

APPENDIX A

RESOURCE PRODUCTION ELEMENT CALAVERAS COUNTY GENERAL PLAN

RESOURCE PRODUCTION LAND CONVERSION GUIDELINES

**Revised by the Planning Commission
November 19, 2015**

Purpose and Intent:

The purpose of the Resource Production Lands Conversion Guidelines is to aid in evaluating proposed amendments to the General Plan and/or Community Plans that would allow the conversion of Resource Production Lands to a primary use other than agriculture, forestry or mineral use. The Resource Production Lands Conversion Guidelines are to ensure that potentially significant negative effects on Resource Production Lands are quantitatively and consistently considered in the environmental review process for conversions.

Applicability:

These conversion guidelines shall apply to any development project requiring a General Plan amendment from Resource Production Lands to a non-agricultural, non-forestry or non-mineral land use designation.

Conversion Consequences:

The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of Resource Production Lands shall be fully evaluated and mitigated.

Conversion Considerations:

In evaluating the consequences of a proposed amendment, the following factors shall be considered:

1. General Plan designation.
2. Adjoining uses.
3. Proposed method of sewage treatment.
4. Availability of water.
5. Transportation infrastructure.
6. Public utilities.
7. Fire and police protection and other public services.
8. Impacts on air and water quality, wildlife habitat, endangered species and sensitive lands.
9. Other factors that may aid in the evaluation process.

Conversion Criteria:

Proposed amendments to the General Plan that would allow the conversion of Resource Production Lands to other land use designations shall be approved only if the Board of Supervisors makes ALL of the following findings:

1. The proposal is consistent with the goals and policies of the General Plan.
2. The conversion is in the public interest and the public benefit substantially outweigh the objectives of the Resource Production Element.
3. Other feasible alternative sites that are proximate, suitable and available in the area already designated for the proposed uses have been considered.
4. The conversion is not likely to result in the removal of adjacent lands from resource based uses.
5. The proposed project is designed to minimize conflict with resource based operations on surrounding Resource Production Lands or adversely affect water supplies for resource based uses.
6. Adequate and necessary public services and facilities are available or will be made available as a result of the development.
7. The design of the proposed project has incorporated all reasonable measures as determined during the CEQA review process to mitigate impacts to Resource Production Lands.