

Weekly ReCAP for January 24, 2020

Next CPC meeting February 3, 2020, now starting at 3:00 p.m. (to avoid night driving) at the Volunteer Center, San Andreas. **New members are welcome, and members only will be able to participate in any closed session. Directions below:**

The address for the Volunteer Center is 255 Lewis Avenue, San Andreas, CA (P.O.Box 196, San Andreas, CA 95249)

We share the same address as the San Andreas Elementary School, but we are located on the lower terrace, just down from the school office.

In San Andreas at the blinking light in town, take Main Street (old Hwy 49) past the Metropolitan, across the little bridge and turn right on Lewis Avenue. After about one block, Lewis Ave turns into a one-way street and our driveway is at the bottom of the *steep* hill, at the end of the chain link fence.

BOS meeting Jan. 28, 2020. Agenda items (available online):

18. [Receive an update from Public Works on disaster recovery activity throughout Calaveras County.](#)
 22. [Report on Cannabis Regulatory Program Implementation.](#)
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On Heels Of Lawsuit Filing Supes Prioritize General Plan Study Session

By [Tori James](#) / MML / Jan 20, 2020

San Andreas, CA – It is no coincidence that the Calaveras supervisors are devoting most of this week’s meeting to a study session geared to guiding staff on General Plan Update implementation priorities.

As [reported here](#), Calaveras Planning Coalition, a community advocacy group, filed suit in early December against the supes and county. Its petition argues that officials “wrongfully refused to include in the plan feasible measures to mitigate the adverse impacts of new development on both the built and natural environments” in order to protect public health and safety. In early

January, the group notified 18 local and state agencies, including the State Attorney General's Office, requesting their involvement, as [reported here](#).

Required by law for jurisdictions to have and regularly update, General Plans are considered as constitutions and roadmaps for local development. Among the group's criticisms over the recently passed update is that it indefinitely defers critical planning for roads, water, sewer, and emergency services, even though supervisors and residents consistently identified these items as key issues over several years during public general plan workshops.

In the meeting documents outlining the study session, Calaveras County Planning Director Peter Maurer summarizes a wide scope of implementation measures (IMs) listed within each element of the General Plan. He identifies that while the majority of the IMs fall to the Planning Department for implementation, other departments, particularly Building, Public Works, and the Environmental Management Agency also have accountability.

Maurer notes that while all the measures cannot all be dealt with at once, in order for the General Plan to be effective, the county must begin to tackle those designated as having the highest priority, also identifying the resources necessary to get them done.

Of the 213 IMs he lists, not including those contained in the General Plan's Housing Element, 90 are one-time tasks and 27 require an amendment to the zoning code; the remainder involves ongoing requirements county staff will be referring to when reviewing development or capital improvement projects.

In other business, the board will make annual board members' assignments to various committees and appoint applicants to serve on various committees, commissions, advisory boards and service areas.

Under recognition and acknowledgments, the board will formally declare January 2020 as National Mentoring Month and Jan. 30 as "Thank Your Mentor Day."

Tuesday's meeting in the supervisors' chambers at the county government center (891 Mountain Ranch Road) will open to the public following an 8 a.m. closed session slated to discuss existing litigation against the county, including the CPC lawsuit over the General Plan.

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Hotel Construction Among Copper Valley Plans Rolling Forward

[By Tori James](#) / MML / Jan 20, 2020

Copperopolis, CA – Stirrings that began just over a year ago under new ownership are simmering in and around the town square in Copperopolis.

Copper Valley LLC, which back in November of 2018 formally acquired a portfolio of properties formerly owned by developers Castle & Cooke, as reported here, broadly outlined plans to roll out a series of improvements before tackling their own development projects.

To date, the new owners have recast the golf resort formerly known as Saddle Creek to become The Golf Club at Copper Valley, bringing on Troon management to run it, and similarly renamed the residential community and town square in keeping with the Copper Valley or CV brand.

Within The Square at Copper Valley renovations have begun to convert the first floor of its landmark clock tower building into a hotel that will reportedly contain over two dozen rooms.

Dignity Health-Mark Twain Medical Center has also shared plans to relocate and expand its Copperopolis medical offices that are now located in Lake Tulloch Plaza. Hospital officials anticipate their new facility, which will be located a few doors down from The Topsy Frog, might be ready to open sometime in June.

Formerly known as the coffee shop Roasters, Baldi's Copper Valley Café has become the third eatery onsite to serve dinner, joining Gold Dust Pizza and Griff's BBQ. It is being managed by Craig Baldi, the operator at Drifters restaurant at Lake Tulloch's Drifters Cove Marina.

As far as housing goes, two more single-family housing developments are in the works; Copper Crest by the builder DeNova Homes featuring 1,422 to 1,490 square foot homes in the \$300K range for which CV Properties is the selling broker; also Quail Creek with three model residences just breaking ground within the golf resort that are sized between 2,268 to 2,650 square feet although no pricing is yet available.

In the coming months, the owners indicate they will be moving forward with plans for condos and a warehouse district within The Square at Copper Valley footprint for which a broad range of zoning codes was approved under the previous ownership.

Cannabis Supporters Urge Tuolumne County Supervisors To Move Quicker

[By B.J. Hansen](#) /ML / Jan 21, 2020

Sonora, CA — Supporters of the cannabis industry in Tuolumne County packed into the board of supervisors meeting this morning during the public comment period.

The City of Sonora, a separate jurisdiction, has a program in place that allows for the permitting of medical cannabis dispensaries, but Tuolumne County, in its unincorporated areas (outside Sonora), does not allow the commercial sale or cultivation of marijuana. It is an issue that the board of supervisors has declined to address over recent months. Jeff Muzio, who operates Hazy

Bulldog Farms on Mono Way, in the city limits, has been a regular at the supervisor meetings, often urging the board to take some form of action on cannabis, so that he can potentially expand his business into other areas.

Today, around 20 people came up and spoke about the benefits of cannabis, in support of Hazy Bulldog Farms, citing the drugs ability to help patients with things like seizures, anxiety and depression. They also touted the business as a “good community partner.”

Muzio is required to pay the city of Sonora a “public benefit fee” of no less than \$10,000, or 5-percent of his gross receipts, on a monthly basis, to operate on Mono Way.

District Five Board of Supervisor candidate Jaron Brandon was one of speakers, who stated, “I can’t think of another business that can pay 10,000 dollars a month up front, just to be able to operate in Tuolumne County. I feel that we could have an industry, especially I think for District Five, that brings jobs, that brings prosperity, that brings another export here, and makes our economy more resilient.”

Brandon acknowledged that there are issues to mitigate but urged the board to go about it with an attitude towards bringing new jobs and business.

Hazy Bulldog Farms owner Muzio noted, “What we have witnessed today is the evolution of the cannabis conversation...The majority of the people have voted on this, and the majority of people want it, and we’ve come in here today with an educated argument.”

Muzio acknowledged that cannabis is a complex issue and pledged to work with the board regarding the challenges that arise.

District Three Supervisor Anaiah Kirk joined the public comment line at the end and was the final speaker. He thanked those for coming today and stressed that the use of marijuana is allowed anywhere in California (Tuolumne County just bans its sale and commercial cultivation).

Kirk added, “To Jaron, If you do the research, it is actually that for one dollar that you make in revenue, you are going to spend about \$10 fixing the problems that come with it. This is a slow-moving issue. If you look at Colorado and other states, they are starting to backtrack because of the statistics that are coming out are not all what they were cracked up to be. This is not something as a board member that I will move fast on.”

The public comment period typically goes about 15 minutes, but today it lasted for about 45 minutes. The speakers were given a three-minute time limit. The supervisors take no action in response to the public comment items.

Board sets priorities for General Plan implementation measures

By Davis Harper

Jan 22, 2020 Updated 16 hrs ago

http://www.calaverasenterprise.com/news/article_ba7fd932-3d63-11ea-bac7-f7117cc3d851.html

The Calaveras County Board of Supervisors on Tuesday held a study session to set priorities for which General Plan implementation measures staff should pursue first.

The board adopted the new General Plan on Nov. 12, 2019.

Each of the plan's elements (land use, housing, circulation, resource production, conservation, noise, safety, open space and environmental justice) contains various policies and implementation measures.

Of the 213 measures (not including those in the Housing Element), 90 are one-time tasks, and 27 require an amendment to zoning code.

All five supervisors agreed that an overhaul of the county's dated zoning ordinance should be one of the first steps, given a number of conflicting definitions and purpose statements in the ordinance that don't align with permitted uses in certain zones.

That would likely take several years and use of an outside consultant experienced in zoning codes, according to Planning Director Peter Maurer.

The board also directed staff to start working on mitigation program guidelines for the impacts caused by conversion of land designated as Resource Production (RP).

The guidelines would include the following alternatives: acquisition of a conservation easement at a 1:1 ratio (one acre permanently conserved for every acre converted to urban development or

other non-agricultural uses); purchase of banked mitigation credits; payment into a fund to restore, enhance and improve RP-designated land; and on-site mitigation.

Updating county code on vacation rentals and special events was also deemed a high priority by supervisors to be taken on separately from the zoning ordinance update.

On the plan's goals to encourage infill development (redeveloping or revitalizing underused or deteriorating properties) and limit urban sprawl, Maurer restated that the county is trying to direct growth toward existing communities that are already fit to support "high-intensity" development. Those include the communities of Copperopolis and Valley Springs, Maurer said, adding, "that doesn't mean we're going to pop down a four-plex in Rancho Calaveras."

Identifying areas that are not important farmland is of high priority as well, according to Maurer.

"We've identified lots of areas for future development ... (throughout the county that are) appropriate because of infrastructure, because of access, because of surrounding land use patterns," Maurer said. "This is where we want to see development. Out here, where it's away from infrastructure, it's remote – not appropriate, and that's why it's designated as forestry or agriculture or something else."

Those factors can change over time, and that's the point of revisiting the General Plan regularly, Maurer said.

"How are we meeting our housing needs?" Maurer said. "How is the economy doing? Do we have enough land available for industrial development for example, or commercial development? Are we getting new retail stores that we hope to be able to support our community here. If not, why? Is it something the county controls or something that is a broader macroeconomic issue that we just don't have the population base to support the kind of stores that people would like to see, so they end driving to Amador, Tuolumne or Stockton?"

Those are the "big picture" issues the board should be identifying as it revisits the plan to see whether an update is necessary, Maurer said.

“I feel like I’ve been hearing this conversation for 20 years,” District 3 Supervisor Merita Callaway said after Maurer spoke. “It hasn’t changed.”

District 5 Supervisor Ben Stopper asked whether Butte Fire victims are being granted incentives for rebuilding.

Under current Title 25 provisions in the Building Code, fire victims can live in temporary housing units on their properties, Maurer said. Other than extending those provisions, Maurer said measures in the Housing Element are intended to address that need. That said, the “red tape” hasn’t necessarily been cut for people looking to rebuild, since “government moves slow,” Maurer said.

For the remainder of the fiscal year, the Planning Department has about \$177,000 for consultant assistance on implementing measures in the General Plan. That money could be used to hire specialists to help develop plans, ordinances or other programs and any necessary California Environmental Quality Act documentation to adopt those programs. Approval of contracts in excess of \$50,000 requires board approval.

Maurer told the Enterprise he will be preparing for the 2021 budget over the ensuing months to identify costs and logistics of fulfilling implementation

Angels Camp has long list of economic development projects for 2020

[By Davis Harper](#) / The Calaveras Enterprise / Jan 22, 2020

The City of Angels has a range of private and public economic development projects planned for 2020.

The long-awaited James B. Dalton Medical Offices of the Dignity Health Mark Twain Medical Center in Angels Camp are in final planning stages, according to Amy Augustine, contract planner with the city. Located on the corner of Main Street and Stanislaus Street, the nearly

10,000-square-foot facility will offer primary care, pediatrics, women's health and telehealth services, in addition to outpatient laboratory services.

The expansion of the clinic had a price tag of \$8 million, \$2.4 million of which was raised by local community members with the MTMC Foundation, according to Nicki Stevens, MTMC spokeswoman.

Pending final approval from the state, the offices are expected to open sometime next week, Stevens said.

A new streetlight has been activated at the intersection to mitigate anticipated impacts of increases in traffic flow, and adjacent sidewalks are being repaved.

The Mariposa Amador Calaveras Tuolumne (MACT) Health Board Inc. is also opening a new dental clinic in its facility near the Highway 4 and 49 junction on Jan. 27.

The facility will employ one dentist, one hygienist and support staff, and expects to see between 1,200 and 1,500 established patients, according to Executive Director John Alexander.

Plans for a Native American cultural museum on an adjacent lot are also in the organization's queue of upcoming projects, Alexander said.

A number of additional private developments in Angels Camp are in design stages.

That includes a light manufacturing facility for a company called RoofScreen to be constructed on about 5 acres next to Refuge Church off of Murphys Grade Road, according to the planning application.

The Santa Cruz-based company, which manufactures roof products such as equipment screens, metal panels, racking and platforms for mounting solar panels, will tentatively bring 15 jobs to the area.

In the city's latest update working with Habitat for Humanity Calaveras on housing, two preliminary applicants have expressed interest in developing a single and multi-family housing development on the north side of Angels Camp, off Highway 49 on Copello Drive.

The city has received conceptual designs for a single and multi-family housing unit on Stockton Road behind Save Mart as well, Augustine said.

Augustine said she expects those concepts to be finalized into actual applications over the coming month.

"I think it's going to be a big year of doing environmental review and approval of projects, then next year could be a really busy year building with all the interest we've had in new development," Augustine said.

The city is also tackling a number of capital improvement projects listed in its five-year plan, including nearly \$4 million in sidewalk construction projects slated to start this summer, according to City Manager Melissa Eads.

Delivered in partnership with the California Department of Transportation (Caltrans) and Calaveras Council of Governments, the improvements are funded through Caltrans Active Transportation Funds and Federal Congestion Mitigation Funds.

Water and sewer projects are in environmental and design stages, including an east trunk sewer line replacement and a water treatment plant improvement project, both of which are needed to support future development in Angels Camp, according to Eads. One of the main lines for the city, the east trunk sewer line begins around Booster Way and continues to the Wastewater Treatment Plant. The line gets supercharged after heavy rains, and is in need of replacing, according to Augustine.

The city is also pursuing grant funding to make infrastructural improvements to police and fire facilities. City staff has been engaging the community in an income survey for the Community Development Block Grant Program as part of the application process, Eads said.

Utica Park may get a nearly 4-acre expansion and some improvements as well, thanks to the support of the Angels Camp Community Club, Eads said. If awarded, a grant to finance the project would improve accessibility and add a small skate park, amphitheater, trail, horseshoe pits, bocce ball court, outdoor exercise equipment, a new children's playground and additional bathrooms near the play area. The city will have an update in March.

“The city recognizes the need to provide necessary infrastructure to support future growth and development within our community,” Eads said. “We are also working with partners such as Destination Angels Camp, our business associations, and Angels Camp Community Club, recognizing that community involvement is key to successful delivery of our capital project initiatives.”

Trustees vote for layoffs due to inadequate funding

[By Noah Berner](#) / The Calaveras Enterprise / Jan 22, 2020

The Calaveras Unified School District (CUSD) Board of Trustees voted to reduce 9.67 full-time equivalency (FTE) classified personnel and to dismiss seven FTE certificated personnel following the 2019-2020 school year at the board meeting on Tuesday.

The resolution of intention to reduce classified services passed 5-0, while the resolution of intention to dismiss certificated employees passed 3-2, with District Area 4 Trustee Suzie Coe and District Area 2 Trustee Cory Williams voting in opposition.

The board's decision will affect 8.67 FTE classified paraprofessional positions, one FTE classified custodial position, six FTE certificated multiple-subject teachers and one FTE certificated single-subject teacher.

Superintendent Mark Campbell said that the layoffs may not necessarily take effect if the district's financial outlook improves over the course of the current school year.

"We have to do this to project fiscal stability," he said. "If we're in a position to do something different, we still have the ability to do that."
