

## 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 land uses planned. 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 main emphasis of the General Plan Land Use Element is to direct growth to areas in and around existing communities, away from locations where natural characteristics may limit development (e.g., steep slopes or sensitive habitats), and to areas that have, or can readily be supplied with, adequate public facilities and services. The element further emphasizes the preservation of the County’s quality of life through safe, well-designed development.

### **Organization of the Land Use Element**

#### **LU 1.1 Land Uses**

- General Plan Land Use Designations
- Density, Intensity, Distribution and Location of Land Uses
- General Plan Land Use Map

#### **LU 1.2 Relationship to Other Plans and Documents**

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- Airport Land Use Plan
- Integrated Waste Management Plan/Countywide Siting Element

#### **LU 1.3 Special Considerations**

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- Land Use Patterns
- Infrastructure and Land Use
- Community Character and Design
- Economics and Land Use
- Regional Planning and Coordination
- Community Planning

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- General
- Land Use Patterns
- Infrastructure and Land Use
- Community Character and Design
- Economics and Land Use

## LU 1.1 Land Uses

To accommodate the growth levels identified in the General Plan Introduction, the General Plan establishes the following general plan land uses:

**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/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/
<b>Natural Resource Lands</b>					
<b>RM</b>	Resource Management	<0.015 persons/acre	≥ 160 acres	Water: Private well  Sewer: Individual septic (OWTS)/g/	The purpose of this designation is to identify public and quasi-public lands that are managed for timber, watershed, water quality protection and groundwater recharge. Management of such lands also benefits the County's ecosystem functions including plant and wildlife habitat, waterways and wetlands, wildlife travel corridors, maintaining scenic corridors, and the potential for carbon sequestration. 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, and other similar and compatible uses.
<b>RP</b>	Resource Production	0.015 - 0.06 person/acre	40-160 acres/lot  1 dwelling unit/legal lot/h/	Water: Private well  Sewer: Individual septic (OWTS)/g/	The purpose of this designation is to 1) identify those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; 2) to maintain the land's viability and economic productivity; and 3) 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, timber production, and agricultural preserves (including lands providing for timber production on those parcels of real property zoned for timberland production), pursuant to the California Timberland Productivity Act of 1982).

Land Use Designation	Population Density/a/,c/	Building Intensity /b/,c/	Water/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/
				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, 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 principle residence; public and quasi-public uses; and other similar and compatible uses.
<b>WL</b>	Working Lands	0.06-0.12 person/acre	20-40 acres/lot 1 dwelling unit/legal lot/h/	Water: Private well  Sewer: Individual septic (OWTS)  The purpose of this designation is to protect the viability of rural 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.  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.
<b>Rural Transition</b>				
<b>RTA</b>	Rural Transition – A	0.12 - 0.24 person/acre	10-20 acres/lot 1 dwelling unit/legal lot /h/	Water: Private well  Sewer: Individual septic (OWTS)  The purpose of this designation is to recognize areas where rural neighborhoods are established. 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.
<b>RTB</b>	Rural Transition - B	0.24 - 0.48 person/acre	5-10 acres/lot	Water: Private well  This category has the same intent and purpose as Rural Transition-A, but on a smaller scale. It recognizes historical residential subdivisions that developed in the County over time.

Land Use Designation	Population Density/a/,c/	Building Intensity /b/,c/	Water/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/	
		1 dwelling unit/legal lot/h/	Sewer: Individual septic (OWTS)	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.	
<b>Residential Lands</b>					
<b>RR</b>	Rural Residential	0.48 - 2.39 persons/acre	1-5 acres 1 dwelling unit /legal lot /h/	<p><u>Parcels 1 acre and up to 4.99± acres:</u> Public water Individual septic (OWTS)</p> <p><u>Parcels 5 acres or larger:</u> Individual well Individual septic (OWTS)</p>	The purpose of this designation is to provide for 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. Further subdivision in these areas will be limited by the availability of adequate infrastructure (water, roads). 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.
<b>RLD</b>	Residential Low Density	2.39 – 14.34 persons/acre	1-6 dwelling units/acre  1 dwelling unit/legal lot /h/	<p><u>Well/septic (OWTS)</u> 1 du/5 acres</p> <p><u>Public water/septic (OWTS)</u> 1 du/1 acre</p> <p><u>Public water/Public sewer</u> (6 du/acre)</p>	The purpose of this designation is to provide for 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.
<b>RMD</b>	Residential Medium Density	14.34 - 28.68 persons/acre	6-12 dwelling units/acre  6 du/acre minimum density/j/	<u>Public water/ Public sewer</u> (6-12 du/acre)	The purpose of this designation is to provide for 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.
<b>RHD</b>	Residential High Density	28.68-47.8 persons/acre	12-20 dwelling units/acre  12 du/acre	<u>Public water/Public sewer</u> 12 du/acre	The purpose of this designation is to provide for 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

Land Use Designation		Population Density/a/,c/	Building Intensity /b/,c/	Water/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/
			minimum density/j/		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.
<b>Mixed Use Lands</b>					
<b>CCH</b>	Community Center Historic	Up to 28.68 persons/acre	Up to 12 du/acre 2.0 FAR	Public water  Public sewer except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to allow for 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 CCL 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.
<b>CCL</b>	Community Center Local	Up to 28.68 persons/acre	Up to 12 du/acre 2.0 FAR	Public water  Public sewer	The purpose of this designation is to provide for a mix of residential and small-scale commercial uses intended to serve the residents of and visitors to the community and the surrounding area. Typical uses include: retail and service establishments generally serving fewer clients and generating less traffic than those businesses associated with the CCR land use designation. 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.
<b>CCR</b>	Community Center Regional	Up to 47.8 persons/acre	Up to 20 du/acre 2.0 FAR	Public water  Public sewer	The purpose of this designation is to provide for a variety of moderate and large-scale commercial and service establishments serving County residents and visitors both locally and regionally in a mixed use setting.  Typical uses include: shopping centers, commercial uses that include outdoor storage, visitor lodging, professional offices, eating establishments and other support services for residents and visitors.
<b>Commercial Lands</b>					
<b>CO</b>	Commercial and Office	N/A	1.0 FAR	Public water  Public sewer except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to provide for general and service 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

Land Use Designation	Population Density/a/,c/	Building Intensity /b/,c/	Water/Sewer Requirements/i/	Description (General Distribution, Location and Extent of Uses)/d/	
				services, and storage/warehousing), public and quasi-public, and other similar and compatible uses.	
<b>CR</b>	Commercial Recreation	N/A	0.25 FAR in the absence of public water or public sewer  0.5 FAR with public water and public sewer	Public water  Public sewer except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to provide for 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.
<b>Industrial Lands</b>					
<b>I</b>	Industrial	/e/	0.5 FAR in the absence of public water or public sewer  0.75 FAR with public water and public sewer  /e/	Public Water and Public Sewer  Except as otherwise provided pursuant to General Plan Policy PF 2.6	The purpose of this designation is to provide for 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.
<b>Other</b>					
<b>PI</b>	Public/Institutional	N/A	N/A	N/A	The purpose of this designation is to provide for 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.
<b>PR</b>	Parks and Recreation	N/A	N/A	N/A for recreational uses without human habitation. With human habitation, requirements are as per Environmental Health.	The purpose of this designation is to provide for 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.
<b>ROW</b>	Right-of-Way	N/A	N/A	N/A	This designation acknowledges parcels and corridors in the county that are specifically dedicated for roadway right of way.

Land Use Designation	Population Density/ <i>a</i> , <i>c</i> /	Building Intensity <i>/b</i> , <i>c</i> /	Water/Sewer Requirements/ <i>i</i> /	Description (General Distribution, Location and Extent of Uses)/ <i>d</i> /	
				Typically these parcels are owned by the county or state.	
<b>Overlays</b>					
<b>:MR/f/</b>	Mineral Resource	Per underlying land use designation	Varies/ <i>f</i> /	Per underlying 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 and are to be protected from encroachment by incompatible uses.

*/a/* "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)

*/b/* "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/* 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

*/e/* A "caretaker" residence is allowed on most Industrial lands, but only in conjunction with an Industrial Use.

*/f/* This land use designation implements the state's mineral land conservation regulations.

*/g/* Onsite Wastewater Treatment System (OWTS)

*/h/* Legal lots with an existing single-family residence are additionally allowed one secondary (accessory) dwelling unit in compliance with the Calaveras County Zoning Code

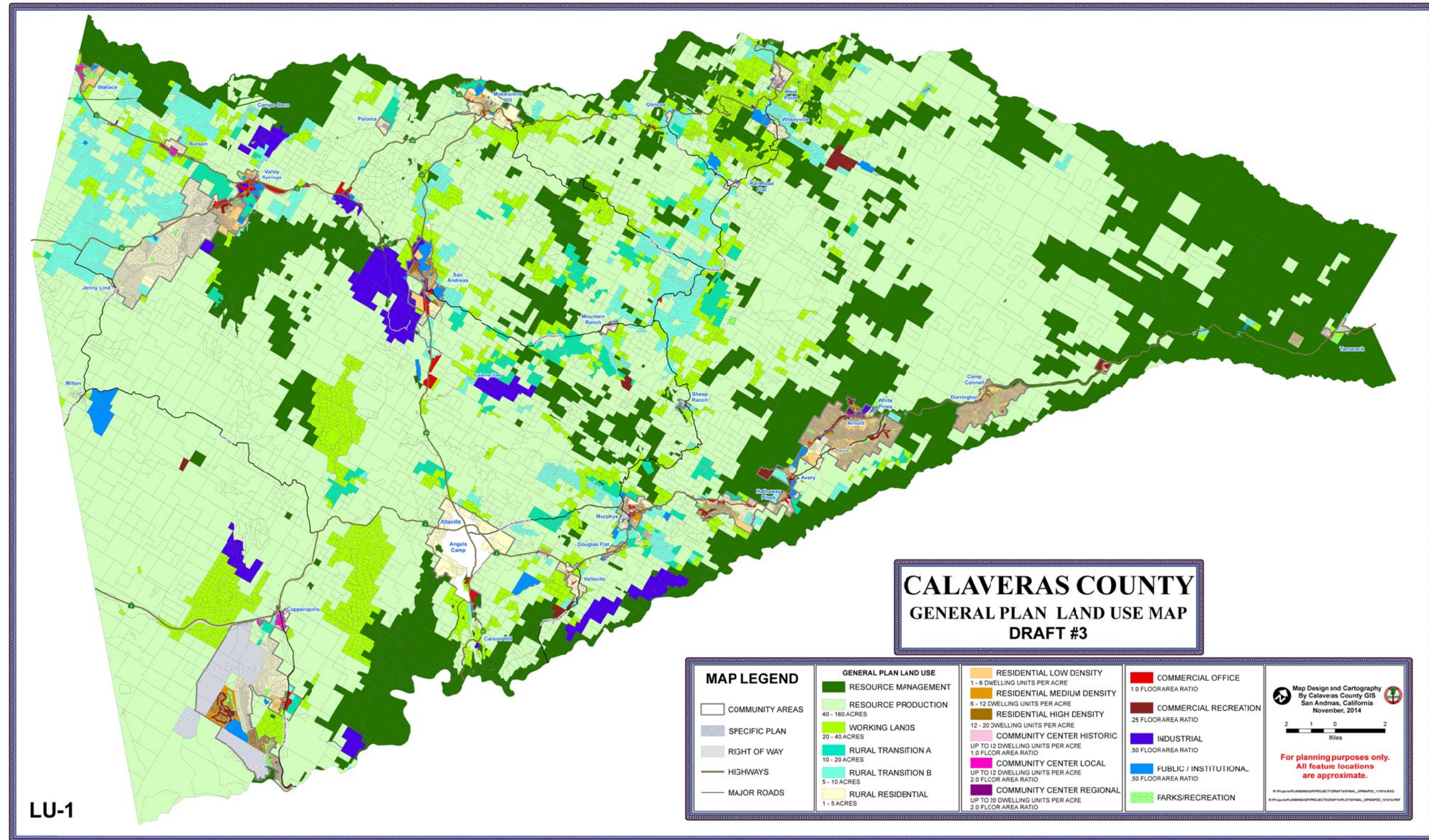
*/i/* In addition to water and sewer requirements, development may be contingent on the availability of adequate roads.

*/j/* Minimum density applies only on parcels with public water and public sewer

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Figure LU-1: General Plan Land Use Map



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## **LU 1.2 Relationship to Other Plans and Documents**

In addition to the General Plan, the following documents guide or regulate land uses in Calaveras County: Calaveras County Zoning Code, the Calaveras County Airport Land Use Compatibility Plan, County's Integrated Waste Management Plan and adopted Specific Plans.

### **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 Plans<sup>1</sup>**

Currently the County has two Specific Plans: Oak Canyon Ranch (2004) and Saddle Creek (1994). Both have 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 these two areas. The General Plan Update did not change or amend either of these current existing Specific Plans, which are 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.

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<sup>1</sup> 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	CCH – Community Center Historic	CCL – Community Center Local	CCR – Community Center Regional	CO – Commercial and Office	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-1.9**.

## LU - 1.3 Special Considerations

### Disadvantaged Legacy Communities

#### Overview

This section identifies all “disadvantaged legacy communities” as required by Government Code 65302.10(b). **Disadvantaged legacy communities** are residential areas meeting all of the following criteria:

- Includes 10 or more inhabited dwelling units adjacent to or in close proximity to each other
- Has a median income of 80% or less of the statewide median household income<sup>2</sup>
- Are geographically separated from other communities
- Has existed for at least 50 years

Identification includes a description of the community, a map designating its location, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs and deficiencies, and an analysis based on existing available data of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible. The identification of Legacy Communities and a description of each follows.

**Table LU-3: Calaveras County Disadvantaged Legacy Communities /a/, /b/**

Legacy Community	Median Household Income (2010)
California	Median: \$60,132 80%: <b>\$48,106</b>
Mokelumne Hill	\$44,980
Mountain Ranch/c/	\$48,506
Railroad Flat	\$45,502
San Andreas	\$41,149
Vallecito	\$46,688
West Point	\$32,181

/a/ Source: 2000 Census Summary File 3, US Census Bureau, Extracted by the California State Census Data Center, Demographic Research Unit, Department of Finance (DOF) – Numbers adjusted by the DOF to 2010 dollars. Income levels are unavailable for some communities due to the elimination of income data collection in the state census and are included on the list as potentially having median household incomes of 80% or less than the state’s median household income.

/b/ Median household income for the following Census Designated Places (CDPs) exceeded 80% of the state median household income: Arnold, Avery, Copperopolis, Dorrington, Forest Meadows, Murphys, Rancho Calaveras, Valley Springs and Wallace. Angels Camp is identified as having less than an 80% median household income. Median household income levels for communities other than those listed in the preceding sentence were not reported in the 2010 Census. Some communities that are not recognized as separate CDPs by the 2010 Census (or that are contained in a CDP within a more affluent community) cannot be identified as Disadvantaged Legacy Communities due to the absence of available income data specific to the community (e.g., Burson, Glencoe, Douglas Flat, Paloma, Cottage Springs, Sheep Ranch, Jenny Lind, Jesus Maria, Tamarack, Ganns etc.)

/c/ The median household income in Mountain Ranch is \$48,506 -- just over the 80% median household income threshold, but qualifies for listing due to the margin of error inherent in the Dpt. of Finance projections.

<sup>2</sup> Communities meeting this criteria are also known as “disadvantaged unincorporated communities,” or (DUCs)

## Disadvantaged Legacy Community Descriptions

### **A. Mokelumne Hill**

Mokelumne Hill is an unincorporated community in north central Calaveras County at the intersection of State Routes 26 and 49.

The 2010 Census reports that the Mokelumne Hill Census Designated Place (CDP) has a population of 646 persons with 354 dwelling units (299 units occupied and 55 units vacant). The average household income in 2010 was approximately \$44,980. Population is expected to increase by 138± persons (requiring 76± additional dwelling units) by 2035. Water service is provided by the Calaveras Public Utility District (CPUD) and wastewater service is provided by the Mokelumne Hill Sanitary District (MHSD). Fire protection is provided by the Mokelumne Hill Fire Protection District (MHFPD) and CALFire.

### **B. Mountain Ranch**

Mountain Ranch is an unincorporated community located near the center of the County northeast of San Andreas.

The 2010 Census reports that the Mountain Ranch Census Designated Place (CDP) has a population of 1,628 persons with 960 dwelling units (748 units occupied and 212 units vacant). Population is expected to increase by 348± persons (requiring 205± additional dwelling units) by 2035. The average household income in 2010 was approximately \$48,506 (just above the 80% statewide median, but subject to a margin of error establishing the community as disadvantaged). The area is not currently served by either public water or by public sewer. Fire protection is provided by the Central Calaveras Fire & Rescue Protection District and CALFire.

### **C. Railroad Flat**

Railroad Flat is an unincorporated community located east of SR 26 in the north central portion of the County.

The 2010 Census reports that the Railroad Flat Census Designated Place (CDP) has a population of 475 persons living in 340 dwelling units (220 units occupied and 120 units vacant). The average household income in 2010 was approximately \$45,502. Population is expected to increase by 101± persons (requiring 56± additional dwelling units) by 2035. Portions of the area are served by public water from the Calaveras Public Utilities District (CPUD). The area does not have public sewer. Fire protection is provided by the Central Calaveras Fire & Rescue Protection District and CALFire.

### **D. San Andreas**

San Andreas is the unincorporated seat of Calaveras County. It is located along SR 49 just southeast of the intersection of SR 49/SR 12 in the western half of the County.

The 2010 Census reports that the San Andreas Census Designated Place (CDP) has a population of 2,783 persons living in 1,311 dwelling units (1,146 units occupied and 165 units vacant). The average household income in 2010 was approximately \$41,149. Population is expected to increase by 594± persons (requiring 240± additional dwelling units) by 2035. The area is served by public water from the Calaveras Public Utilities District (CPUD) and public sewer from the San Andreas Sanitary District (SASD). Fire protection is provided by San Andreas Fire Protection District and CALFire.

### **E. Vallecito**

Vallecito is northeast of Angels Camp via Vallecito Road and SR 4.

The 2010 Census reports that the Vallecito Census Designated Place (CDP) has a population of 442 persons living in 217 dwelling units (193 units occupied and 24 units vacant). The average household income in 2010 was approximately \$46,688. Population is expected to increase by 95± persons (requiring 38± additional dwelling units) by 2035. The area is served by public water from the Union Public Utility District (UPUD) with wastewater services from the Calaveras County Water District (CCWD). Fire protection is provided by the Murphys Fire Protection District and CALFire.

## **F. West Point**

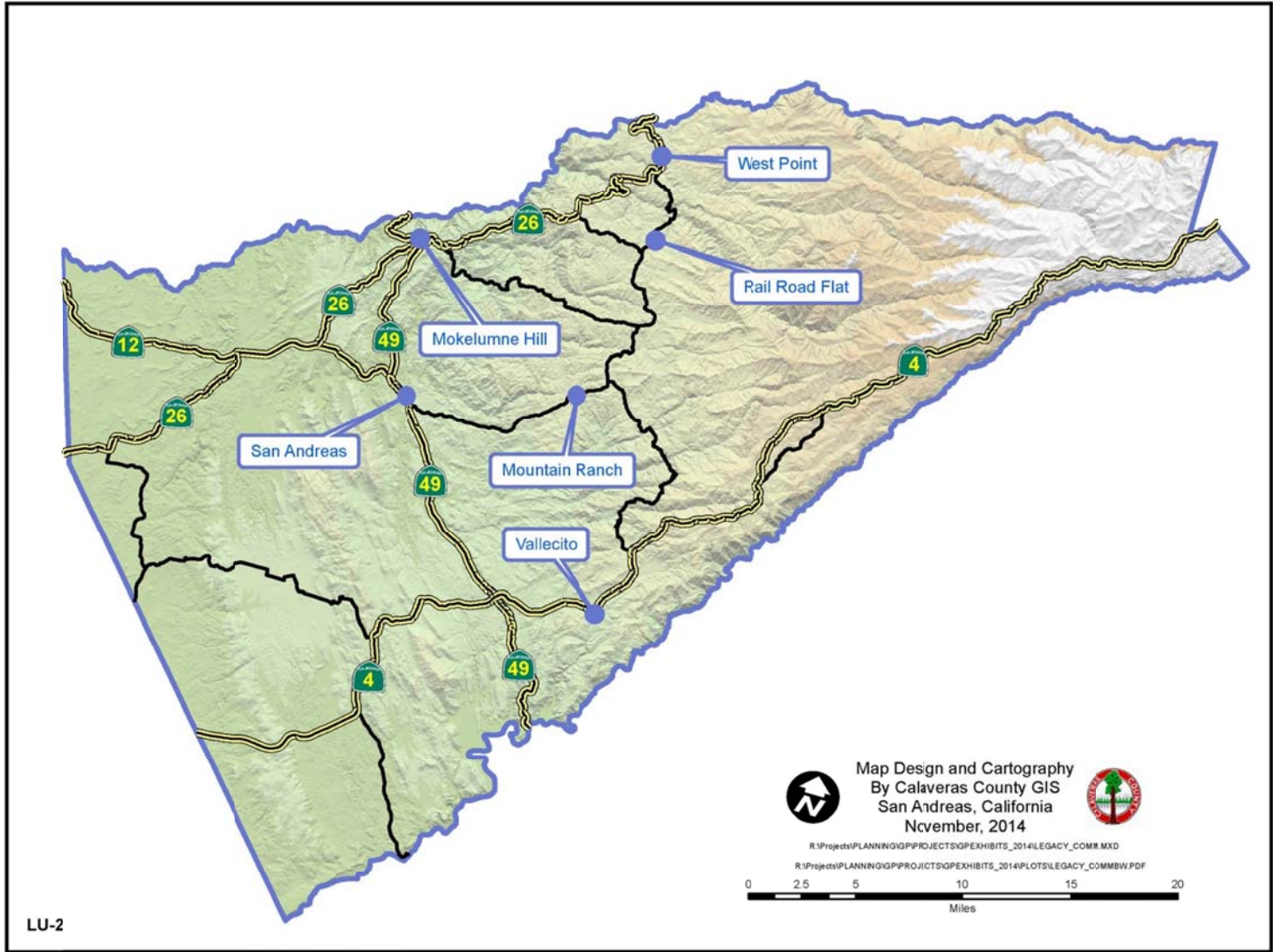
West Point is located south of the Calaveras/Amador County line in northern Calaveras County along SR 26

The 2010 Census reports that the West Point Census Designated Place (CDP) has a population of 674 persons living in 378 dwelling units (308 units occupied and 70 units vacant). The average household income in 2010 was approximately \$32,181. Population is expected to increase by 143± persons (requiring 63± additional dwelling units) by 2035. The area is served by public water from the Calaveras County Water District (CCWD) with wastewater services from the Calaveras County Water District (CCWD). Fire protection is provided by the West Point Fire Protection District and CALFire.

### Infrastructure Analysis for Disadvantaged Legacy Communities

An analysis of water, wastewater, stormwater drainage, structural fire protection needs and deficiencies, and financing alternatives for Disadvantaged Legacy Communities is found in the *General Plan Background Report* for each disadvantaged legacy community.

Figure LU-2: Disadvantaged Legacy Communities





## LU 1.4 Goals and Policies

### Land Use Patterns

#### Goal

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- LU-1** Development of mixed use communities providing for a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent communities.

#### Policies

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- LU 1.1** Provide an adequate supply and mix of land uses to accommodate expected growth.
- LU 1.2** Direct growth to existing communities while protecting and enhancing community and neighborhood character.
- LU 1.3** Encourage development of infill parcels and redevelopment of underused properties.
- LU 1.4** Require Specific Plans for large-scale new developments to ensure comprehensive, integrated planning.
- LU 1.5** Maintain an adequate supply of appropriately designated land of varying parcel sizes and locations to accommodate a variety of residential, retail, office, manufacturing, business and other commercial, mixed and industrial uses to serve the needs of residents, workers and visitors.
- LU 1.6** Balance respect for, and protection of, private property rights with the need to protect Countywide natural, scenic, historic and economic resources.
- LU 1.7** New non-residential development shall be designed in a manner to prevent “strip” commercial development.
- LU 1.8** Community areas, and the Community Center land use designations are appropriate areas for mixed use development that combine commercial and residential, or different densities of residential, uses.
- LU 1.9** In addition to the consistent zoning districts listed in **Table LU-2**, less intensive residential and agricultural zoning districts shall be 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.

### Infrastructure & Land Use

#### Goal

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- LU-2** A compact pattern of growth and development that is coordinated with the planned provision of adequate infrastructure, facilities, and public services.

## Policies

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- LU 2.1** Locate community-oriented services and amenities (schools, libraries, parks, civic facilities, County offices) in and near community town centers to encourage community vitality.
- LU 2.2** 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.
- LU 2.3** Implement the provisions of the Calaveras Airport ALUCP to protect the ongoing operations of the airport and safety of the public.
- LU 2.4** Infrastructure such as water and sewer and high capacity roads shall not be extended outside existing developed areas unless those areas are contiguous to existing communities, are in areas where future development is anticipated by the General Plan as reflected in the General Plan land use designation, or are essential to public health and safety.

## Community Character & Design

### Goal

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- LU-3** High quality, well-designed development that is compatible with surrounding uses, enhances adjacent streetscapes, preserves Calaveras County's natural, social, scenic, and cultural environments; and enhances the Calaveras tourism experience.

### Policies

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- LU 3.1** New development shall be designed to be compatible with the natural, scenic, and historic resources of Calaveras County.
- LU 3.2** 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.
- LU 3.3** Ensure new non-residential 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.
- LU 3.4** Encourage clustering of residential development where appropriate, based on availability of infrastructure and community character, to increase open space and housing affordability.
- LU 3.5** Identify alternatives to on-site parking in historic districts to protect the historic character of communities.
- LU 3.6** Ensure that the design of community-oriented facilities are compatible with community character.

## Economics and Land Use

### Goal

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- LU-4** A broad range of employment and retail uses that strengthen the County's economic base, improve the balance between jobs and housing, and sustain a positive economic climate.

### Policies

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- LU 4.1** Facilitate the provision of state-of-the-art communications infrastructure.
- LU 4.2** Provide for a broad range of home-based occupations consistent with neighborhood character.
- LU 4.3** Promote live-work opportunities that reduce vehicle trips.
- LU 4.4** Promote the use of the County's unique recreational, scenic, cultural and agricultural resources as economic generators.
- LU 4.5** Facilitate special events and development of destination attractions that celebrate the County's heritage and promote tourism, including performing arts, agritourism, outdoor sports, and cultural and historical attractions,
- LU 4.6** Require new residential projects creating 100 or more units to provide an analysis of the jobs/housing balance for the project.
- LU 4.7** Promote the concentration of retail and entertainment uses in community centers to maintain distinctive districts, improve transportation access, stimulate nearby development, and help revitalize existing communities.
- LU 4.8** Encourage retail development scaled to the needs of the residents in the communities where the retail development is located.
- LU 4.9** Encourage and support the renovation and reuse of underused or vacant parcels, industrial sites, buildings, and shopping centers.
- LU 4-10** Keep apprised of, and address as necessary, governmental constraints that may hinder local businesses endeavoring to expand their operations, increase their employment opportunities, and increase their competitiveness.

## Regional Planning & Coordination

### Goal:

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- LU-5** Coordinate planning efforts with other agencies to identify mutually beneficial goals, avoid duplicating efforts, and leverage limited resources.

## **Policies:**

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- LU 5.1** Support and participate in countywide, regional and other multi-agency planning efforts that benefit the County.
- LU 5.2** Continue to develop and maintain strong working relationships and effective intergovernmental review procedures with local Native American tribes.
- LU 5.3** Provide comprehensive, coordinated planning with the City of Angels Camp and within the City of Angels Camp Sphere of Influence to ensure that land use and development proposals considered by the City do not conflict with long-term plans of the County and vice versa.

## **Community Planning**

### **Goal:**

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- LU-6** Recognize the unique characteristics, history, and development patterns for each community in Calaveras County and support development that enhances those features and qualities.

### **Policies:**

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#### **Arnold**

- LU 6AR.1** Preserve and enhance the rural, forested environment and scenic qualities of the Arnold Community.
- LU 6AR.2** Prohibit off-premise advertising in the Arnold Community except when part of a standardized, directional sign program identifying commercial areas located off of Highway 4.

#### **Avery – Hathaway Pines**

- LU 6AH.1** Emphasize the community center by creating an off-highway commercial village to provide services to residents and promote tourism.

#### **Copperopolis**

- LU 6C.1** Protect the Lake Tulloch shoreline for the enjoyment of current and future residents and visitors.
- LU 6C.2** New parcels fronting Lake Tulloch shall have a minimum shoreline length of 200 feet, measured at the 510 foot elevation above mean sea level and shall maintain a minimum parcel size of 2 acres. Varying lot sizes and shoreline lengths within a planned development may be permitted provided the average 200-foot shoreline length and minimum 2-acre parcel size are maintained. -
- LU 6C.3** Existing legal shoreline lots in existence at the time of adoption of the General Plan shall be permitted to have one dock subject to applying for and obtaining a permit in compliance with the regulations of the Tri-Dam Project.

- LU 6C.4** New shoreline lots shall be served by multi-slip docks serving all lots in the proposed subdivision, subject to design criteria and permitting by Tri-Dam and the Federal Energy Regulatory Commission.
- LU 6C.5** Excavation for the purpose of creating additional linear feet of shoreline to increase parcel size or dock area shall be prohibited.
- LU 6C.6** Docks shall be safely located in a manner consistent with existing speed limits and without expanding 5 MPH areas on Lake Tulloch.
- LU 6C.7** Copperopolis community entryways shall be enhanced to provide a community identity and theme.
- LU 6C.8** New development shall be designed to minimize impacts to public views of Lake Tulloch and open space lands from public roads and other public vantage points.

### **Mokelumne Hill**

- LU 6MH.1** New construction and reuse of existing structures in the historic district of Mokelumne Hill shall maintain the historic character and atmosphere of the community.
- LU 6MH.2** New development located within the gateway areas shall be designed to blend in with the community's historic character.

### **Mountain Ranch**

- LU 6MR.1** The architectural style of new development shall be consistent with the historical nature of existing buildings.
- LU 6MR.2** Maximum residential density in Mountain Ranch Community Center shall be 8 units per acre on single-family, detached lots.
- LU 6MR.3** Retain the community park and public use of its buildings and facilities.

### **Murphys – Douglas Flat**

- LU 6MDF.1** Commercial district expansion shall be contiguous to existing commercial areas within the community center.
- LU 6MDF.2** Retain the distinctive character of Murphys and Douglas Flat.
- LU 6MDF.3** Preserve the diverse character of town area neighborhoods.
- LU 6MDF.4** Encourage the development of a community medical facility in Murphys or Douglas Flat.

### **Paloma**

- LU 6PAL.1** Due to the limited availability of infrastructures and services in this community, multi-family residential uses shall be restricted.

### **Railroad Flat – Glencoe**

- LU 6RRG.1** The design of new commercial development shall conform to the historic nature of the communities.

**LU 6RRG.2** Work with the Calaveras Public Utility District and adjacent land owners to develop trail access to and around Jefferson Davis Reservoir.

**LU6RRG.3** Work with community members to identify a site for and assist, as feasible, in establishing a community use kiosk or meeting place at or near existing public buildings.

### **Rancho Calaveras**

**LU 6RC.1** Non-residential uses shall be prohibited in Rancho Calaveras except schools and places of worship unless such uses must be permitted in accordance with state law or are essential to public health and safety.

### **San Andreas**

**LU 6SA.1** The County shall congregate all current and future government facilities in the County Government Center on Mountain Ranch Road except where necessary to provide services to other communities in the county.

**LU 6SA.2** New construction and reuse of existing structures in the historic district of San Andreas shall maintain the historic character and atmosphere of the community.

### **Sheep Ranch**

**LU 6SHR.1** Continue the use of the Sheep Ranch firehouse as a fire station and community center serving the Sheep Ranch area.

**LU 6SHR.2** New construction and renovation of existing structures in the community center of Sheep Ranch shall maintain the historic character and atmosphere of the community.

**LU 6SHR.3** Identify a potential site for acquisition of an open space park site near the community to preserve the town's rural nature.

### **Valley Springs**

**LU 6VS.1** Encourage the establishment of a satellite campus of Delta College in Valley Springs.

### **Wallace**

**LU 6WAL.1** Support efforts to supplement/replace groundwater with surface water in the Wallace Community.

### **West Point**

**LU 6WPT.1** Support the rehabilitation of infrastructure to assist in revitalizing the downtown center.

**LU 6WPT.2** Encourage cottage industries, open space, pedestrian friendly streets, small scale eco-friendly businesses, agriculture and the arts in the community.

**LU 6WPT.3** Increase public transportation opportunities for residents to nearby businesses, medical services, social services, employment and the Highway 88 corridor.

### **Wilseyville**

- LU 6WVL.1** New development within the town center shall adhere to the historical architectural aesthetics of Wilseyville’s past and maintain the community’s historical character.
- LU 6WVL.2** The County shall work with community members to identify a site for and assist, as feasible, in establishing a community use building in the town center.

<b>LU 1.5 Programs</b>
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**Programs: General**

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- LU-1.5A**      **Annual Work Plan**  
 The Planning Director will 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, 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.
- LU-1.5B**      **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.

**Programs: Land Use Patterns**

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- LU-1A**      **Title 17 of the Calaveras County Code**  
 Update Title 17 for consistency with the General Plan.
- LU-1B**      **Mixed Use Zoning District**  
 Create a mixed use zoning district 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.
- LU-1C**      **Specific Plans**  
 Amend the zoning code to require preparation and approval of a Specific Plan (per Government Code Sections 65450-65457) for residential developments of 500 or more units, mixed use developments encompassing 500 acres or more, large phased developments and any other large-scale development for which the Planning Director deems the preparation of a Specific Plan will benefit the County. Include standards for: Infrastructure Master Plans, Urban Services and Public Facilities Financing Plans, a jobs/housing balance analyses, and projected costs for specific plan implementation including fees to offset those costs.
- LU-1D**      **Infill and Rehabilitation Incentives**  
 Update the zoning code to 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 allow a CEQA infill exemption.

- LU-1E**      **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.
- LU-1F**      **Innovative Techniques**  
Adopt standards for the application of clustered development, transfer of development rights (TDRs), or other innovative techniques that may minimize development impacts on resource production or other sensitive lands.
- LU-1G**      **Compatible Land Uses**  
Adopt standards for buffers, landscape setbacks, walls, berms, building setbacks or similar techniques to protect existing land uses from encroachment by incompatible land uses.

## **Programs: Infrastructure & Land Use**

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- LU-2A**      **Airport**  
Review the general plan, including land use designations surrounding the airport, at least once every five years for consistency with the Airport Land Use Compatibility Plan.
- LU-2B**      **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.

## **Programs: Community Character & Design**

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- LU-3A**      **Community Design Guidelines**  
Assist a community which requests and receives Board of Supervisors authorization to develop community design guidelines and procedures, applicable to both ministerial and discretionary projects, which reflect the character of the individual community and without establishing a design review committee. Design guidelines will be forwarded to the Board of Supervisors after a community planning process has been undertaken to incorporate community input. Design guidelines shall be implemented only after approval by the Board of Supervisors.
- LU-3B**      **Lighting & Glare**  
Develop a dark sky ordinance that addresses light spillage and glare on adjacent properties and protection of the rural night sky.
- LU-3C**      **Hillside Development**  
Draft a hillside management ordinance establishing acceptable hillside slope-related densities and alternatives for hillside construction standards that reduce grading and extreme physical alterations to topography.
- LU-3D**      **Landscaping**  
Adopt a landscape ordinance for Commercial, Industrial, Medium and High-Density Residential developments establishing minimum landscaping requirements. 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.
- LU-3E**      **Historic Commercial/Historic Mixed Use Zoning District**  
Update the Calaveras County Code, Title 17, to include a Historic Commercial/Historic Mixed Use zoning district, or equivalent, to recognize the historic downtown districts of



the County's rural communities, recognize the unique development patterns of these areas, and implement the Community Center Historic (CCH) general plan land use designation.

- LU-3F**      **Historic Preservation Incentives**  
Adopt and promote state and federal incentive programs that provide financial and development incentives for historic preservation.
- LU-3G**      **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.
- LU-3H**      **Parking**  
Update the Calaveras County Code to include performance standards for screening parking areas from public roads and surrounding viewsheds. Provide alternative parking provisions for community centers and historic districts to accommodate pedestrian-oriented development.
- LU-3I**      **Historic Design Standards**  
Adopt historic design standards to implement the Historic Community/Historic Mixed Use land use designation and zoning.

## **Programs: Economics and Land Use**

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- LU-4A**      **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.
- LU-4B**      **New and Emerging Markets**  
Review the zoning code at least once every five years to assess the adequacy of the code in recognizing and facilitating the provision of new, emerging and re-emerging markets in Calaveras County (e.g., recreation/sports tourism, ecotourism, agritourism, arts and cultural activities, wine and food, history, filmmaking, entertainment, sustainable and clean technologies and biosciences).
- LU-4C**      **Home Businesses**  
Review Chapter 17.68 to determine if additional zoning districts should permit home businesses and if required parcel sizes should be reduced for home businesses. Update the County Code to address Cottage Food Operations in accordance with California Government Code Section 51035.
- LU-4D**      **Special Events**  
Review Chapter 17.87 (or equivalent) to evaluate the feasibility of streamlining permitting for recurring special events.
- LU-4E**      **Tourism Promotion**  
Collaborate with other public and private organizations to help market and promote tourism in the County.