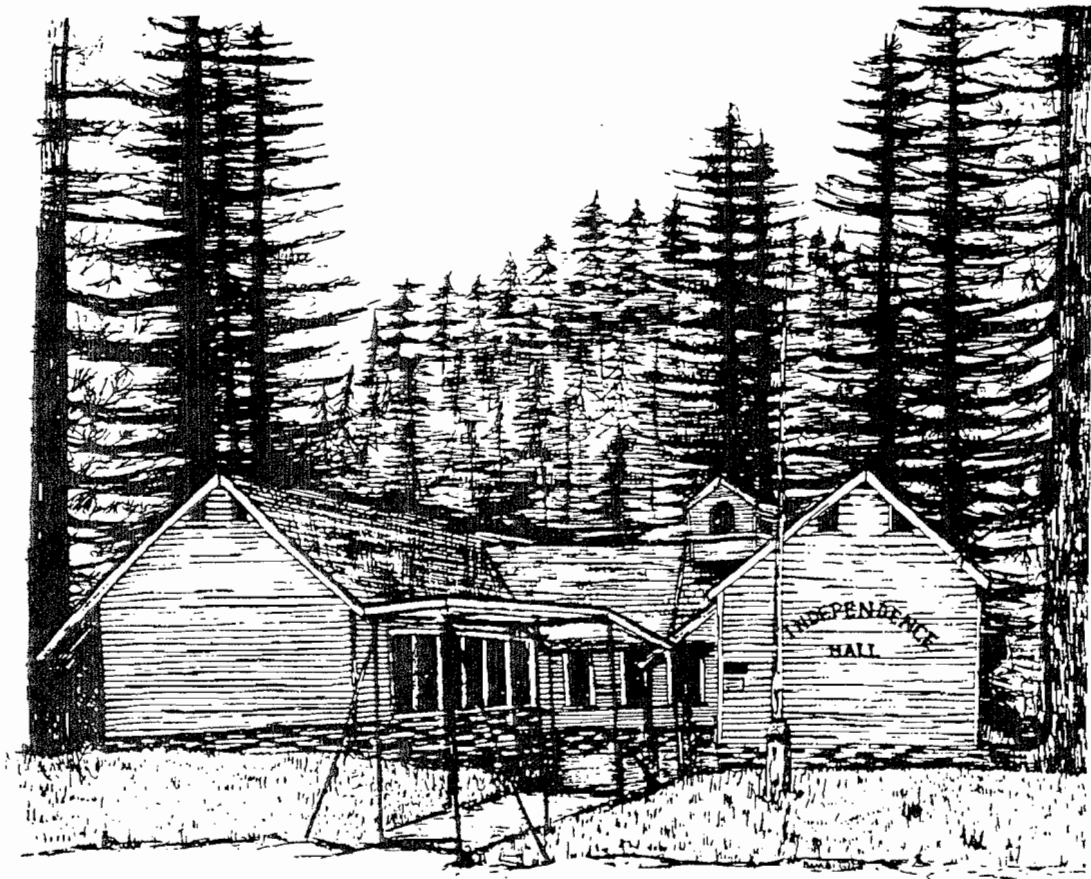


ARNOLD COMMUNITY PLAN



CALAVERAS COUNTY
CALIFORNIA

December 14, 1998

1
2 **BOARD OF SUPERVISORS, COUNTY OF CALAVERAS**
3 **STATE OF CALIFORNIA**

4 December 14, 1998

5 **RESOLUTION**

6 **NO. 98- 414** A RESOLUTION APPROVING GENERAL PLAN AMENDMENT,
7 Number 98-66., 97-98 & 98-96/91

8 WHEREAS, the Board of Supervisors of the County of Calaveras is permitted to amend
9 the General Plan four (4) times during a calendar year; and

10 WHEREAS, the Planning Commission of the County of Calaveras did conduct a public
11 hearing and make recommendations to the Board of Supervisors concerning each proposed change in the
12 General Plan; and

13 WHEREAS, the Board of Supervisors duly advertised and considered the Planning
14 Commission recommendation and all of the testimony presented to it, including its staff report and initial
15 study, at a public hearing.

16 NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of
17 Calaveras does hereby amend the General Plan for the third time in 1998 as follows:

18 GPA 97-98 Arnold Community Plan Update (See Exhibit A)

19 GPA 98-66 for Feeney Park Foundation (See Exhibit B)

20 GPA 98-96/91 Ebbitts Pass Highway Special Plan (See Exhibit C)

21 BE IT FURTHER RESOLVED that the Board of Supervisors bases its decision on the findings in
22 the attached Exhibits for each general plan application.

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1 ON A MOTION by Supervisor Thein

2
3 Seconded by Supervisor, Bailey the foregoing Resolution was duly passed
4 and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 14th
5 day of December, 1998 by the following votes:

6 AYES: Supervisors Thein, Stein, Callaway & Bailey

7 NOES: Supervisor Tryon

8 ABSENT: None

9 ABSTAIN: None

10 ATTEST:

11 *Alison Williams*
12 County Clerk and Ex-Officio Clerk to
13 the Board of Supervisors, of the County
14 of Calaveras, California
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Merita Callaway
Chairperson, Board of Supervisors

EXHIBIT A

GENERAL PLAN AMENDMENT 97-98 Arnold Community Plan

APNs: As shown in the attached table

AMENDED LAND USE DESIGNATIONS: As shown in the attached table

FINDINGS:

1. A Negative Declaration has been recommended for this project.
2. There is not significant public controversy on public record regarding issues associated with this project.
3. The proposed general plan amendment is consistent with General Plan Implementation Measure II-4C-1: Review and update Community Plans as needed, consistent with state law and amendment procedures contained in the Plans.

Evidence: The Arnold Community Plan was adopted in 1981 and contains no update procedures. However, the effort was initiated by citizens within the community and later formally sanctioned by the County. All Advisory Committee meetings were open to the public and public participation was encouraged.

4. The proposed changes in land use designation are compatible with adjacent land uses and zoning.

Evidence: The various proposed changes in land use designation considered the surrounding land uses for compatibility.

ACKNOWLEDGEMENTS

Arnold Community Plan Advisory Committee

Joe Babel
Doug Brown
Callye Caccamo
Colleen Collum
Jon Ellis
Mike Hathaway
Dave Hernandez
Peter Puckett

Past Members

Alice Coburn
Linda Miner

Calaveras County Board of Supervisors

District 1 - Lucy Thein
District 2 - Paul Stein
District 3 - Merita Callaway
District 4 - Thomas Tryon
District 5 - Terri Bailey

Calaveras County Planning Commission

District 1 - Ted Allured
District 2 - James Coyne
District 3 - Suzanne Kuehl
District 4 - Richard Barger
District 5 - Ed Rich

PREFACE

California law requires counties to have comprehensive, long-range General Plans to guide growth and development in their jurisdictions. A County General Plan is a combination of mandatory and, if desired, optional elements which deal with land development. The General Plan attempts to balance the preservation and utilization of natural resources and development of compatible types of land uses. The General Plan also provides local areas to develop special or community plans which reflect more specific policies and direction based upon local values and goals.

The policies contained within this plan address issues either not addressed by the General Plan or special issues of local concern. When the Community Plan does not address an issue that is covered in the General Plan, the policies of the General Plan are applied.

The Arnold Community Plan is not all things to all people. Some will view the plan as encouraging too much growth, while others will see it as being restrictive to new residential and commercial development. In reality, the Arnold Community Plan is an exercise in compromise, with elements of both preservation and development. The purpose of the Plan is to guide the development of a community in a manner which preserves the rural and forested character of the area. While the Plan is intended to be useful for developers, it is also a document for all the existing residents and businesses.

This update to the Arnold Community Plan was initiated by a community effort in 1991. A volunteer committee consisting of thirty-eight people began the initial steps of background data collection and conducting a community survey. The survey was sent out in 1992 to 2,562 property owners in the area with a return rate of 41%. Results of the survey were analyzed and utilized for the update.

The six steering committee members completed a draft of the plan in 1993, which was controversial with part of the community. It was felt that the draft was development oriented. While working towards incorporating some of the concerns, the committee disbanded itself and a new committee of seven was formed. A second draft was completed, which also became controversial.

The County then appointed a formal advisory committee consisting of a mix of viewpoints to complete the Plan. This advisory committee was appointed in March of 1994, with the anticipation that the Plan would be approved within six months to a year. The process took much longer than expected.

The advisory committee, however, was very committed to completing the Plan for the benefit of not only the existing community, but for the future generations of Arnold. It is recognized that issues change over time and that this Plan will not remain stagnant. But as of this date, it is the vision for Arnold's future.

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INTRODUCTION

Community Plans are part of a General Plan. A Community Plan is a focused planning policy document for a particular community which refines the policies of the General Plan as they apply to that area. As a policy document, it is intended to guide the development within a given area into the future. A Community Plan also provides a forum to resolve conflict between competing interests, and reflects a cooperative relationship of the citizens within the community.

History of Arnold's Planning Activity

In 1968 a Community Plan was adopted by the Calaveras County Board of Supervisors for Arnold, and in 1977 most lands not previously zoned in Arnold were zoned. The Community Plan was revised in 1980, which included a design review component with a local advisory committee. Design review of commercial, industrial, and multi-family structures was implemented until 1985 when a majority of the Board of Supervisors abolished design review throughout the County. While it might appear that this plan is vastly different than the 1980 Plan, it is basically an update and reformatting of the 1980 Plan.

The 1997 Arnold Community Plan

The Arnold Community Plan is the official document that will be used for land use decisions in Arnold for the next 15 years. It is to be used as a guide by full and part time residents, business interests and by various levels of government. In particular, the County of Calaveras must make all discretionary land use decisions (i.e. zone changes, use permits, subdivisions, etc.) in a manner that is consistent with the Arnold Community Plan, as required by the California Government Code.

The primary thrust of future development in Arnold will be to infill existing vacant land within the community. In fact, the boundaries of this plan have decreased the acreage within the plan area. Some of the area previously located within the Arnold Plan has now been included in the Avery Community Plan. While lateral growth is to be expected, it will require a General Plan Amendment to expand the plan boundaries. As a result, few additional natural resources are affected by the implementation of this plan.

Community Plan Organization

The Community Plan is divided into several sections. The first section is the Introduction to the Plan, which explains the purpose of the Plan. The next section describes the Arnold community, which includes a general description of the area, the history of the area, and a general discussion of the issues. The sections following are the separate Elements of the Community Plan, and include the goals, policies and implementation measures.

Each Element begins with a discussion, followed by the specific goals, policies and implementation measures intended to guide the land use decisions within the Arnold area.

Goals provide the direction for a community's physical development. A goal is an ideal future end and the general expression of the community values. A goal is abstract in nature, not quantifiable, and not expressed as an action.

Policies are specific statements that guide decision making. It indicates a clear commitment of the local legislative body.

Implementation measures are the specific action, procedure, program or technique that carries out the plan policy which need to be taken to ensure that the goals and policies of the Plan are put into practice.

It is important when viewing the land use designation for property that the goals, policies and implementation measures are also reviewed. There may be specific goals which could have an effect on the development potential of the land.

The Arnold Community Plan primarily focuses on and augments three Elements of the Calaveras County General Plan: Land Use, Circulation, and Safety. The Conservation, Open Space, Noise, and Housing Elements of the County General Plan are incorporated into the Arnold Community Plan by reference. The Arnold Community Plan has also included an optional element, the Economic Element.

THE ARNOLD COMMUNITY

The Arnold Community Plan encompasses approximately eight square miles, located in the Ebbetts Pass area of Calaveras County. The area is located 20 miles northeast of Angels Camp and Highway 49, approximately 12 miles northeast of Murphys, and approximately 33 miles southwest of the Bear Valley/Mt. Reba ski area. The plan boundary is bordered on the west mainly by land owned by the US Forest Service, to the north by Sierra Pacific, to the east mostly by Sierra Pacific, and to the south it is bordered by the Avery Community Plan.

Physical Description of the Area

Arnold is a rural community situated in the midst of rich coniferous forests. Calaveras Big Trees State Park is located on the northeastern edge of Arnold. Much of Arnold is surrounded by the Stanislaus National Forest. Located within the community are several small streams and creeks, notably Moran Creek, Love Creek, Cowell Creek and San Antonio Creek. There are several manmade ponds and lakes; the largest is White Pines Lake at the northern edge of the plan boundary.

The terrain of Arnold varies greatly; while most of the central community is fairly flat, both sides of Highway 4 feature slopes which increase severely.

Development consists primarily of residential and commercial structures. Most commercial enterprises are located adjacent to Highway 4, a reflection of the zoning in place at the time of adoption of the Community Plan. Other prominent features are golf courses; one along Highway 4 and one east of Moran Road.

History of the Area

During the Gold Rush era, the area surrounding present day Arnold consisted of a large sawmill and two large ranches, the larger of which, the Moran Cattle Ranch, comprised 2000 acres located south of what is now Highway 4. On the north side of Highway 4 was the Dunbar Ranch, approximately 880 acres acquired for \$150 by Willis Dunbar in 1880.

In 1914, M.L. Hunt purchased the Dunbar Ranch and used the land to raise potatoes, hay and cattle and to butcher meat for the Big Trees Grove resort hotel. His son, Elmer, in the early 1920's planted apple trees (which yielded two to three tons per year) at the site currently occupied by the Meadowmont golf course.

Bob and Bernice Arnold were the first merchants to settle in the area, arriving in 1933. They purchased 40 acres from the Manuel Estate Lumber Company, which owned over 50,900 acres of timber. The Arnolds started the town by building a bar and restaurant and three cabins. A post office was established in 1934.

The Arnolds sold lots from their 40-acre parcel with the restriction that they could be used for commercial purposes only upon payment of an additional \$200. The first, a general store, was built by Dave Copello in late 1939. Prior to that, residents traveled to Murphys or Angels Camp for their supplies. Copello became interested in the area when he began a delivery service.

In 1946, Hunt sold the Dunbar Ranch to Robert Ramaggi, who began subdividing the ranch, calling the development "Meadowmont." American Forest Products, Inc., a subsidiary of American Forest Products Corporation, began to actively develop Meadowmont Village in 1962, working with land acquired from the Calaveras Land and Timber Company.

The area has been known for its recreational advantages for over a century but it wasn't until 1966 that a noticeable increase in construction occurred, following the announcement that a large ski complex would be built on the Calaveras-Alpine county line. The Mt. Reba/Bear Valley ski area opened in December 1967; expansion plans for the ski area were developed during the 1980's, and the ski area was acquired by James Bottomley in 1991.

Much of the core of what is now Arnold was created with the establishment of the Arnold and White Pines subdivisions in 1938 and in 1940 with the establishment of the Manuel subdivision.

In the late 1940's and early 1950's, the Lakeside Terrace, Fly-In Acres and Lilac Park subdivisions were created. Meadowmont was followed by Lakemont Pines, Pinebrook and Blue Lake Springs. Since then a significant slowdown in the establishment of subdivisions has occurred, but construction activity in the area has continued with only temporary fluctuations.

Community Profile

For purposes of this plan, the community profile is based on the 1990 Census data for the Arnold Census Designated Place.

Full time residents account for only 39.1% of the housing units in Arnold, with an average household size of 2.46. Residences occupied by part time residents (weekend and vacation use) total 57.8%. This part time rate has increased almost 3% between 1980 and 1990.

The percentage of the Arnold population over the age of 55 is 33%, slightly higher than the County average of 29.6%. The perception that this percentage has been decreasing in the Arnold area between 1980 and 1990 is not true; it has remained constant. There is the belief that there will be a gradual shift in the age classes, to increase the proportion of younger persons. The following is a breakdown of the current age makeup for Arnold:

Age (Years)	% of Total Population
0-4	6.7
5-17	17.1

Age (Years)	% of Total Population
18-24	4.5
25-44	27.9
45-64	24.1
65+	19.8

median 41.8

Of the Arnold working force, approximately 36% work within the Arnold area and 25% work only 10 to 20 minutes from home. Fourteen percent work 20 to 40 minutes away, 9% are 40 to 60 minutes, 9% are 1 to 1 and 1/2 hours, and 8% work over 1 and 1/2 hours from home.

Community Issues and Preferences

In Arnold, there are many issues and concerns regarding the future development of the community. Listed below are the primary issues and preferences in Arnold, which were derived from the information available from the survey conducted in 1992 and from general input throughout the revision process.

ISSUES	PREFERENCES
Preserving rural and natural qualities of the environment	Development should preserve rural character of area
Development along Highway 4	Encourage commercial and industrial development off of Highway 4
Commercial development and redevelopment	Develop only small shopping centers
Quality of public services and utilities (transportation, fire, police protection, hospital, schools, sewer, water)	Improve maintenance of roads Improve police protection Improve level of fire protection Local tax/assessment districts are not preferred
Expansion of recreational facilities in the area	Develop more recreational uses
Future residential development density	Limit multi-family housing development Provide new residential development which is lower density

Traffic and circulation	Provide alternate routes of travel (other than Highway 4) through town
Parking	Develop off Highway parking
Scenic highway corridor	Protect the scenic quality along Highway 4
Signage	Prohibit billboards
Health facilities	Develop health care facility
Community services provided by the private sector	Encourage development of "entertainment" type businesses Provide senior housing
Economic stability and job creation	Improve economic base
Local control and involvement	Arnold should remain unincorporated
Disposal of yard waste	Provide recycling, composting, and collection of yard and household waste

Other identified issues:

Rate of permanent and part time population increase

Guidelines for design of commercial structures

Community Plan Assumptions

The Arnold Community Plan is intended to guide land use decisions in the community for the next 15 years. It is difficult to predict, with any real certainty, what will happen in the future. Given these limitations, certain assumptions must be made on which to base the plan. Therefore the Arnold Community Plan has been based on the following assumptions:

- Highway 4 will continue to be the major transportation route through the Plan area and will not be realigned.
- State Route 4 beyond the Bear Valley Ski Resort will continue to close in the winter.
- There will not be significant shortages of water, electrical power and gas supplies in Arnold.

- Arnold will remain unincorporated.
- Arnold will continue to be a desirable place to live and continue to attract new people as both a permanent home and as a second home area.
- As the population increases in Arnold, there will be a corresponding increase in the need for businesses and services to serve their needs.
- Recreation and tourism will remain important to the long term local economy.
- Preservation of a natural setting and environment is important to draw tourism to this area.
- Population growth in the Arnold area will be between an average annual rate of 3 to 5%.
- The ski facilities at Bear Valley will expand.
- Peripheral areas will experience growth which will impact Arnold.
- Wildfire is a continual threat.
- The number and percentage of households with heads of households less than 50 years of age will increase in the future.

LAND USE ELEMENT

The Land Use Element addresses the future development of land in the Arnold Community Plan area on a parcel by parcel basis for residential, commercial, industrial, recreation, conservation and open space uses. The element's policies augment the General Plan with respect to land use designations, population density, building intensity and consistent zoning.

The Community Plan recognizes that Arnold and the surrounding area will grow in population in the future. Based upon the historic growth patterns in District 3, the population of Arnold can expect to increase from approximately 3,788 in 1990 to between 6,018 to 7,874 based upon a 3 to 5% growth rate by the year 2015. The various land use designations recognize that there will be very little additional subdivision of land in Arnold. It is expected that in order to accommodate future growth in the Ebbetts Pass area, the boundaries of the Arnold Community will expand. Any expansion of the boundaries will be evaluated on the merits of the specific proposal, and will be required to become part of the Arnold Community Plan, and comply with the goals and policies.

It is the overall desire of the Arnold community to retain the rural and small town atmosphere. It is also recognized that the economy of the area is dependent upon the recreation trade and commercial businesses. The vision for the Arnold area is to provide a village atmosphere for the commercial areas. It is also encouraged to create an intermix of commercial and residential uses in certain areas of the plan as depicted on the land use map. As an integral part of the development, this should include providing pedestrian pathways. Calaveras Big Trees State park has in the past and will continue to be a major destination point for residents and visitors alike. A "Gateway to the Big Trees" theme for new development would be appropriate and compatible with the forested character of Arnold.

Public Services and Facilities

The following is a list of the various public and private agencies which currently provide services and facilities for the Arnold area:

Domestic water -	Calaveras County Water District, Blue Lake Springs Mutual Water Company
Public sewer -	Calaveras County Water District and private septic systems
Fire protection -	Ebbetts Pass Fire District, County Fire, California Department of Forestry, US Forest Service
Police protection -	Calaveras County Sheriff, California Highway Patrol
Roads -	California Department of Transportation, Calaveras County Department of Public Works
Schools -	Vallecito Union School District, Bret Harte Union High School District
Telephone -	Pacific Telephone
Electrical Power -	Pacific Gas and Electric

Medical Facility - Hospital -	Urgent care center operated by Mark Twain/Saint Joseph's Hospital Mark Twain/Saint Joseph's Hospital in San Andreas Sonora Community and Tuolumne General in Sonora (Tuolumne County)
Propane - Garbage Service	Private companies Ebbetts Pass Disposal

The community of Arnold depends on the wastewater treatment facility and will continue to in the future. Expansion of sewage treatment facilities is important to the future growth and development of Arnold.

Land Use Designations

The purpose of land use designations on the Land Use Map is to give a clear indication of what uses are permitted in each classification. These designations are then assigned consistent zoning districts. The following land use designations will determine the future development allowed within the Arnold Community Plan boundaries:

Forest (F)

Intended to reserve areas for forests, timber growing and harvesting, watershed and wildlife protection, and recreation. Minimum size for new parcels is 20 acres.

Rural Residential (RR)

Primarily an area of single family dwellings with agriculture and ranching uses secondary. Some limited businesses are permitted. In areas served by public water the maximum density is 1 dwelling unit per acre, with or without public sewer. In areas without public water or sewer, the density of new lots shall not exceed 1 dwelling unit per 5 acres.

Single Family Residential (SFR)

Primary use of this designation is a single family dwelling. With public water and sewer available, a maximum of 4 dwelling units per acre is allowed. Where public water is available and public sewer is not available, a maximum of 1 dwelling unit per acre is allowed. Where neither public water nor sewer are available, a maximum of 1 dwelling unit for every 5 acres is allowed. Lower limits may be identified on the Community Plan Map.

Multiple Family Residential (MFR)

Primary use of this designation is for multiple family residential units, although single family homes and duplexes are allowed. The maximum number of dwelling units is 12 units per acre in areas with public water and sewer. Without public water or sewer, the densities provided in the zoning district apply. Lower limits may be identified on the Community Plan Map.

Commercial (COM)

The Commercial designation is the primary location for wholesale and retail businesses, offices, and furnishing of services for the total community, neighborhoods and highway travelers. Parcel sizes will vary with the uses intended.

Professional Office (OFFICE)

The Professional Offices designation is intended to provide locations for professional and administrative offices.

Mixed-Use

The Mixed Use designation may have a combination of the uses and densities listed separately under Commercial and Residential designations.

Recreation (REC)

The primary purpose of the Recreation designation is to provide space for privately and publicly developed recreational uses. Uses typically include parks, equestrian facilities, golf courses, tennis clubs, community centers and similar uses. Single family and multiple family dwellings are allowed as a secondary use to a primary recreation use at a density no greater than Multiple Family Residential designation.

Public Service (PS)

Public Service lands are those lands which are best used for public purposes and include, but are not limited to, schools, water or sewer facilities, government buildings or fire stations. Parcel sizes will vary with use.

Manufacturing/Industrial (M)

Industrial areas are those areas designated principally for processing, fabrication, or manufacturing of goods and commodities.

Planned Development (PD)

The Planned Development designation is a combining designation, used with other designations, to identify those lands for which specific public review and approval by the Planning Commission is required before project approval. The base zone density, stated in the Arnold Community Plan, will apply.

Zoning Consistency

The following table indicates the zoning districts which are consistent with the land use designations. Several of the land use designations have multiple zones which are considered consistent. This does not mean, however, that each parcel is entitled to any of the zones listed. Various factors will be considered at the time of application, such as compatibility with the surrounding neighborhood, circulation, and any related matter.

**Table 1
Consistent Zones for Land Use Designations**

Land Use Designation	Public Services	Density	Consistent Zone
Forest	District services, well, or septic	20 acre density	GF, TP, PS
Rural Residential	Well and septic District water and septic or sewer	5 acre density 1 acre density	RA, RR-5, PS RR-1, PS
Single Family Residential	Well and septic District water and septic District water and sewer	5 acre density 1 acre density 10,000 square foot density	RR, R1-5, PS R1-1, PS R1, PS
Multiple Family Residential	Well and septic District water and septic District water and sewer	3 units per 5 acres 6 units per acre 12 units per acre	R2, R3, PS R2, R3, PS
Commercial*	District water and septic District water and sewer	75% lot coverage 90% lot coverage	C1, C2, CP, PS
Professional Offices	District water and septic District water and sewer	75% lot coverage 90% lot coverage	CP, PS
Mixed Use	District water and septic District water and sewer	75% lot coverage 90% lot coverage	C1, CP, C2
Industrial	District water and septic District water and sewer	75% lot coverage 90% lot coverage	M1, M4, PS
Public Service	District water and septic District water and sewer	75% lot coverage 90% lot coverage	PS, REC
Recreation	District services, well or septic	35% lot coverage	REC, PS

GF - General Forest
TP - Timber Production
RR - Rural Residential

R1 - Single Family Residential
R2 - Two Family Residential
R3 - Multi Family Residential

C1 - Local Commercial
C2 - General Commercial
CP - Professional Offices

M1 - Light Industrial
M4 - Business Park
REC - Recreation
PS - Public Service

* For all commercial, industrial, and recreational zones, residential uses may require a conditional use permit, and the maximum density may not exceed those indicated above in the single family and multifamily designations.

COMMUNITY PLAN RECOMMENDATIONS

GOAL 1: Preserve and enhance the rural, forested environment of the Arnold Community Plan area.

Policy 1A: Protect the scenic quality of Highway 4 and major roads throughout the community of Arnold.

Implementation Measure 1A-1: Encourage off-Highway 4 commercial development within the community plan area.

Implementation Measure 1A-2: The placement of new, indirectly illuminated signs, displaying the name of off-Highway 4 businesses shall be allowed. Such signs would be akin to entrance signs, placed at the intersection of Highway 4 and roads leading to off-highway commercial areas. Such signs should be standardized, and made of natural materials. Design of this type of area business signs shall be approved by the Planning Department using the public hearing process.

Implementation Measure 1A-3: New commercial billboards are prohibited within the Arnold Community Plan boundaries.

Implementation Measure 1A-4: Strengthen compliance with the County sign ordinance.

Policy 1B: Encourage residential development to provide for open space.

Implementation Measure 1B-1: Utilize the Planned Development (PD) combining district to allow flexibility in the lot size and setbacks normally required by the performance standards of the Single Family Residential (R1) zone.

Policy 1C: Maintain outdoor lighting at a minimal, so as to protect the ability to enjoy the rural skies.

Implementation Measure 1C-1: Allow minimum outdoor lighting to protect night time aesthetic views.

GOAL 2: Ensure that future residential subdivisions occur upon lands which are capable of supporting such land use and are within environmental capacities of the Arnold area.

Policy 2A: Limit new development if the proposed intensity or density exceeds the capacity of available facilities and services.

Implementation Measure 2A-1: Utilize Table 1 to determine the maximum density for development.

GOAL 3: Ensure that adjacent land uses are compatible.

GOAL 4: Encourage commercial/industrial/multifamily design that is compatible with the rural character of Arnold.

Policy 4A: Provide public review of commercial/industrial/multifamily parcels.

Implementation Measure 4A-1: Add the PD combining zone on commercial properties adjacent to Highway 4 and in the "village area" as depicted on the land use map.

Policy 4B: Ensure that new commercial/industrial/multifamily development includes open space.

Implementation Measure 4B-1: All new commercial/industrial/multifamily development shall include at least 10% of its gross area landscaped. The landscaping shall include native materials as much as possible.

Implementation Measure 4B-2: All new commercial/industrial/multifamily development shall include areas for snow storage.

Policy 4C: Provide specific direction regarding certain land uses within Arnold.

Implementation Measure 4C-1: Create and add an MU (Mixed Use) combining zone that allows residential units as permitted uses when constructed as part of a commercial structure.

Implementation Measure 4C-2: Adult entertainment businesses, as defined in the Zoning Code, are prohibited from locating within 1000' of schools, churches, and residential neighborhoods.

GOAL 5: Ensure that new development can be properly served by public utility and emergency services.

Policy 5A: Support expansion of public services to serve Arnold residents.

Implementation Measure 5A-1: Encourage CCWD to expand the water and sewer services as needed.

Implementation Measure 5A-2: Encourage a community policing program in Arnold by the Calaveras County Sheriff's Department.

Implementation Measure 5A-3: Encourage the development and improvement of needed services in Arnold, including but not limited to:

cemetery	library
fire station	ambulance service
recycling center	yard waste disposal facility
medical facilities	public transportation service
County government offices	

GOAL 6: Provide appropriate facilities for use by all age groups and physical abilities.

Implementation Measure 6A-1: Continue to encourage other services needed in Arnold, including but not limited to:

elderly health care facilities
community center
recreational center

CIRCULATION ELEMENT

The purpose of the Circulation Element is to assure that the transportation system in the Arnold Community Plan area adequately plans for the future growth and development. It is intended to identify specific problems that exist and to propose measures to improve the circulation system.

The road system consists of State Highways, County Roads, and private roads used for motor vehicle, bicycle and pedestrian traffic. Projected increases in population will result in increased demand on roads within the Community Plan area. To maintain the road system's adequacy over time, policies relating to road classifications and levels of service are correlated with population density and land uses set forth in the General Plan Land Use Element. The Arnold Community Plan is intended to augment and specifically identify areas of local concern.

Results of the survey indicate that issues of concern to the Arnold residents include the function of various intersections, width of Highway 4, recreational traffic, increasing residential traffic, highway speeds, pedestrian and bicycle pathways, and the maintenance of existing roads.

Highway 4 will continue to be the "Main Street" of Arnold. While improvements will be necessary to maintain an adequate Level of Service, the community prefers to find alternatives to the Caltrans "five lane" concept for Highway 4. An important aspect of the Plan is to de-emphasize the need for the local residents to travel on Highway 4. In addition to improving interior circulation patterns and improving alternate routes, decreasing the need for area residents to access Highway 4 would improve the situation. The location of the Post Office and absence of home postal delivery adds unnecessary daily traffic along Highway 4. Residents on the east side of the Plan area have no convenience store, and the location of such would be a benefit by reducing some travel along the Highway to the shopping areas.

Many of the commercial parcels along Highway 4 have inadequate onsite parking, therefore parking in the right of way is currently necessary. The development of common parking facilities off the highway could replace the need for parking within the Highway 4 right of way and decrease repetitive access along the highway, which would improve the flow of traffic. New development will be expected to provide adequate onsite parking or contribute to common parking facilities.

Most of the existing roads in the Plan area are County maintained. However, County funding for maintenance of these roads is minimal, which has caused the Board of Supervisors to decline to accept many new roads into the County maintained system. New development must be prepared to provide for both the construction and maintenance of new roads.

There is not only a need, but a community desire to provide pedestrian /bicycle pathways throughout the community plan area, especially to and around the shopping areas. The pathways would not only decrease some vehicular traffic, but would add to the rural atmosphere of the Arnold area, and enhance the community atmosphere through an additional recreational opportunity.

At an elevation of approximately 4,000 feet, Arnold receives a moderate amount of snow in the winter. Snow removal causes additional maintenance of the roads and also impacts the traffic flow.

Recommended Circulation and Safety Improvements:

1. Realign and improve the intersection of Lakemont Drive and Highway 4. (see Figure 1)
2. Reconstruct Meadowview Road from Fir Drive to Country Club Drive. (see Figure 1)
3. Construct three lane routes on Highway 4 from Upper Meadowview Road to an area west of the southern intersection of Highway 4 and the Arnold Bypass. (see Figure 2)
4. Reconstruction of the Blagen Road /Highway 4 intersection and reconstruction of Blagen Road from Highway 4 to White Pines Lake. (see Figure 2)
5. Pave Dunbar Road. (see Figure)
6. Minimize direct access to Highway 4 for newly developed commercial areas.

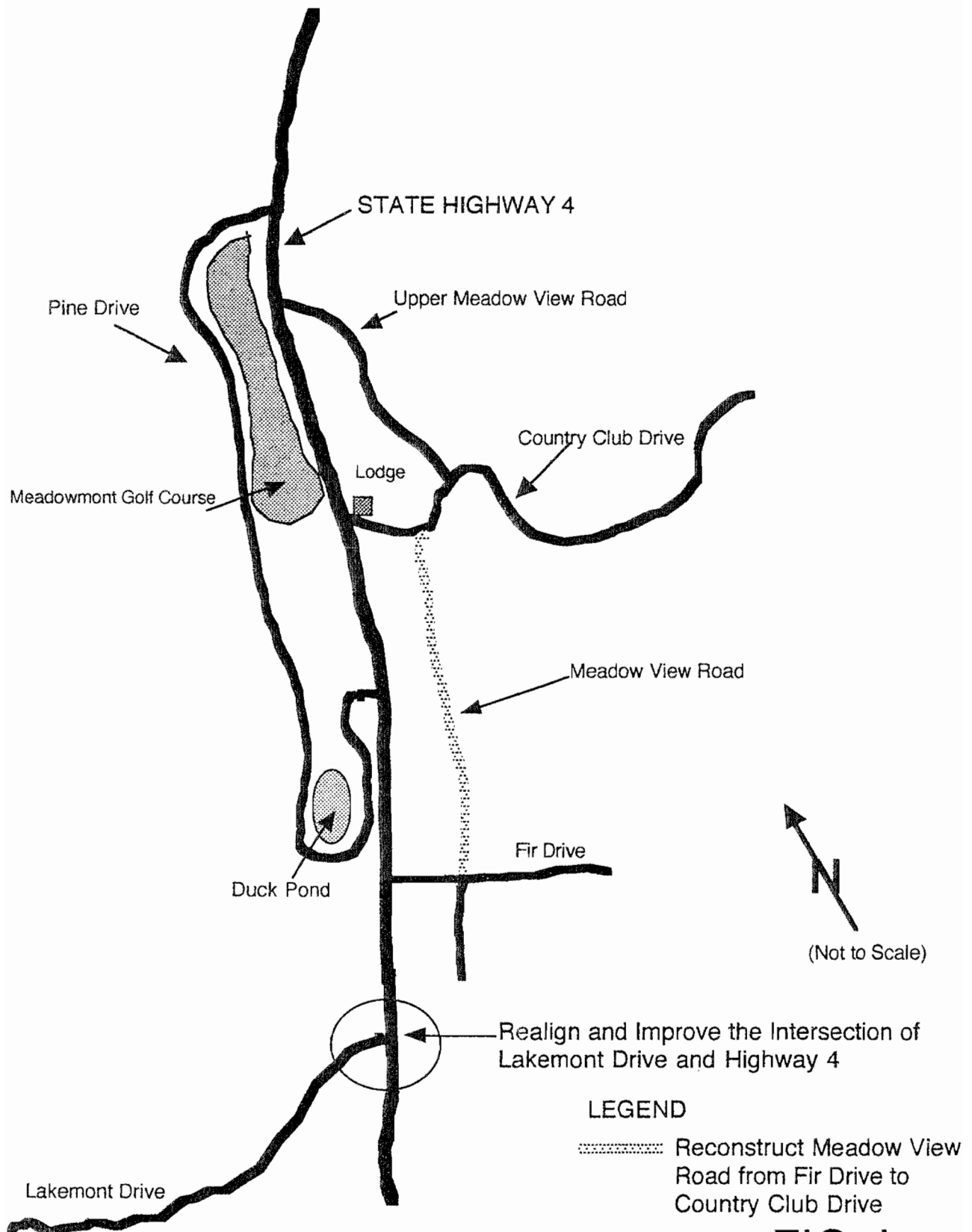
Recommended New Road Connections:

This plan is specifically excluding any connection from Pine Drive to Lakemont Drive.

1. New road from the present terminus of Manuel Road to the intersection of Fairway Drive and Crystal Way in Meadowmont: The general alignment would follow the existing one lane dirt road to allow some residents of Meadowmont to reach the central business area without using Highway 4. (see Figure 3)
2. New access to Meadowview Road, south of Fir Drive. (see Figure 4)
3. Extend Fir Drive to Camanche. (see Figure 4)
4. New road from Highway 4 to Moran Road at the southern end of the community: Currently this road is proposed as part of the Ridgecrest development. (see Figure 5)
5. Secondary connection from Blue Lake Springs Units 14, 15, and 16 to Moran Road or included as part of any development adjacent to the boundaries of the Arnold Community Plan.
6. New road from Cedar Center to Sequoia Street to Fir Street.

ARNOLD COMMUNITY PLAN

RECOMMENDED CIRCULATION AND SAFETY IMPROVEMENTS



ARNOLD COMMUNITY PLAN

RECOMMENDED CIRCULATION AND SAFETY IMPROVEMENTS

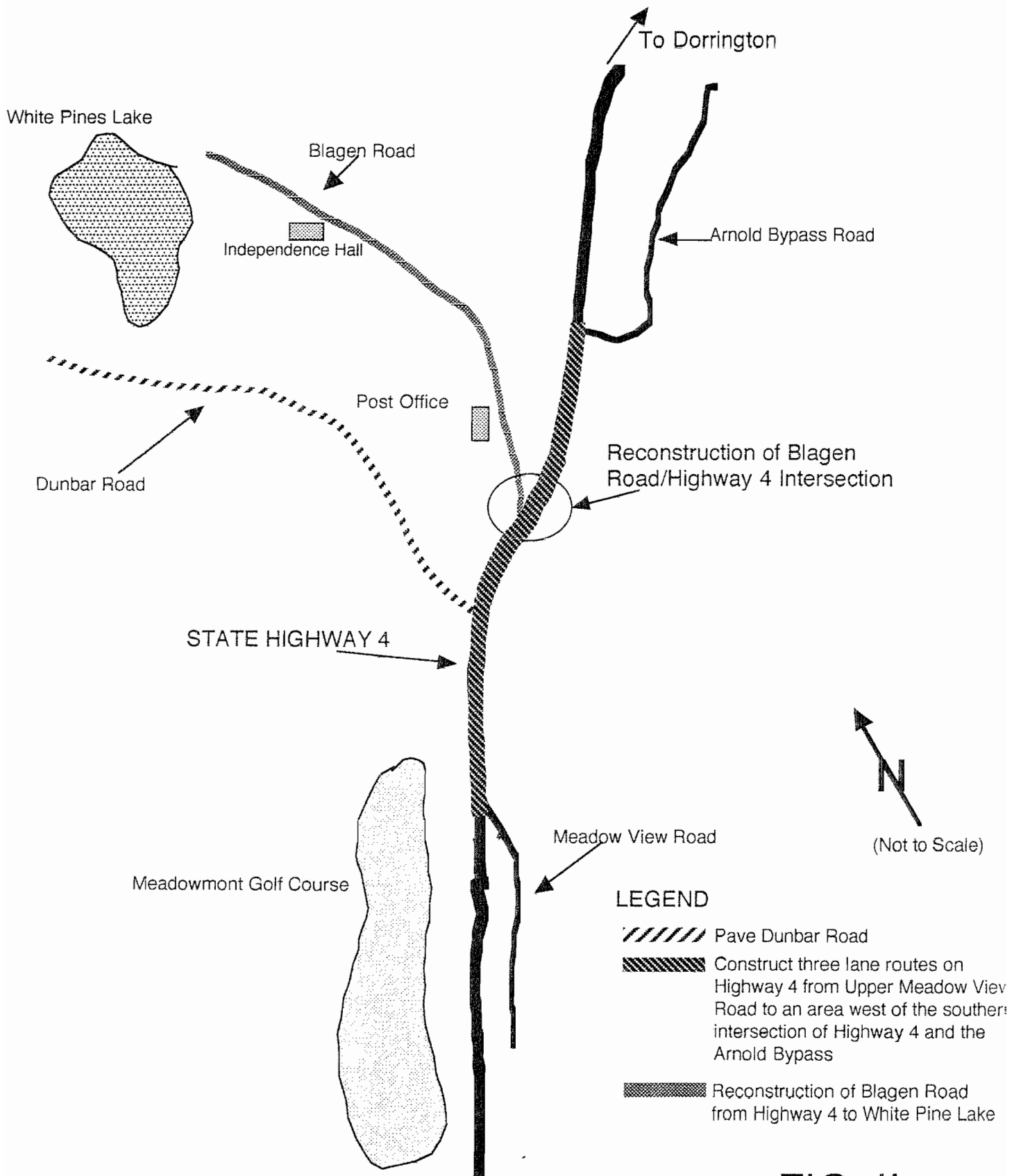


FIG. II

ARNOLD COMMUNITY PLAN

RECOMMENDED NEW ROAD CONNECTIONS

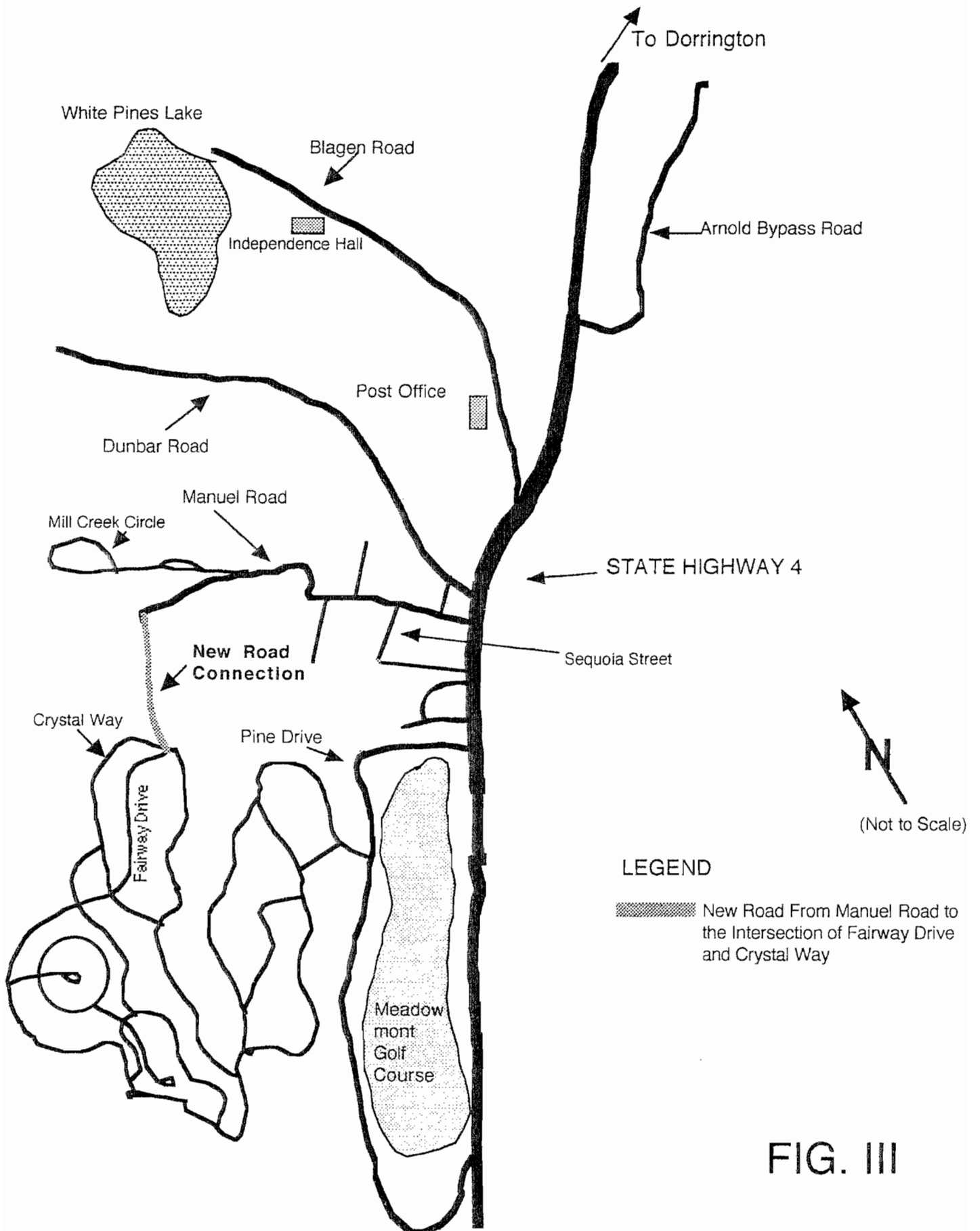


FIG. III

ARNOLD COMMUNITY PLAN RECOMMENDED NEW ROAD CONNECTIONS

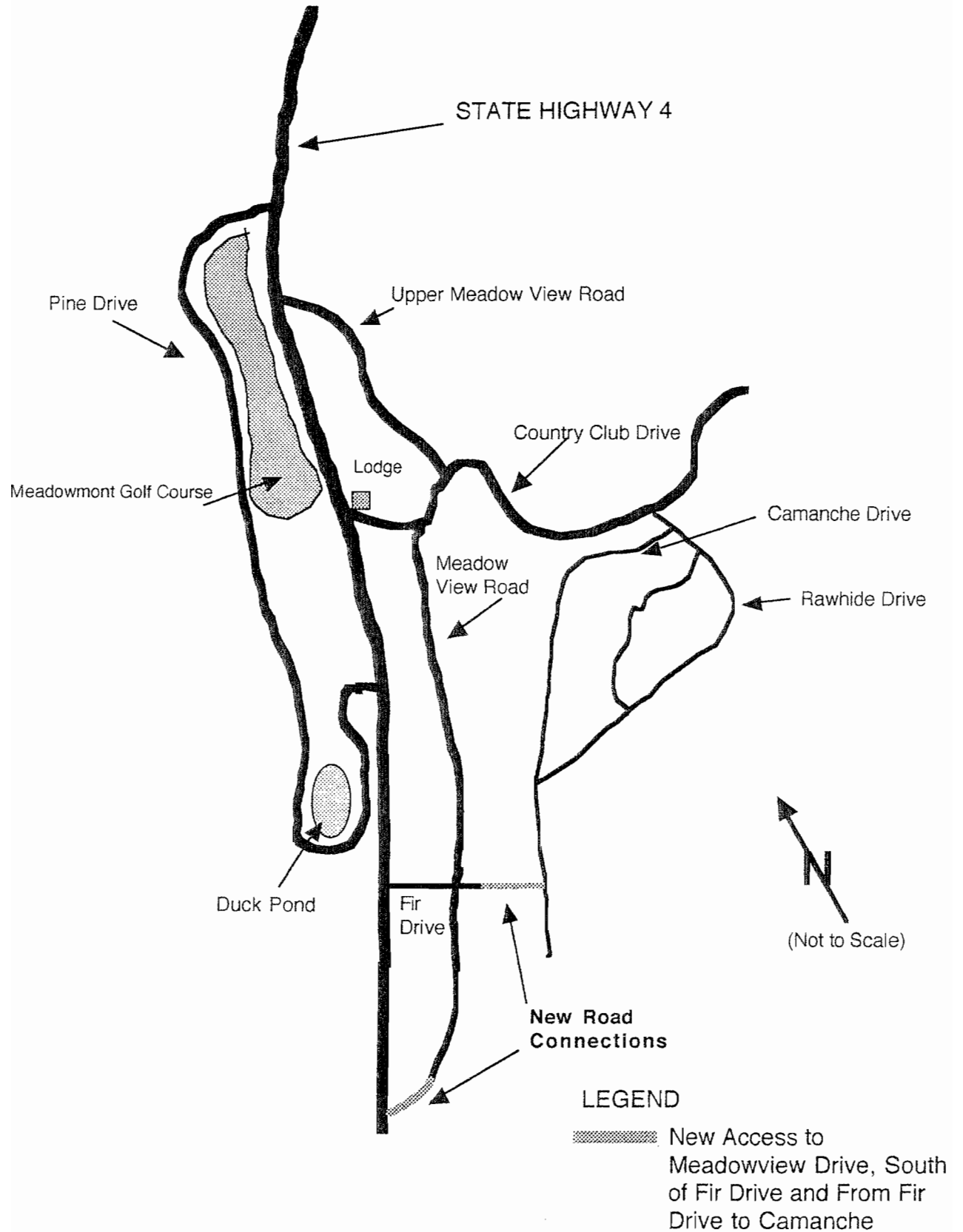


FIG. IV

ARNOLD COMMUNITY PLAN

RECOMMENDED NEW ROAD CONNECTIONS

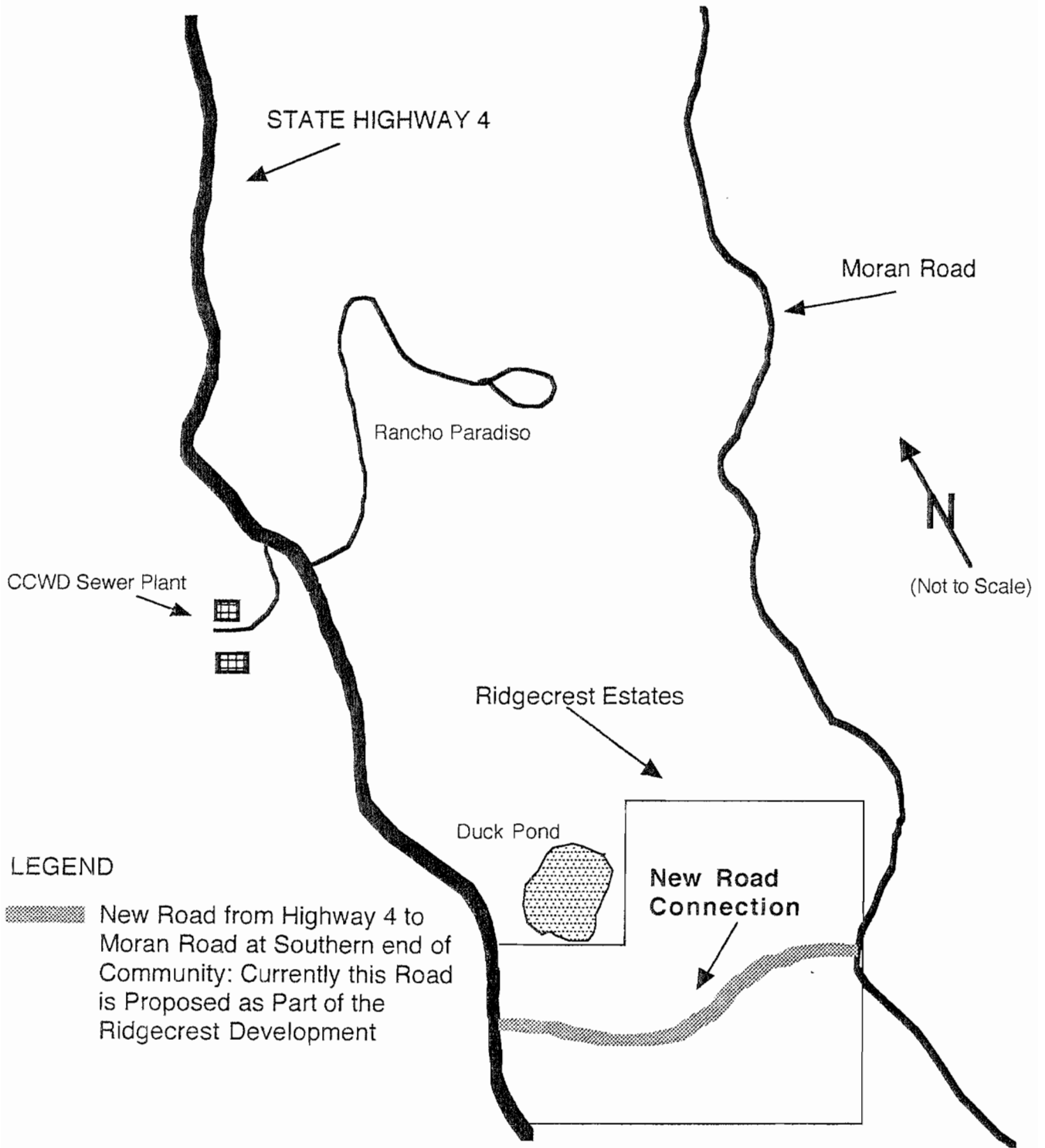


FIG. V

COMMUNITY PLAN RECOMMENDATIONS

GOAL 7: Improve traffic circulation.

Policy 7A: Recommend circulation and safety improvements to be constructed by the County and State as funding permits.

Implementation Measure 7A-1: For allocation of road improvement funds within the Community Plan area, refer to the above recommended list of improvements in the decision-making process.

Implementation Measure 7A-2: Work within the confines of the current economic situation and find long term solutions to existing problems.

Implementation Measure 7A-3: As part of a project approval, consider secondary access when appropriate as part of the overall design of the project.

GOAL 8: Reduce the amount of traffic on Highway 4.

Policy 8A: Encourage means to reduce the need for local residents to utilize Highway 4.

Implementation Measure 8A-1: Support and encourage home delivery mail service especially to the business district, clustering of neighborhood mailboxes, or a satellite post office on the east side of Highway 4.

Policy 8B: Promote transportation other than the individual automobile.

Implementation Measure 8B-1: Encourage and support transit projects within the Ebbetts Pass area, including bus transportation, park-and-ride, and ride sharing.

Implementation Measure 8B-2: Encourage tourist facilities, such as the Bear Valley Ski Area and Calaveras Big Trees State Park, to provide transportation to those areas from Arnold and back.

GOAL 9: Provide for a safe intermix of vehicular and non-vehicular traffic.

Policy 9A: Ensure an adequate road system for the movement of vehicles and pedestrians within the community plan area.

Implementation Measure 9A-1: Utilize the provisions of the County General Plan and improvement standards of the County Road Ordinance to set requirements for all new development.

Implementation Measure 9A-2: Promote pedestrian and bicycle pathways within existing developed areas of Arnold:

Henry Drive to Big Trees State Park

Lakemont Lake to Pine Drive, to Cedar Center, to White Pines Lake

Along Dunbar Road

Maintain a pedestrian/bicycle pathway from Pine Drive to Cedar Center

Implementation Measure 9A-3 Include provisions for pedestrian and bicycle pathways as part of the design of a project.

Implementation Measure 9A-4: Encourage the development of an updated Bicycle Plan to include the Arnold area.

Policy 9B: Acquire right of way for new road connections in areas that will facilitate circulation and emergency access.

Implementation Measure 9B-1: When a project is submitted to the County and is subject to road improvement requirements, consider acquisition of right of way for possible future road connections as listed above.

GOAL 10: Provide for the maintenance of roads.

Policy 10A: Cooperatively work with the County regarding means to improve road maintenance within the Arnold area.

Implementation Measure 10A-1: Consider all options available to improve road maintenance in Arnold.

GOAL 11: In approving new road construction, strive to preserve the rural mountain atmosphere in the plan area.

Policy 11A: Support new road construction design that preserves the rural character, provided that a serious safety problem is not created.

Implementation Measure 11A-1: Consider variances from the Road Ordinance when the design helps maintain the rural mountain atmosphere.

CONSERVATION ELEMENT

The Conservation Element of the County's General Plan addresses the conservation, development and utilization of natural resources. The element promotes proper management of both finite and renewable resources in the following categories: soils, agriculture, forests, minerals, and water resources. The protection of fisheries and wildlife is discussed in the Open Space Element of the General Plan.

Agriculture is an important part of the Calaveras County economy. Agricultural products include fruit, vegetables, nurseries, livestock and timber. Timber consists of trees of any species which are maintained for eventual harvest while timber production is the dominant production within the Ebbetts Pass area, a relatively small area is included in the Community Plan area. This plan recognizes that the timber resource is vital to the community with respect to not only the aesthetics, but also to its recreational value.

The quantity, quality and availability of water is vital to natural processes and human activity. Water is essential to develop housing, commerce and industry; to maintain high quality fish and wildlife habitats; and to provide recreational uses. The Community Plan area is traversed by three major streams, Moran Creek, Big Trees Creek, and the San Antonio Creek. There are several lakes within the Plan area; White Pines Lake, which is on CCWD property and managed by a community group, and four lakes within existing subdivisions, managed by the respective Homeowners Associations.

COMMUNITY PLAN RECOMMENDATIONS

GOAL 12: Preserve and encourage the use of water resources.

Implementation Measure 12A-1: Utilize the provisions of the County General Plan Conservation Element when considering land use decisions affecting water resources.

GOAL 13: Allow resource production lands to remain available for agriculture and timber production.

Policy 13A: Consider agricultural and timber production as compatible uses in the Arnold area.

GOAL 14: Preserve the air quality of Arnold.

Policy 14A: Promote means to reduce emissions into the environment.

Implementation Measure 14A-1: Support and encourage home delivery mail service especially to the business district, clustering of neighborhood mailboxes, or a satellite post office on the east side of Highway 4.

Implementation Measure 14A-2: Encourage the development of pedestrian/bicycle paths to encourage less automotive use.

Implementation Measure 14A-3: Support the use of a heat source which produces the least air emissions.

OPEN SPACE ELEMENT

Open Space is a limited and valuable resource. Open Space enhances the community's natural beauty and consequently the community's appeal and character. This element addresses open space from two perspectives:

- The relationship of open space to natural resources preservation, including the protection of rare and endangered species and ecologically sensitive areas; and
- The role of open space in providing recreational land and cultural opportunities.

Outside the boundaries of the Community Plan the Stanislaus National Forest and the Big Trees State Park provide a publicly owned natural and recreational resource for the area which is a substantial benefit to residents, visitors and the economy of the area. Within the boundaries of the Community Plan area, it is recognized that most of the lands are already developed, and very little additional subdivision activity will occur.

The survey of community plan area residents indicate a strong desire to maintain open space resources. While there are recreational open space areas provided through Homeowners Associations or community volunteer groups, there are no County or district operated recreation areas within the community plan area.

The emphasis of this element is to preserve the natural character of the forest community and to provide for managed recreational lands and opportunities.

COMMUNITY PLAN RECOMMENDATIONS

GOAL 15: Preserve and enhance open space lands to maintain the natural resources and rural, forested characteristics of the Arnold area.

Implementation Measure 15A-1: Utilize the provisions of the County General Plan Open Space Element when considering proposed projects affecting open space resources.

GOAL 16: Create open space within the Arnold Community Plan area.

Policy 16A: Encourage new subdivisions to provide for common areas to maintain open space.

GOAL 17: Ensure that adequate lands are available for parks and recreation.

Policy 17A: Maintain existing and provide new recreational areas.

Implementation Measure 17A-1: Require new subdivisions to provide for common areas for recreational opportunities, and provide a funding mechanism for maintenance.

Implementation Measure 17A-2: Encourage and support the formation of a Park and Recreation District.

SAFETY ELEMENT

In accordance with the State General Plan Guidelines, the safety element in the county General Plan includes a discussion of known hazards including seismic and other geologic hazards, fire, flooding, hazardous materials, and general public protection. The Safety Element is integrated with the other elements of the General Plan to protect residents and visitors. Issues identified to be of particular concern to the residents of the Arnold Community Plan area include fire hazards and public protection.

The Arnold community is a prime example of a "Wildland/Urban Intermix" causing grave concern regarding wildland fire. Arnold and its surrounding communities benefit from Cooperative Fire Protection provided by Ebbetts Pass Fire District, County Fire, the California Department of Forestry and the United States Forest Service. It is imperative that the services these fire protection agencies provide continue to be supported. Because there is no clearly defined separation between wildland and homes or businesses, even the small fire can be a threat to the entire community and to surrounding natural resources. Defensible Space coupled with public education is a key factor for a fire safe community.

Wildland fires can result in severe damage to homes, businesses, natural resources, open spaces and recreation areas. In addition, fires can result in increased erosion which can lead to the degradation of reservoir water quality. The Arnold area is particularly vulnerable to wildfires due to the flammable vegetation and steep topography. In addition, travel times for relief vehicles and personnel are generally longer in areas of such steep topography.

Through police protection services, every community is provided a margin of safety from hazards that may exist in an area. In the Arnold area, the County Sheriff's Department is responsible for law enforcement. Additionally, Highway 4 is patrolled by the California Highway Patrol. The County General Plan includes policies to maintain adequate public protection services.

COMMUNITY PLAN RECOMMENDATIONS

GOAL 18: Provide adequate protection from fire.

Policy 18A: Encourage and support the continued commitment of all fire agencies to bring to the community fire safety and fire prevention education.

Implementation Measure 18A-1: Encourage property owners to comply with the current Ebbetts Pass Fire Ordinance calling for fuel reduction on unimproved parcels within and adjacent to subdivisions.

Implementation Measure 18A-2: Encourage all homeowners to comply with the California Department of Forestry and the Public Resources Code 4291 calling for the clearance of flammable vegetation from within 30 feet of structures. (It is also noted, that the CDF may require more than 30 feet of clearance for some structures depending on their location, i.e. % of slope, type of construction, etc.)

Policy 18B: Improve fire safety within existing development.

Implementation Measure 18B-1: Encourage county government and/or private enterprise to develop a policy regarding the disposal of yard debris to support local fire ordinances.

Implementation Measure 18B-2: Encourage existing homeowners to widen narrow driveway openings for easier emergency access and accomplish sufficient fuel reduction along driveways for the safe ingress/egress of fire apparatus.

Implementation Measure 18B-3: Encourage the development of secondary egress routes throughout the area, particularly in those areas that have only one existing ingress/egress route or have substandard ingress/egress routes in place.

Implementation Measure 18B-4: Encourage all existing and future subdivisions/developments to incorporate any current EPFD Fire Ordinance and Public Resources Code 4291, pertaining to fuel management, within their CC&R's.

Implementation Measure 18B-5: Support the County Office of Emergency Services regarding the Emergency/Disaster Evacuation Plan for the area. Also, encourage individual Homeowners Associations/Subdivisions to plan, create and make known to their property owners, an evacuation plan from within their respective areas to Hwy 4.

Implementation Measure 18B-6: Encourage the County Public Works Department and/or Homeowners Associations to plan for and accomplish fuel reduction efforts adjacent to roadways throughout the area.

Implementation Measure 18B-7: Encourage property owners to comply with recommendations of the California Department of Forestry on measures to reduce wildland fuel loading when asked for special clearance in certain areas, i.e., fuel breaks around the Arnold community.

Implementation Measure 18B-8: EPFD shall work with the water service agencies to develop specific proposals to upgrade the water delivery systems.

GOAL 19: Ensure that public safety and health is protected within fuel break areas.

Policy 19A: Encourage the development and expansion of fire protection services and ensure that new development is designed with fire safety measures.

Implementation Measure 19A-1: All future development and buildings shall comply with the requirements of the current Ebbetts Pass Fire Ordinance and the County Fire and Life Safety Ordinance. The most stringent code and/or ordinance shall take precedence.

Implementation Measure 19A-2: New subdivisions shall provide fuel breaks to help protect structures in the event of wildland fire.

GOAL 20: Provide adequate police protection for the Arnold community area.

Implementation Measure 20A-1: Encourage and support the Sheriff Department's resident Deputy Program.



NOISE ELEMENT

The presence or absence of noise in the environment can greatly affect the quality of life. Given its rural character, Calaveras County affords a relatively quiet environment, as compared to more urban areas. This factor is one of many which attracts visitors and residents to the County.

The Noise Element of the County General Plan examines noise sources in the County and identifies and appraises the potential for noise incompatibilities. The element addresses noise which affects the community at large.

The primary function of the Noise Element is to incorporate noise considerations into the land use decision making process. Proposed development is assessed according to the data in the County General Plan to create a pattern for land uses which minimize exposure to excessive noise.

COMMUNITY PLAN RECOMMENDATIONS

Goal 21: Maintain acceptable noise levels within the community plan area.

Implementation Measure 21A-1: Utilize the provisions of the County General Plan Noise Element when considering land use decisions.

HOUSING ELEMENT

The purpose of the Housing Element is to identify and analyze the County's existing and projected housing needs. The County General Plan sets forth goals, policies, implementation measures and programs relating to the maintenance, preservation, improvement, and development of housing to meet the needs of residents in all income levels.

Based upon the historic growth patterns in District 3, the population of Arnold is expected to increase between 3 and 5 percent annually over the next fifteen years. The average number of persons per household in the Arnold area is estimated to be 0.96 due to the high percentage of second/vacation and vacant homes in the area (61%). Therefore, based upon the net increase in population by 2015, between 1,750 and 3,500 full time units would be required to meet the demand.

COMMUNITY PLAN RECOMMENDATIONS

Goal 22: Endeavor to provide a varied housing mix to accommodate the needs of future residents in the Community Plan area.

Implementation Measure 22A-1: Utilize the provisions of the County General Plan Housing Element when considering proposed residential developments.

ECONOMIC ELEMENT

The future of any community is based almost entirely on its economy. A growing commercial and industrial base is necessary in order to provide most of the goods and services people demand.

The 1980 Community Plan suggested the need for many services, some of which have been realized. It is still important to encourage the development or expansion of new or existing commercial and industrial enterprises. As it is in the best interest of the community to have a stable economic base. One component of that economic base is that the Arnold area continues to be a destination area for tourism and recreation.

The Arnold area's economic base comes from five basic sources; tourism, construction and related industries, public agencies, retirement incomes, and support businesses for local residents.

The goals, policies and implementation measures have been formulated to help augment existing programs and provide policy direction for future economic stability in the plan area.

COMMUNITY PLAN RECOMMENDATIONS

GOAL 23: Encourage the improvement of the economic health of Arnold.

Policy 23A: Encourage job-generating commercial developments.

Implementation Measure 23A-1: Streamline and institute cooperative governmental procedures for job-generating developments and those enterprises with the ability to broaden the tax base.

Implementation Measure 23A-2: Encourage the Economic Development Company to assist existing businesses and to pursue job-generating enterprises for relocation to, or establishment in the Arnold area.

Policy 23B: Encourage job-generating residential development.

Implementation Measure 23B-1: Streamline and institute cooperative governmental procedures for residential subdivision and construction.

GOAL 24: Improve the aesthetics and character of the central commercial area.

Implementation Measure 24A-1: Support the establishment of an organization for the purpose of acquiring, constructing and maintaining parking facilities off the highway.

Implementation Measure 24A-2: Encourage those commercial establishments with parking areas to open those areas to the general public.

Policy 24B: Promote the establishment of businesses which will contribute to the development of Arnold as a destination.

Implementation Measure 24B-1: Approve expeditiously those projects which will contribute to the establishment of Arnold as a destination.

Implementation Measure 24B-2: Encourage the Greater Arnold Business Association, Calaveras Visitors Bureau, the Calaveras County Chamber of Commerce, the Economic Development Company, and similar organizations to promote Arnold as a destination for visitors.

Implementation Measure 24B-3: Approve expeditiously those projects which include rehabilitation of existing commercial buildings.