

2. Land Use Element

Introduction

The General Plan Land Use Element provides the general framework upon which all other general plan elements are built. The relationship of the Land Use Element to all other General Plan elements is summarized in Chapter 1, Table INT-2.

The element guides the general pattern of development in the County by identifying the general nature, location, density, and intensity of existing and future land uses. Similar land uses are grouped into categories called “general plan land use designations” (Table LU-1). The distribution of these land use designations countywide are identified on the general plan’s land use map (Figure LU-1).

The General Plan Land Use Element supports growth in areas in and around existing communities, and in areas that have, or can readily be supplied with, public facilities and services. The element further emphasizes the preservation of the County’s quality of life through safe, well-designed development, while preserving property rights and addressing the needs of the marketplace.

California Government Code Section 65302.10(b) requires the land use element of a general plan to identify “disadvantaged legacy communities” and an analysis of water, wastewater, stormwater drainage and fire protection needs or deficiencies, and financing methods to alleviate those deficiencies. This General Plan has placed that analysis in the Public Facilities and Services Element, an optional element that addresses infrastructure availability and needs.

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Background and Setting

Population and Growth Projections

Calaveras County is one of the more rural counties in California with a population of 44,742 in a land area of 1020 square miles (663,478 acres.) This is roughly 0.07 persons per acre or almost 15 acres for every person in the county. The county's population is expected to grow to 47,626 by 2035 and 48,038 by 2040, based on California Department of Finance estimates and projections in 2019, an increase of 3,296 people. Nine percent of the current population resides in the City of Angels Camp. If projected out to 2040 that would result in an unincorporated population of 43,715, an increase of 2,438.

The county consists of a number of small, historic communities established primarily during the Gold Rush period of early California history, separated by large landholdings of agricultural land (primarily used for grazing) and timberland, interspersed with rural residential homes on larger acreage lots of five to twenty acres or more. There are several active and inactive mines in the county along with the recreational resources of several reservoirs, Stanislaus National Forest lands, and Calaveras Big Trees State Park. Approximately 21 percent of the land in the county is publicly owned.

Calaveras County's communities lie primarily along the historic routes of Highways 49 and 12. These include Mokelumne Hill, San Andreas, Valley Springs, and the incorporated city of Angels Camp. State Route 4 is the only trans-Sierra route in the County and along it lie Copperopolis, Murphys, and Arnold. Other smaller communities include Wallace and Burson in the western end of the county, West Point, Wilseyville, and Mountain Ranch in the north-central part, and Avery and Dorrington on Highway 4. More detailed descriptions and history of some of these communities are included in the Community Planning Element of the General Plan and in documents referred to in that Element.

The historic communities have been the centers of commerce and population for much of the County's history. In more recent decades, beginning in the 1960s and 1970s, manufacturing and resource-based jobs began to decline when the cement plant in San Andreas closed and the timber industry contracted. The economy has shifted in the past several decades to rely more on tourism and service industries, and residential home construction. The growth rate for Calaveras County during the 1970s and 1980s was 4.3 percent. It increased to 4.4 percent during the 1990s but dropped to 2.6 percent from 2000 to 2007. During those decades a number of residential subdivisions were built near Valley Springs, Copperopolis, and along the Highway 4 corridor, while rural residential parcels were developed in large areas in the western, southern, and central parts of the county. Many new residential projects were proposed and built leading up to the economic crisis of 2007-08, targeting housing for commuters to cities in the San Joaquin Valley and other nearby communities. Since the economic collapse new construction has been stagnant, with the County experiencing a population decline for several years. Current projections by the California Department of Finance show a growth rate of 0.07 percent.

The 1996 General Plan land use map accommodated this prior growth by identifying large areas of land designated "Future Single Family Residential" throughout the western and central portions of the county, and "Community Center" in areas around existing communities. In addition, six Community Plans (Valley Springs, San Andreas, Mokelumne Hill, Murphys-Douglas Flat, Avery-Hathaway Pines, and Arnold) were adopted, along with two Special Plans (Rancho Calaveras and Ebbetts Pass.)

Land Availability

There is approximately 519,000 acres of vacant, privately held land in the unincorporated part of Calaveras County. The Land Use Map divides this into numerous land use designations, ranging from Industrial, Commercial, Residential High Density, Rural Residential to Resource Production. Table LU-1 has a complete list and description of the different Land Use Designations. One purpose of the plan is to provide for adequate land to accommodate anticipated growth and to direct that growth to the areas most suited for development. Totalling all development potential of the vacant parcels yields a maximum potential 49,013 new dwelling units. In addition there are 1135 units previously approved, but undeveloped, in the specific plan areas near Copperopolis. It is unlikely that most lots will develop at their maximum capacity. For a variety of reasons, most parcels cannot be fully developed. These include topographical or other physical constraints, environmental constraints such as wetlands or endangered species habitat, desirability of the site for development, or simply the land owners' desire to develop the land or not.

The likelihood of full development of a vacant parcel to the maximum extent possible is then reduced based on these factors. Residential development in the mixed use, Community Center designations is estimated at 20% of maximum potential. Most residential designations are likely to build out at 50% based upon historic trends and a review of development constraints of those areas, and working lands at 30%. Resource Production includes all lands designated as Timber Production Zones and under Williamson Act Contract, so those are likely to develop at a much lower rate so no density was attributed to that land use category, although land can still be developed and homes built. As a result of these reductions, a more likely buildout scenario is approximately 20,300 new units. At the current census rate of 2.41 persons per household, this could accommodate almost 49,000 new residents.

Non-residential uses have similar capacity. In the Community Center designations, 514 acres are presently developed and 438 acres are available for new development. There are 560 acres of developed commercial land with 784 acres vacant. Industrial land that is developed totals 1,274 acres while there are 8,203 acres vacant. (It should be noted that a large part of this acreage is the PAWS facility and the various mine sites.) "Vacant" land was designated as any property that has an improvement valuation of less than \$10,000, so much of the "developed" land may be underdeveloped, with additional capacity that is not included in the calculations.

Land available for business enterprises is distributed throughout the county, centered on existing communities. This land includes the mixed-use community center designations and the commercial land use designation. In addition, there are more isolated commercial centers that identify existing commercial uses outside of community centers. Existing and potential industrial centers are southwest of San Andreas at the old cement plant site, at Toyon east of Valley Springs and off Paloma Road north of Valley Springs.

Distribution and Land Use Patterns

Land uses are widely distributed throughout the county. Higher density residential, commercial, and industrial uses follow the historical development pattern in and around the existing communities, where infrastructure and services are available. Areas around these communities have been designated to provide for expansion of commercial, industrial, and residential uses to take advantage of that infrastructure, and to reduce the costs of providing services to a more widely scattered population. Land use policies are intended to encourage development within and nearby existing communities, while maintaining their character and economic vitality. The plan does, however, provide ample opportunity for additional rural residential development, along with providing land to support a vibrant agricultural and timber economy.

Economic Development

Calaveras County has historically relied on resource-based industries such as mining, timber production, and agriculture to sustain its economy. More recently, housing development, tourism, and service industries became key contributors to the economy. A strong economy is essential for the prosperity of the county's citizens, the livability of the county, and to provide a tax base from which the County can fund needed services. Market forces are the principal mechanism driving the economy. Government action through its general plan can assist or hinder those forces, but can do little to significantly affect the market place and change the economic climate of the County in a world economy. Individual property owners and business owners will decide to establish a business in the county if it makes economic sense to do so.

Economic development planning is a process to organize, analyze, plan and then implement actions to improve the economic well-being and quality of life for county residents. The nature of economics is cyclical, based on a combination of factors, including product life cycles, applications of technology, government interventions, and a host of other indicators. Development will happen in a community whether or not it is planned. However, with good planning, the county can be more successful and capture a greater share of economic growth by having land planned and zoned for business and industry.

The County recognizes that there are many people and entities outside County government that have ideas to strengthen the economy. It is the intent of the General Plan to be flexible in nature to allow market forces, creative ideas, and the desires of business and property owners exercising property rights to contribute to an improved economic climate.

Land Uses

Table LU-1 identifies the land use designations identified on the Land Use Diagram (Figure LU-2). It provides the intended ranges of population density, building intensity, and minimum requirements for water and wastewater disposal. Residential density is provided as a range in which future development is intended to fall. Existing smaller or larger lots are compatible and may be built upon, consistent with current and future zoning. Population density is based on the 2010 Census data average of 2.4 persons per dwelling unit. Water and sewage disposal requirements are the minimum standards for development. Existing lots cannot be subdivided unless each lot resulting from the subdivision is at least the lowest acreage shown in Table LU-1 for that land use designation except as may be permitted under density transfer provisions of the Planned Development provisions of the Zoning Code.

The Land Use Diagram also identifies areas of the county as a “Community Area”. These areas identify the regions of the County where higher intensity land uses and higher density residential uses are most suited, based on infrastructure availability, reduced physical constraints, and existing development patterns. The boundaries of the Community Areas are intended to be specific, since some policies differentiate between being within or outside of the Community Area.

Table LU-1: General Plan Land Use Categories; Density and Intensity of Use; General Distribution and Location of Uses

Land Use Designation		Population Density ^{a,c}	Building Intensity ^{b,c}	Water/Sewage Disposal Requirements ^d	Description (General Distribution, Location and Extent of Uses ^e)
Natural Resource Lands					
RM	Resource Management	<0.015 persons/acre	> 160 acres	Private well Septic (OWTS) ^f	This designation identifies public and quasi-public lands that are managed for timber, watershed, water quality protection and groundwater recharge. This designation applies to public lands owned by the State or Federal government (e.g., State Parks, USFS, BLM), local public agencies and special districts (e.g. EBMUD), and public utilities (e.g. PG&E). Typical uses include low intensity agriculture (e.g., grazing), forestry, open space conservation, natural resource management, recreation, public and quasi-public uses.

RP	Resource Production	0.015 - 0.06 person/acre	40-160 acres/lot 1 dwelling unit/legal lot	Private well Septic (OWTS)	<p>This designation identifies those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; in order to maintain the land's viability and economic productivity and protect these lands from the intrusion of incompatible uses or activities. Resource Production Lands have the capability of being utilized for several resource production uses and/or compatible activities. The County's zoning code would allow for these multiple uses. This designation also includes, but is not limited to, lands with conservation easements and lands designated as critical habitat areas, agricultural preserves, and timber production (including lands zoned for timberland production pursuant to the California Timberland Productivity Act of 1982).</p> <p>Typical uses include irrigated and non-irrigated crop production, orchards and vineyards, grazing and raising of livestock, timber and forest product production and harvesting, mineral exploration and extraction, resource conservation, other uses/activities that support these operations (e.g. production and processing facilities, farm stands, tasting rooms), small scale commercial/industrial uses secondary to the resource use of the land; public and quasi-public uses; and other similar and compatible uses.</p>
WL	Working Lands	0.06-0.12 person/acre	20-40 acres/lot 1 dwelling unit/legal lot	Private well Septic (OWTS)	<p>This designation identifies lands suitable for agricultural and forestry practices on parcels smaller than those designated RP to reflect existing development patterns and/or to recognize their location in or adjacent to existing communities. This category includes lands with a combination of residential and home-based businesses. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas.</p> <p>These lands allow the continuation of small scale resource production and other rural home-based business operations that are compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production and harvesting, mineral extraction, small scale commercial/industrial uses secondary to the principle residence, animal husbandry, livestock, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Generally these lands have limited access to services and infrastructure.</p>
Rural Transition					
RTA	Rural Transition – A	0.12 - 0.24 person/acre	10-20 acres/lot 1 dwelling unit/legal lot	Private well Septic (OWTS)	<p>This designation identifies areas of existing rural neighborhoods. It recognizes historical rural residential subdivisions that developed in the County over time. The primary use is residential but may include small agriculture/forest operations for personal or small scale commercial use with minimal potential for conflicts with more intensely developed areas. Typical activities include small farming, berry farms, vineyards, vegetable farms, chicken/egg operations, orchards, tree farms, and animals for personal or small scale commercial use.</p>

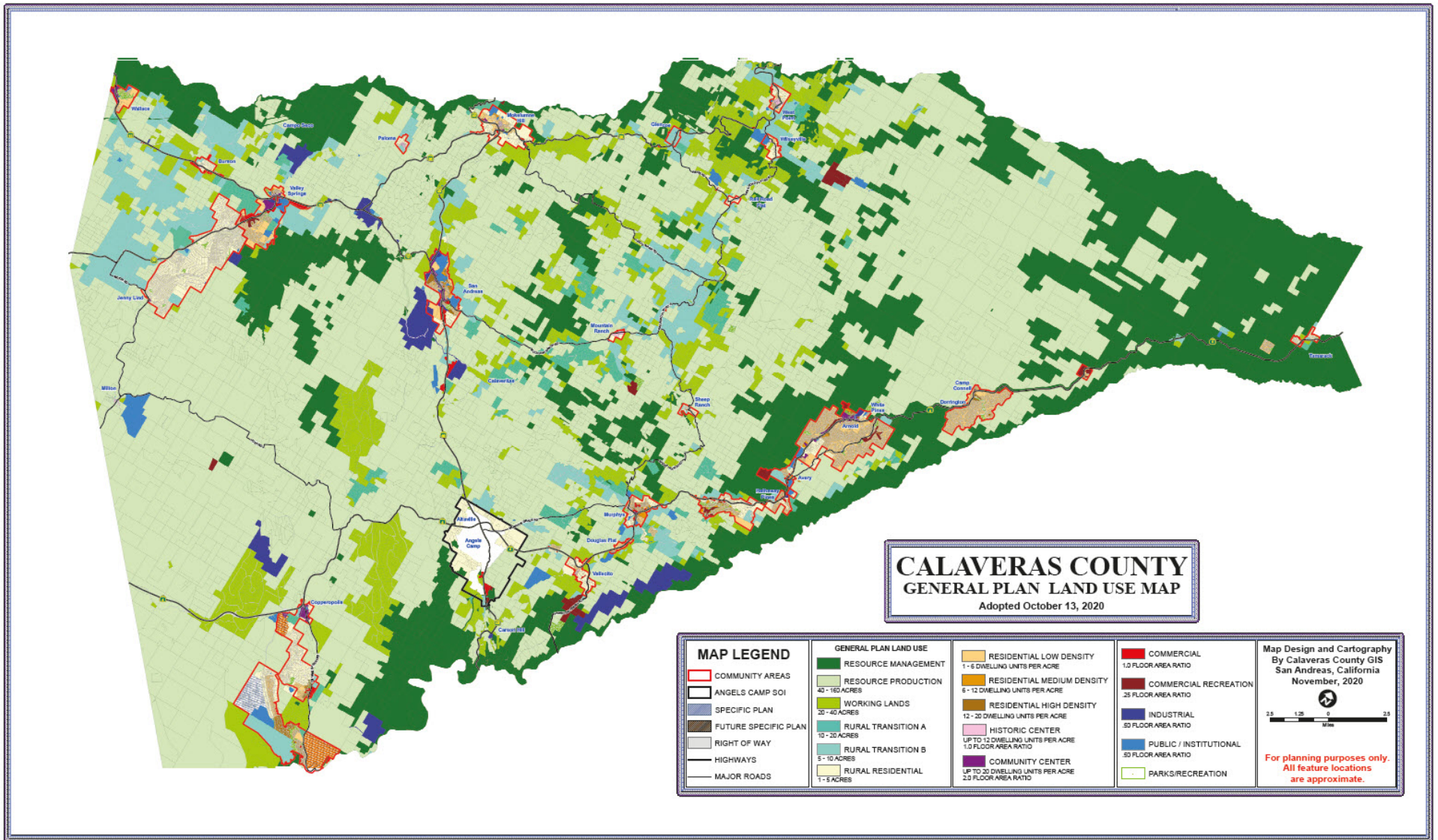
RTB	Rural Transition - B	0.24 - 0.48 person/acre	5-10 acres/lot 1 dwelling unit/legal lot	Private well Septic (OWTS)	This category is similar to Rural Transition-A, but on a smaller scale. It recognizes historical rural residential subdivisions that developed in the County over time.
Residential Lands					
RR	Rural Residential	0.48 - 2.39 persons/acre	1-5 acres 1 dwelling unit /legal lot	Parcels 1 acre and up to 4.99± acres: Public water Septic (OWTS) Parcels 5 acres or larger: Private well Septic (OWTS)	This designation identifies rural residential uses in areas appropriate for or that were previously subdivided into lots of one acre or larger where public sewer is not available. Typical uses include detached single family homes, secondary dwelling units, accessory structures, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RLD	Residential Low Density	2.39 – 14.34 persons/acre	1-6 dwelling units/acre 1 dwelling unit/legal lot	Public water/Public sewer	This designation identifies single family residential development in areas with public water and sewer service. Typical uses include detached single family homes, secondary dwelling units, public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RMD	Residential Medium Density	14.34 - 28.68 persons/acre	6-12 dwelling units/acre 6 du/acre minimum density ^h	Public water/ Public sewer	This designation identifies a mix of residential uses in areas with public water and sewer service. Typical uses include single- and multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.
RHD	Residential High Density	28.68-47.8 persons/acre	12-20 dwelling units/acre 12 du/acre minimum density ^h	Public water/Public sewer	This designation identifies higher density residential uses in areas with public water and sewer service. Typical uses include multi-family units (e.g. duplexes, condominiums, townhouses, apartments), other residential communities (e.g., mobile home parks, cooperative housing, retirement communities), public and quasi-public uses (e.g., school, library, park), and other similar and compatible uses.

Mixed Use Lands					
HC	Historic Center	Up to 28.68 persons/acre	Up to 12 du/acre 2.0 FAR	Public water/Public sewer ⁹	This designation identifies a compatible residential and visitor-serving mix of uses that preserves and protects the historic core of existing communities. Typical uses will be similar to those in the CC land use designation, but size and design shall reflect the scale and character of surrounding structures and accommodate the small lot sizes and reduced parking and landscaping opportunities in historic centers.
CC	Community Center	Up to 47.8 persons/acre	Up to 20 du/acre 2.0 FAR	Public water Public sewer	This designation identifies a mix of residential and commercial uses intended to serve the residents of and visitors to the community and the surrounding area. Typical commercial uses include: retail and service establishments, lodging, professional offices, eating establishments and other support services for residents and visitors. Residential uses typically include live-work units, second floor residential, single and multi-family units; public and quasi-public uses and similar uses in support of the community.
FSP	Future Specific Plan	As determined by site designation See Policy LU 1.6	n/a	Public water Public sewer	This designation identifies areas suitable for future development at a density and intensity specific to the site. Uses include residential, lodging, and commercial establishments based on the intended development of the site. See Policy LU1.6 for details of density and intensity of use.
Commercial Lands					
C	Commercial	N/A	1.0 FAR	Public water Public sewer ⁹	This designation identifies commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, service commercial (e.g. automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses.
CR	Commercial Recreation	N/A	0.25 FAR without public water or public sewer 0.5 FAR with public water and public sewer	Public water Public sewer ⁹	This designation identifies a mix of commercial uses primarily serving visitors while generating recreational opportunities and jobs for residents. Typical uses include destination resorts, regional recreational developments and visitor and recreation oriented retail and support services. Residential use is limited to visitor serving, transient lodging such as time-share or fractional ownership units and other lodging facilities.

Industrial Lands					
I	Industrial	i	0.5 FAR in the absence of public water or public sewer 0.75 FAR with public water and public sewer	Public Water and Public Sewer ⁹	This designation identifies industrial areas that currently have or will have in the foreseeable future sufficient public infrastructure (water, sewer, roads). Typical uses include light and heavy industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, public and quasi-public, and other similar and compatible uses.
Other					
PI	Public/ Institutional	N/A	N/A	N/A	This designation identifies public or quasi-public facilities. Typical uses include public buildings and grounds, schools, community centers, libraries, airports, cemeteries, fire stations, sewer and water treatment facilities, solid and liquid waste disposal facilities, power substations, and other similar and compatible uses.
PR	Parks and Recreation	N/A	N/A	N/A for recreational uses without human habitation. With human habitation, requirements are as per Environmental Health. ⁹	This designation identifies active or passive outdoor recreation uses on public or private owned land. Typical uses include parks and playgrounds, sports fields, subdivision common areas, recreation facilities, and outdoor activity areas such as trails.
ROW	Right-of-Way	N/A	N/A	N/A	This designation identifies parcels and corridors in the county that are specifically dedicated for roadway right of way. Typically these parcels are owned by the county or state.
Overlays					
MRⁱ	Mineral Resource	Per underlying land use designation	Varies	Per underlying designation	This designation identifies property that has been classified by the State Mining and Geology Board as "Mineral Resource Zone" MRZ- 2a or MRZ- 2b under the State Classification System, lands classified as Mineral Resource Areas of Regional or Statewide Significance by the State Mining and Geology Board; and lands classified as MPA- 2A, and MPA-2B by Calaveras County pursuant to geotechnical studies that are suitable for mineral extraction.

- "Population Density"** is defined in the General Plan glossary. Calaveras County averages 2.39 persons/dwelling unit per the California Department of Finance (2010 Census)
- "Building Intensity"** is defined in the General Plan glossary. Quantifiable building intensity standards for each land use designation expressed as maximum dwelling units per acre for residential land uses and Floor-to-Area Ratio (FAR) for non-residential land uses. Acreages and FAR are based on gross acreages.

- c. Additional units may be provided through the County's density bonus program (Calaveras County Code Section 17.04.200) and through the County's Accessory Dwellings (second unit) ordinance (Calaveras County Code Chapter 17.66).
- d. Water and sewage disposal requirements are established for the purpose of identifying the type of infrastructure necessary for future development. Such infrastructure may not be currently present in a given location but is expected to be extended as a part of future development.
- e. General distribution, general location and extent of the uses of land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land
- f. Onsite Wastewater Treatment System (OWTS)
- g. Limited exceptions to public water and/or sewage treatment requirements are provided for this land use designation in Implementation Measure PF-2D.
- h. Minimum density applies only on parcels with public water and public sewer.
- i. A "caretaker" residence is allowed on most Industrial lands, but only in conjunction with an Industrial Use.
- j. This land use overlay implements the state's mineral land conservation regulations.



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Relationship to Other Plans and Documents

In addition to the General Plan, the following documents guide or regulate land uses in Calaveras County:

Zoning (Title 17)

Table LU-2 provides basic guidance on the relationship of General Plan land use designations and the current (2014) zoning districts.

Specific Plans¹

Currently the County has one Specific Plan: Saddle Creek (1994). It has unique land use designations, goals, policies, and implementation programs intended to implement the General Plan and provide detailed guidance on the long term development of this area. The General Plan Update did not change or amend this current existing Specific Plans, which is incorporated by reference into the General Plan.

Airport Land Use Compatibility Plan

The Calaveras County Airport Land Use Compatibility Plan (ALUCP) was adopted June 2, 2010 by the Calaveras County Airport Land Use Commission. State law requires that the County, due to its authority over land uses within the ALUC's planning area, modify the general plan and any affected specific plans to be consistent with the ALUCP. Policies LU 2.2 and 2.3 and Program LU-2A in this Land Use Element ensure that consistency. The Noise Element further recognizes the noise standards in the ALUCP.

Integrated Waste Management Plan – Countywide Siting Element

State law requires the General Plan to identify solid and liquid waste disposal facilities that are designated in the Countywide Siting Element of the County's Integrated Waste Management Plan. The County's Integrated Waste Management Plan identifies one permitted solid waste disposal facility (at Rock Creek) and six transfer stations. Liquid waste disposal facilities are operated by several independent districts in the County. Solid and liquid waste disposal facilities are identified on the Land Use Map as Public Facilities. There are no plans to site new disposal facilities with the exception of a proposal by the Valley Springs Public Utility District to relocate its wastewater treatment facility to a site northeast of Valley Springs. Policy LU 2.2 and Program LU-2B has been included in this Land Use Element to address potential land use conflicts.

¹ The Planner's Guide to Specific Plans, Governor's Office of Planning and Research, January, 2001.

Table LU-2: Relationship of General Plan Land Use Designations and the Current (2014) Zoning Districts (Basic Guidance)

Base Zone	Land Use Designation	RM – Resource Management	RP – Resource Production	WL – Working Lands	RTA – Rural Transition A	RTB – Rural Transition B	RR – Rural Residential	RLD – Residential Low Density	RMD – Residential Medium Density	RHD – Residential High Density	CH – Historic Center	CC – Community Center	C – Commercial	CR – Commercial Recreation	I – Industrial	PI – Public and Institutional	PR – Park and Recreation	ROW – Right-of-way
GF-General Forestry		●	●	●														
TP-Timber Production		●	●	●														
A1-General Agriculture		●	●	●														
AP-Agricultural Preserve		●	●	●	●	●	●											
RA-Residential Agricultural				●	●	●												
RR-Rural Residential				●	●	●	●											
R1-Single Family Residential								●	●		●	●						
R2-Two-Family Residential									●	●	●	●						
R3-Multi-Family Residential									●	●	●	●						
RC-Rural Commercial													●					
RM- Rural Home Industry			●	●	●	●	●											
C1-Local Commercial											●	●	●					
C2-General Commercial												●	●					
CP-Professional Office											●	●	●					
M1-Light Industry															●			
M2-General Industry															●			
M4-Business Park												●			●			
REC-Recreation		●	●	●	●	●	●	●	●	●	●	●		●			●	
PS-Public Service		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
U-Unclassified		●	●	●	●	●	●	●										
HS-Highway Service		●	●	●	●	●	●	●										

Note: Lower density or intensity zoning shall be considered a compatible zone. See **Policy LU-1.4**.

Goals and Policies

Land Use Patterns

Goal

- LU-1** Development of existing communities to provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable communities.

Policies

- LU 1.1** Maintain an adequate supply of appropriately designated land of varying parcel sizes and locations to accommodate growth within each land use designation. (IM LU-5G)
- LU 1.2** Support growth in and around existing communities while protecting and enhancing community and neighborhood character. (IM LU-2C, LU-3C, LU-4A and LU-4D)
- LU 1.3** Encourage development of infill parcels and redevelopment of underused properties. (IM LU-2B and LU-2C)
- LU 1.4** In addition to the consistent zoning districts listed in **Table LU-2**, in areas designated for future development, existing less intensive residential and agricultural zoning districts shall be deemed compatible with the General Plan's land use designations as an interim zone until such time as infrastructure and services are available to support intended development. (IM LU-2A)
- LU 1.5** Encourage mixed use development in the Community Areas where designated Community Center and Historic Center. (IM LU-2A and LU-2B)
- LU 1.6** Land designated Future Specific Plan on the Land Use Map is intended to provide land for mixed use, recreational-based new development and shall only be developed after approval of a specific plan with the following maximum density and intensity of use:
- APNs 054-006-030, 054-006-031, 54-006-032, 054-006-037, 054-007-003, 54-007-006 54-007-018, 054-007-019, and 61-003-001 – 580 total residential and lodging units.
 - APNs 064-029-049, 064-029-050, 064-029-052, 064-029-053 and 064-029-073 – 900 single family residential units, 550 fractional ownership/vacation units, 350 lodging units, 100-space RV park, and 70,000 square feet of commercial space. (LU-2F)
- LU 1.7** Future specific plans are expected to include open space, buffers and other measures to preserve and protect biological and cultural resources, enhance public access to recreational assets and include a diverse range of housing types including multi-family housing where appropriate. (LU-2F)

Goal

- LU-2** A land use pattern that allows those who own, operate, or manage the productive resources in the county, to maintain open space, wildlife habitat, agricultural lands, mineral resources and forests.

Policies

- LU 2.1** Respect and protect the property rights of people in their efforts to maintain or develop productive resources.
- LU 2.2** Maintain availability of the Williamson Act contracts and other protections for agricultural, mineral and timber productivity as set forth in the Resource Production Element. (IM LU-2A)

Infrastructure & Land Use

Goal

- LU-3** A pattern of growth and development that effectively utilizes the planned provision of infrastructure, facilities, and public services.

Policies

- LU 3.1** Locate community-oriented services and amenities (schools, libraries, parks, civic facilities, County offices) in and near community town centers to encourage community vitality. (IM LU-3B and LU-3C)
- LU 3.2** Maintain the compatibility of surrounding land uses and development so as not to impede the existing and planned operation of public airports, landfills, sewage treatment and related community service facilities. (IM LU-3A and LU-3B)
- LU 3.3** Implement the provisions of the Calaveras Airport ALUCP to protect the ongoing operations of the airport and safety of the public. (IM LU-3A)
- LU 3.4** Infrastructure such as water and sewer and high capacity roads shall be encouraged within existing developed areas, areas contiguous to existing communities, areas where future development is anticipated by the General Plan as reflected in the General Plan land use map, existing, non-contiguous communities, and/or where essential to public health and safety. (IM LU-3C)
- LU 3.5** Adequate infrastructure, facilities, and public services shall be in place or shall be extended or provided as necessary to serve a project as a requirement of the project approval. (IM LU-3C)
- LU 3.6** Development shall adhere to the density, land use intensity, and water and sewage disposal standards set forth in Table LU-1.

Community Character & Design

Goal

- LU-4** High quality, well-designed development that is compatible with surrounding uses and is integrated with the community and the physical environment in which it is located.

Policies

- LU 4.1** New development shall be designed to be compatible with the natural, scenic, and historic resources of Calaveras County. (IM LU-4A, LU-4C and LU-4F)
- LU 4.2** Preserve and enhance existing buildings and other structures of historic and architectural importance, as reflected in state and federal standards for significance, that contribute to the historic identity of Calaveras County. (IM LU-4A, LU-4D and LU-4E)
- LU 4.3** Ensure new development is designed in a manner that is compatible with surrounding land uses through design and buffering, addressing potential impacts from noise, lighting, and traffic. (IM LU-2A, LU-4A, LU-4C, LU-4F, LU-4G and LU-4H)
- LU 4.4** Encourage clustering of residential development where appropriate, based on availability of infrastructure and community character, to increase open space and housing affordability, and reduce infrastructure costs. (IM LU-2A and LU-2E)
- LU 4.5** Create alternatives to on-site parking in historic districts to support economic development opportunities and to protect the historic character of communities. (IM LU-4G)
- LU 4.6** Ensure that the design of community-oriented public facilities is compatible with community character. (IM LU-4A and LU-4G)
- LU 4.7** New non-residential development shall be designed to integrate with and enhance the community and surrounding uses by utilizing compatible architecture and site design. (IM LU-4A, LU-4C, LU-4F and LU-4H)
- LU 4.8** New development shall provide pedestrian and vehicle interconnectedness.
- LU 4.9** Facilitate the rehabilitation and/or removal of abandoned buildings. (IM LU-2C and LU-2D)
- LU 4.10** Retain the rural nature of the county's communities and dark skies by controlling light pollution (glare, light trespass, and night sky glow.) (IM LU-4B)
- LU 4.11** Encourage community participation and input in implementing policies under Goal LU-4.

Economics and Land Use

Goal

- LU-5** A strong and diversified economic base through the creation, retention, expansion and attraction of business, agriculture, and industry

Policies

- LU 5.1** Work with infrastructure providers (power, communications, water wastewater) to serve commercial, industrial, and mixed use parcels, and facilitate the provision of state-of-the-art communications infrastructure. (IM LU-5A)

- LU 5.2** Encourage entrepreneurship and home-based business development compatible with neighborhoods. (IM LU-2A, LU-5B and LU-5F)
- LU 5.3** Recognize the county's unique recreational, scenic, cultural, historic and agricultural resources as strong economic generators and encourage their retention and expansion. (IM LU-5D)
- LU 5.4** Encourage attraction of new compatible business and industry to the county. (IM LU-5B and LU-5G)
- LU 5.5** Revitalize existing community centers by encouraging a mixed use concentration of retail, entertainment, arts, housing and services to support job and economic growth. (IM LU-2A, LU-2B, LU-2C and LU-5D)
- LU 5.6** Provide for a business friendly environment with clear and efficient planning, permitting, and building guidelines and regulations. (IM LU-2A, LU-5B, LU-5C and LU-5F)
- LU 5.7** Encourage the attraction of new destination venues (performing arts, agritourism, outdoor sports and recreation, cultural and historic attractions) that appeal to locals and visitors, contribute to the County's economic growth and that are compatible with the surrounding land uses. (IM LU-2A, LU-5B and LU-5D)
- LU 5.8** Encourage the development of a higher educated and skilled workforce to meet the needs of existing and new business and industry. (IM LU-5E)
- LU 5.9** Encourage and facilitate the renovation and reuse of underutilized and vacant parcels, industrial sites, buildings, and retail centers. (IP LU-2D and LU-5G)
- LU 5.10** Encourage the development of businesses that rely on environmentally sustainable products and services, such as renewable energy, green building, water conservation and waste management and recycling.

Regional Planning & Cooperation

Goal:

- LU-6** Cooperative planning efforts with other agencies and interest groups to identify mutually beneficial goals, avoid duplicating efforts, and leverage limited resources.

Policies:

- LU 6.1** Support and participate in countywide, regional and other multi-agency planning efforts that benefit the County. (IP LU-3C)
- LU 6.2** Continue to develop and maintain strong working relationships and effective intergovernmental review procedures with local Native American tribes. (IP LU-3C)
- LU 6.3** Provide cooperative planning with the City of Angels Camp and within the City of Angels Camp Sphere of Influence and Area of Interest to effectively provide infrastructure and services and promote regional planning goals.

Implementation Program

Measures: General

LU-1A Annual Work Plan

The Planning Director shall provide to the Board of Supervisors, for review and approval, an annual work plan establishing the priorities for completing programs identified in the general plan, identifying staffing and funding needs for the priorities set by the Board of Supervisors, reporting on the status of completed programs, and projecting when remaining programs will be implemented. Programs shall be implemented in accordance with the approved plan subject to available funding.

Implements: All Policies
Responsible Entity: Planning Department

LU-1B General Plan Review

Review the general plan at least once every five years to ensure internal consistency; assess the need to retain, eliminate or update goals, policies or programs; reflect new legislation; and respond to the needs of the community.

Implements: All Policies
Responsible Entity: Planning Department

Measures: Land Use Patterns

LU-2A Title 17 of the Calaveras County Code

Update the Zoning Ordinance, Title 17 for consistency with the General Plan.

Implements: Policies LU 1.4, LU 1.5, LU 2.2, LU 4.3, LU 4.4, LU 5.2, LU 5.5, LU 5.6 and LU 5.7

Responsible Entity: Planning Department

LU-2B Mixed Use Zoning

Create mixed use zoning that: 1) allows a combination of land uses located near community centers, major transportation routes, and public transportation stops; 2) facilitates pedestrian and bicycle access to shopping, services, employment and leisure activities; 3) permits upper floor housing with commercial, office and other uses below; and 4) facilitates the provision of a wide variety of housing types and choices for all income levels.

Implements: Policies LU1.3, LU 1.5, and LU 5.5
Responsible Entity: Planning Department

LU-2C Infill and Rehabilitation Incentives

Identify and incorporate incentives and standards to encourage infill development and re-development or revitalization of underused or deteriorating properties. Identify development standards, as feasible, that would allow a CEQA infill exemption.

Implements: Policies LU 1.3 and LU 5.5
Responsible Entity: Planning and Building Departments

LU-2D **Infill Land Database**
Establish and maintain a database of vacant or underused land available to the public to facilitate infill, provide housing opportunities and enhance economic development.

Implements: Policies 1.3 and 5.9
Responsible Entity: Planning and Building Departments, County Assessor

LU-2E **Innovative Techniques**
Adopt standards for the application of clustered development or other innovative techniques that may provide development flexibility and minimize development impacts on resource production or other sensitive lands.

Implements: Policy LU 1.2 and LU 4.4
Responsible Entity: Planning Department

LU-2F **Future Specific Plans**
Specific plans shall be evaluated for their contribution to their adjacent communities, economic sustainability, tourism development, walkability, reduction in need for vehicle trips, and other components that enhance the existing community as well as the proposed development.

Implements: Policy LU 1.6 and LU 1.7
Responsible Entity: Planning Department

LU-2G **Community Areas**
When considering general plan amendments that would expand the Community Area boundary or increase density or intensity of uses outside of a Community Area, review the following:

- The need for additional land for housing, employment and/or services not available within the Community Area;
- The ability to provide public services and utilities to the expanded area;
- Maintenance of separation between communities;
- Conformance with policies of an adopted Community Plan
- The impact of the proposed expansion on the economic and social viability of the existing Community Area;
- The direction provided in Policies LU 1.2 and LU 1.3 intending to direct growth in and around existing communities.

Implements: Policies LU 1.2, LU 1.3, LU 1.5, LU 3.1, LU 3.6 and LU 5.5.
Responsible Entity: Planning Department.

Measures: Infrastructure & Land Use

LU-3A **Airport**
On an on-going basis, review the general plan, including land use designations surrounding the airport for consistency with the Airport Land Use Compatibility Plan.

Implements: Policy LU 3.3
Responsible Entity: Planning and Public Works Departments

LU-3B **Solid and Liquid Waste Facilities**
Identify the location of designated solid and liquid waste facilities when they are identified in the Integrated Waste Management Plan – Countywide Siting Element and utilize this

information when processing development applications that could restrict or constrain operations due to potential incompatibilities.

Implements: Policy LU 3.1 and LU 3.2

Responsible Entity: Planning and Public Works Departments, Environmental Management Agency

LU-3C

Cooperation with Special Districts and Agencies

Cooperate with special districts and agencies to assess the availability and capacity of public facilities and services for future development and the need to improve those facilities and services to levels necessary to serve proposed new development. New development shall be required to build or pay the proportional amount to construct the necessary facilities.

Implements: Policy LU 3.1, LU 6.1 and LU 6.2

Responsible Entity: Planning and Public Works Departments

Measures: Community Character & Design

LU-4A

Community Design Guidelines

After soliciting input from the community, adopt community design guidelines or standards for communities identified by the Board of Supervisors, applicable to both ministerial and discretionary projects, which reflect the character of the individual community, including historic design standards for communities with concentrations of historic buildings. Design guidelines or standards shall be implemented only after approval by the Board of Supervisors.

Implements: Policies LU 4.1, LU 4.2, LU 4.3, LU 4.6 and LU 4.7

Responsible Entity: Planning Department

LU-4B

Lighting & Glare

Adopt a dark sky ordinance that addresses excessive light spillage and glare on adjacent properties and protection of the rural night sky.

Implements: Policy LU 4.10

Responsible Entity: Planning Department

LU-4C

Landscaping

Adopt a landscape ordinance for new Commercial, Industrial, Medium and High-Density Residential developments establishing minimum landscaping requirements, recognizing the diversity of the County's communities. Identify a wide variety of appropriate native and non-native water-wise planting materials and include water-conserving design measures as required by state law.

Implements: Policies LU 4.1, LU 4.3 and LU 4.7

Responsible Entity: Planning Department

LU-4D

Historic Commercial/Historic Mixed Use Zoning

Update the Calaveras County Code, Title 17, to include Historic Commercial/Historic Mixed Use zoning, or equivalent, to recognize the historic downtowns of the County's rural communities, recognize the unique development patterns of these areas, and implement the Historic Center (HC) general plan land use designation.

Implements: Policy LU 4.2

Responsible Entity: Planning Department

LU-4E

Historic Preservation Incentives

Facilitate implementation of state and federal incentive programs that provide financial and development incentives for historic preservation. Create an historic resources data base which identifies historic structures, sites and other features.

Implements: Policy LU 4.2

Responsible Entity: Planning Department

LU-4F

Signage

Update the Calaveras County Code regarding the size, quantity, location, and appearance of signs consistent with community character. New standards should address: sign master plans for new multi-occupancy commercial, industrial and mixed use developments; eliminating/phasing out billboards, minimizing sign-lighting and off-site signs, and other sign related issues.

Implements: Policies LU 4.1, 4.3 and 4.7

Responsible Entity: Planning Department

LU-4G

Parking

Update the Calaveras County Code to include alternative parking provisions for community centers and historic districts to accommodate pedestrian-oriented development.

Implements: Policies LU 4.3, LU 4.5 and LU 4.6

Responsible Entity: Planning Department

LU-4H

Dissimilar Land Uses

Adopt standards for buffers, landscape setbacks, walls, berms, building setbacks or similar techniques to reduce the impact on existing land uses from dissimilar land uses.

Implements: Policies LU 4.3 and LU 4.7

Responsible Entity: Planning Department

Measures: Economics and Land Use

LU-5A

Adopt a Telecommunications Facilities Ordinance

Adopt a telecommunications facilities ordinance consistent with the requirements of the Telecommunications Act of 1996 and including provisions for undergrounding, co-locating, and stealth or other creative design methods to minimize the visual impact of these facilities. The ordinance shall facilitate the expansion of broadband internet service throughout the county. Furthermore, the ordinance shall require that all new telecommunications facilities, including emergency communications facilities, be masked or otherwise disguised, in order to ensure that the facilities blend with the surrounding natural environment where such masking is feasible and will reduce visual impacts.

Implements: Policy LU 5.1

Responsible Entity: Planning Department

LU-5B

New and Emerging Markets

In consultation with affected industry groups and organizations, review the zoning code to assess the adequacy of the code in recognizing and facilitating the provision of new, emerging and re-emerging markets in Calaveras.

Implements: Policies LU 5.2, LU 5.4, LU 5.6 and LU 5.7
Responsible Entity: Planning Department

LU-5C

Home Businesses

Revise the Zoning Ordinance to expand the potential for home occupations, rural home businesses, and live-work options while minimizing impacts to neighbors. Update the County Code to address Cottage Food Operations in accordance with California Government Code Section 51035.

Implements: Policy LU 5.2 and LU 5.6
Responsible Entity: Planning Department

LU-5D

Special Events

Review the Zoning Ordinance to evaluate the feasibility of streamlining permitting for special events.

Implements: Policies LU 5.3, LU 5.5 and LU 5.7
Responsible Entity: Planning Department

LU-5E

Workforce

Cooperate with the Mother Lode Workforce Investment Board, Mother Lode Job Training, Chambers of Commerce, Community College Districts, and other entities to assist in developing workforce training programs to meet local labor needs and to connect local businesses with training resources and the local workforce.

Implements: Policy LU 5.8
Responsible Entity: County Administrative Office, Board of Supervisors, Planning Department

LU-5F

Community and Professional Input

Seek input from community, business, and professional groups to evaluate planning needs of the County and address constraints to economic development. Amend the General Plan and applicable ordinances where such needs or constraints are identified.

Implements: Policy LU 5.6
Responsible Entity: Planning Department

LU-5G

Land Inventory

Provide an inventory of land planned and zoned for mixed use, commercial and industrial development sufficient to provide a variety of choice (parcel size, location and amenities.)

Implements: Policies LU 1.1, LU 5.4 and LU 5.9
Responsible Entity: Planning Department

Measures: Regional Planning and Cooperation

LU-6A

Cooperation with Angels Camp

Within the Sphere of Influence of the City of Angels Camp, any development proposals and entitlements shall first be referred to the City for possible annexation and development within the City.

Implements: Policy LU 6.3
Responsible Entity: Planning Department

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