, including changes in land use, construction, earthwork, or removal of vegetation.

State Department of Fish and Game (DFG). DFG has jurisdiction over “all waters of the state,” including any lakes, streams, or rivers containing fish or wildlife resources. In Calaveras County, such waters include major water bodies such as the Stanislaus, Mokelumne, and Calaveras Rivers and their associated reservoirs, along with numerous smaller water bodies. The DFG has authority over two permitting processes: 1) stream bed alteration agreements, required for projects that alter the flow of any lake, stream, or river in the state; and 2) suction dredging permits, required for projects involving suction or vacuum dredging activities in State waterways.

State Regional Water Quality Control Board (RWQCB). The RWQCB maintains jurisdiction over discharges into all rivers, creeks, streams, and canals. Any project that will discharge wastes into any surface waters must conform to waste discharge requirements established by the RWQCB. These requirements serve as the Federal National Pollutant Discharge Elimination System (NPDES) permit. The RWQCB also works to obtain coordinated action in water quality control, including prevention and abatement of water pollution and nuisances.

The California Department of Transportation (Caltrans) has authority over all State highway and freeway rights-of-way, including easements and undeveloped rights-of-way that have been acquired in anticipation

of future construction. Any project that proposes to construct a road connection or perform earthwork within a State highway or freeway must obtain an encroachment permit from Caltrans. Caltrans is also a major actor in highway facilities planning in Calaveras County.

Agencies with Review Authority over Land Use Decisions

The following agencies, while they do not issue permits, maintain review authority and may comment on aspects of a development proposal that are related to their particular areas of expertise. Under the right circumstances—such as a project which impacts endangered species or jurisdictional wetlands—this broad-seeming “review” authority comes with the power to halt or significantly alter the parameters of development projects.

Federal Agencies

The United States Environmental Protection Agency (EPA). EPA has review authority over environmental documents that are prepared and circulated pursuant to the National Environmental Protection Act (NEPA). The EPA can comment on draft environmental impact statements (EISs) and NEPA procedures requiring filing of final EISs with the EPA. The EPA has authority over development projects pursuant to Section 404 of the Clean Water Act, an authority that overlaps with that of the Army Corps of Engineers. Generally, the EPA reviews Department of Army permits for compliance with guidelines for implementing Section 404 requirements. The EPA can, in rare cases, override an Army Corps of Engineers decision on a Department of Army permit in order to prohibit discharges into waterways.

United States Fish and Wildlife Service (USFWS). The USFWS must be consulted on all Federal projects, such as the Army Corps of Engineers/Department of Army permits, pursuant to the Fish and Wildlife Coordination Act. The Service comments on potential project effects on “endangered or threatened” plant and animal species under the Federal Endangered Species Act. In reviewing a project, the Fish and Wildlife Service could issue a “jeopardy” determination and would propose reasonable alternatives to the permitting agency, in a manner similar to the State Department of Fish and Game process. The Fish and Wildlife Service also comments generally on potential effects on fish and wildlife resources.

National Marine Fisheries Service (NMFS). NMFS is also consulted on all Department of Army Permits as part of the Fish and Wildlife Coordination Act. The National Marine Fisheries Service reviews development projects in relation to overall effects on anadromous fish such as salmon, striped bass, and steelhead. The Service also considers any endangered or threatened anadromous fish that may exist in the area.

State Agencies

State Department of Boating and Waterways. The State Department of Boating and Waterways comments on river-oriented features of a riverfront project such as potential for navigation hazards, relation to existing or planned boating facilities, and the public trust doctrine. This department also administers grants and loans for marina development and boat ramps, and reviews Federal and local ordinances regulating boating activities.

State Department of Water Resources (DWR). DWR built and now operates the State Water Project which supplies half of the water delivered as far south as Riverside County. Under the auspices of the Federal Power Commission, DWR participates in operational decisions affecting State Water Project facilities. The DWR also coordinates CEQA and NEPA comments for many departments within the State Resources Agency. Some of the DWR's original duties have been turned over to the State Department of Fish and Game and the State Department of Parks and Recreation. These agencies cooperate with DWR as subcontractors for specialized services, in the provision of fish, wildlife, and habitat management, and recreational operations and enhancement.

State Department of Parks and Recreation (DPR). DPR reviews development projects in relation to State recreation facilities, including Calaveras Big Trees State Park. Within the Department of Parks and Recreation, the State Office of Historic Preservation is the designated State Historic Preservation Office (SHPO) and monitors State- and Federally-registered historic resources, as well as carrying out other statutory responsibilities.

State of California Native American Heritage Commission. The State of California Native American Commission reviews projects and comments on potential impacts to Native American archaeological resources. The Commission is directly involved if Native American artifacts or remains are discovered during construction activities.

State Department of Fish and Game (DFG). As a trustee agency, DFG reviews projects and comments on potential impacts to fish and wildlife resources in general, and identifies potential impacts to endangered or threatened plant or animal species under the California Endangered Species Act. The Department is required to issue a written finding indicating whether a proposed project would "jeopardize" the continued existence of any endangered or threatened species, or result in the destruction or adverse modification of habitat essential to the continued existence of the species. If the Department makes this "jeopardy" finding, it is then required to develop "reasonable and prudent alternatives" to conserve the endangered or threatened species.

California State Clearinghouse. Housed within the Governor's Office of Planning and Research, the California State Clearinghouse is the point of contact for review of environmental documents where one or more State agencies will be a responsible or trustee agency. The Clearinghouse circulates environmental documents among State agencies, coordinates review, and forwards comments to the lead agency.

State Mining and Geology Board. The State Mining and Geology Board reviews petitions (by an individual or organization) to classify specific lands that contain significant mineral deposits and are threatened by land use incompatibilities. Mineral lands classified as having regional or statewide significance, in accordance with California's Surface Mining and Reclamation Act (SMARA), ultimately must be recognized in the County General Plan through adoption of appropriate and compatible land use designations and through establishment of policies and implementation programs for conservation and development of these resources.

Agencies that Own Land in Calaveras County

The U.S. Forest Service is a major landowner in Calaveras County. The Stanislaus National Forest—one of California’s oldest National Forests established February 1897—includes substantial parts of Alpine, Calaveras, Mariposa, and Tuolumne Counties.

The Regional Forester approved the Stanislaus National Forest Land and Resource Management Plan (Forest Plan) and Environmental Impact Statement (EIS) on October 28, 1991. In July 2005, the Forest Service issued a “Forest Plan Direction” statement for the Stanislaus National Forest. This plan presents the most current (2005) Forest Plan management guidelines, based on the original 1991 plan as modified through the Forest Plan appeals and amendment processes.

The Forest Plan Direction document covers forest management, goals and strategies, forestwide standards and guidelines, direction for specific management areas, and land allocations. Among these land allocations are areas designated “Wildland Urban Intermix.” Within these areas, fuel treatments will be designed to reduce wildland fire spread and intensity, and lands will be managed to provide a buffer between developed and wildland areas. The 2005 Forest Plan Direction document also notes that portions of the Mokelumne and Stanislaus Rivers have been proposed for Wild and Scenic River status.

The U.S. Bureau of Land Management (BLM) owns 34,033 acres in Calaveras County, consisting mostly of scattered foothill lands. The Bureau completed a draft Sierra Resource Management Plan (RMP) in August 2006 and expects to issue a final plan and Environmental Impact Statement in August 2007. The RMP is a multi-year planning strategy that, when completed, will provide goals, objectives, and management actions for BLM lands within the Sierra Resource area, which includes Calaveras County.

One key land use issue to be addressed in the final RMP concerns the “inefficient,” scattered nature of the pattern of BLM land ownership in the Sierra region. Many BLM parcels lack legal public access, not only denying the wider public a chance to visit these lands, but also encouraging trespassing over private property to reach public land. The BLM has been working for some time to shift this ownership pattern and consolidate its holdings into larger, more contiguous, and more useful public lands.

The U.S. Army Corps of Engineers (Corps) and U.S. Bureau of Reclamation also own land in Calaveras County, predominantly in the New Melones Reservoir and New Hogan Reservoir areas.

The State of California (various agencies) is also a major landowner in the county. State-owned lands include the approximately 6,500-acre Calaveras Big Trees State Park and many miles of river and stream beds.

3.9 REGULATORY SETTING

General Plan Law (California Government Code Section 65300). California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.” The California Supreme Court has called the general plan the “constitution for future development.” The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private.

Since the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (typically 15-25 years). The general plan projects conditions and needs into the future as a basis for determining objectives. It also establishes long-term policy for day-to-day decision-making based upon those objectives.

Policies of the general plan are intended to underlie most land use decisions. Pursuant to State law, subdivisions, capital improvements, development agreements, and many other land use actions must be consistent with the adopted general plan. In counties and general law cities, zoning and specific plans are also required to conform to the general plan. In addition, preparing, adopting, implementing, and maintaining the general plan serves to identify the community’s land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development; provide a basis for local government decision-making, including decisions on development approvals and exactions; provide citizens with opportunities to participate in the planning and decision-making processes of their communities; and inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

State law requires general plans to address seven mandatory elements (topics), which include: land use, circulation, housing, conservation, open space, noise, and safety. Jurisdictions may also adopt additional elements that cover topics outside of the seven mandated elements (such as economic, historic, etc.) In addition to mandatory elements, a general plan must be internally consistent. As described by State law, internal consistency holds that no policy conflicts can exist, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. Different policies must be balanced and reconciled within the plan. The internal consistency requirement has five dimensions:

- **Equal Status among Elements.** All elements of the general plan have equal legal status.
- **Consistency between Elements.** All elements of a general plan, whether mandatory or optional, must be consistent with one another
- **Consistency within Elements.** Each element’s data, analyses, goals, policies, and implementation programs must be consistent with and complement one another.
- **Area Plan Consistency.** All principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan.
- **Text and Diagram Consistency.** The general plan’s text and its accompanying diagrams are integral parts of the plan. They must be in agreement.

Housing Element Law (California Government Code Article 10.6). The State has established detailed legal requirements for the general plan housing element, above and beyond Section 65300. State law requires each city and county to prepare and maintain a current housing element as part of the community's general plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, housing elements must be updated every five years and reviewed by the State Department of Housing and Community Development.

Safety Element Law (Government Code, Title 7, Sections 65302 (f) and 65302.1). Similar to housing elements, the State has adopted detailed requirements for the safety element. Applicable State laws related to content of the safety element include:

- **Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, *et seq.*).** Restricts development on the surface traces of known active faults. The State Geologist has produced maps that identify faults throughout the state and makes copies available to planning agencies.
- **Seismic Hazards Mapping Act (Public Resources Code Section 2690, *et seq.*).** Directs the State Geologist to map potential ground shaking, liquefaction, earthquake-triggered landslides, and other identifiable earthquake-related hazards in California.
- **Unreinforced Masonry Law (Government Code Section 8875, *et seq.*).** Requires cities and counties within Seismic Zone 4 to identify hazardous unreinforced masonry buildings and consider local regulations to abate potentially dangerous buildings through retrofitting or demolition.

Specific Plan Law (California Government Code Section 65451). California Government Code Section 65451 regulates the substantive and topical requirements of specific plans. A specific plan is a tool for the systematic implementation of the general plan, and establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location, and intensity of uses to the design and capacity of infrastructure.

3.10 KEY TERMS

General Plan. A compendium of a city's or a county's goals, objectives, policies, and implementation programs regarding its long-term development, in the form of maps and accompanying text. See regulatory setting section for more details.

Special Area or Community Plan. A more focused version of the general plan dealing with a smaller geographic area, but with the same force of law as the general plan.

Specific Plan. A tool authorized by Government Code Section 65450, *et seq.* for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

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Persons Consulted

Dave Pastizzo, Calaveras County Community Development Agency