

ACKNOWLEDGEMENTS

Copperopolis

2009 Community Plan Update Committee

Bill Albee, Chair

Jim Tower, Vice Chair

Ronda Atkinson

Dortha Boner

Julie Eggert

Joni Jones

Jeanne Stewart

Karen Turner

Steve Wooster

Manfred Kehr

Willa Hirschaut (Alternate)

Former Committee Members:

Roger Beck (Deceased)

Billie Britt

Bob Bruner

Wayland Ezell (Deceased)

Greg Mayer

Ed Rich

Russ Thomas

Wanda Thornton

Others who have contributed to the plan:

Terri Bailey

Bill Kuenzinger

Dave Lander

Susan Larson

Bob Miller

Rosemary Norton

John Viglienzoni

Kelly Wooster

Pat McCarty

Board of Supervisors

Gary Tofanelli , 1st District

Steve Wilensky, 2nd District

Merita Callaway, 3rd District

Tom Tryon, 4th District

Russ Thomas, 5th District

Planning Commission

Ted Allured, 1st District

Fern McLaughlin, 2nd District

Suzanne Kuehl, 3rd District

Bill Mason, 4th District

Steve Kearney, 5th District

County Staff

Brent Harrington, Interim CDA Director

John Taylor, Interim CDA Director

Robert Sellman, Planning Director (retired)

Document Production and Mapping: Dave Pastizzo, Planner

Copperopolis Community Plan

TABLE of CONTENTS

I.	Introduction	I - 1
A.	History of the Development of the Community Plan Document	I - 1
B.	Purpose and Legal Basis of the Community Plan	I - 2
C.	Definition of Planning Area	I - 3
D.	Plan Organization, Interpretation, and Implementation	I - 4
E.	Community Goals	I - 5
II.	History of the Area	II - 7
III.	Community Development and Land Use Element	III - 10
A.	Description of the Planning Area	III - 10
B.	Copperopolis Community Plan – Future Land Use Designations	III - 11
C.	Lake Tulloch Lakeshore Land Use Policies	III - 15
D.	General Planning Area Land Use Objectives, Policies and Implementation Measures	III - 18
E.	Community Design Guidelines	III - 20
F.	Commercial Land Use	III - 23
G.	Residential Land Use	III - 25
H.	Historic Resource Protection	III - 27
IV.	Open Space and Natural Resources Element	IV - 29
A.	Mineral Resources	IV - 29
B.	Biological Resources	IV - 32
C.	Visual Resources	IV - 34
V.	Economic Element	V - 38
VI.	Circulation and Transportation Element	VI - 40
VII.	Public Services and Utilities Element	VII - 49
VIII.	Recreation Element	VIII - 55
	Appendices	59
A.	Vision 2020 – Adopted by CCPAC on April 26, 2001	
B.	Vicinity Map	
C.	Planning Area Map	
D.	Land Use Designation Map	
E.	Land Use/Consistent Zoning Table	

I. INTRODUCTION

A. HISTORY OF THE DEVELOPMENT OF THE COMMUNITY PLAN DOCUMENT

This is the first Community Plan for the Copperopolis community. Initial work began in 1992 with a local committee, who produced a Copperopolis community survey, which was sponsored by Calaveras County and Supervisor Dick Gordon. After approximately two years of work this committee was suspended due to staff re-assignments. In 1998 work on the Community Plan was resumed with the establishment of the Copperopolis Community Plan Advisory Committee (CCPAC).

Results of the 1992 Survey:

Listed below is a summary of the primary issues and preferences in Copperopolis derived from the information available from the survey conducted in 1992. A total of 2,363 surveys were mailed out and 645 survey forms were returned.

Survey respondents indicated that managed growth and development were the highest priority for the community. Transportation issues ranked second in importance. Respondents also listed open space, environmental issues, such as water and sewer availability as important concerns. Economic development, community services, development along Highway 4, tourism, recreation, and finally, resource production ranked as the remaining issues identified in the survey.

The survey also indicated that urgent health care, local ambulance service and fire protection were the three most important improvements respondents believed were needed in the planning area.

Regarding recreational activities, the survey identified the development of a Historic Copperopolis theme as a first priority. The addition of bed and breakfast inns, and special events were identified as potential opportunities to bolster the economy.

The survey also identified areas that were preferred for future commercial development. These included:

1. Main Street in Copperopolis from Highway 4 to Reeds Turnpike.
2. O'Byrnes Ferry Road 1/2 mile either side of Copper Cove Drive.
3. Both sides of Highway 4 from Reeds Turnpike to Main Street, Copperopolis.
4. Recreation activities at Lake Tulloch.

With regard to the use of Lake Tulloch, the survey found that the best way to control recreational activities and overcrowding on the lake would be to identify specific areas for specific activities, such as water-skiing. The issue of boat speed limits was identified

with a preference to reduce boat speed limits in proximity to sensitive land uses along the shoreline.

Copperopolis Community Plan Advisory Committee – 1998

In 1998, work was resumed when the Board of Supervisors established the CCPAC. After several months of working on the Plan, two local Copperopolis organizations, the Calaveras County Lake Tulloch Conservancy (CCLTC), Inc. and the Copperopolis Community Center, jointly applied for and received a Land use Environmental Agriculture Community Investment (LEGACI) grant through the Great Valley Center. The purpose of this grant was to retain the services of RRM Design Consultants in order to assist the CCPAC in the development and preparation of a Community Vision Plan. This process included public meetings and input from the community, which became the basis of the final report. Upon completion in April 2001, the *Copperopolis Community Vision 2020 Report (Appendix A)* was forwarded to the CCPAC, where it was agreed that it would become an integral part of the Copperopolis Community Plan.

The 2020 Vision Study put forth recommendations to be considered by the County in adopting the Community Plan described below:

1. Preservation of natural hillsides, creek corridors, and natural view sheds should be addressed when creating the Community Plan.
2. The Community boundary should be defined using physical environmental attributes such as Gopher Ridge on the west and Copperopolis Mountain Ranges on the east.
3. An alternative route from Highway 4 to Highway 108 should be provided.
4. The need for continued links and extensions of existing roads within the Community to provide adequate accessibility throughout the Community.
5. The central core of the Community (Historic Copperopolis) should be intensified and buildout should transition outwards creating an urban to rural environment.
6. Saddle Creek, Oak Canyon Ranch, Tuscany Hills, and Rancheria del Rio Estanislao are large properties located in the Copperopolis area. These projects could potentially double the size of the Community and may require the expansion of existing infrastructure, and public facilities (e.g., schools, parks, etc.); residents at both workshops believe these developments should be included in the Community Plan.

B. PURPOSE AND LEGAL BASIS OF THE COMMUNITY PLAN

The California Government Code requires each local planning agency, such as Calaveras County, to adopt a comprehensive, long-term general plan for the physical

development of the area over which it has jurisdiction. The local planning agency may elect to prepare community plans based on public participation and specific local conditions and goals for individual communities within the general plan boundaries. Future planning decisions can then be based on both the general plan and the community-specific plan.

The Calaveras County General Plan: The General Plan was originally adopted in 1967. The Board of Supervisors adopted amendments in 1973, 1974, 1982, and 1986. The Plan was updated in 1996. The County is divided into two main areas, Community Development Lands and Natural Resource Lands. Within those designations are a number of area sub-categories including Community Centers, Residential Centers, Future Single Family Residential in the Community Development Lands and Wildlife Habitats, Timberlands, Mineral Resource Areas, Dam Inundation, and Agricultural Preserve in the Natural Resource Land designation. The Copperopolis Community Plan Area is located in the western portion of the County within a Community Center area. The Copperopolis Community Plan will be consistent with the Calaveras County General Plan.

The Copperopolis Community Plan: The Community Plan is adopted in accordance with the General Plan. The Plan is intended as an action oriented program, stating community goals, objectives, and policies relative to the current and foreseeable future planning and land use issues facing the community of Copperopolis looking forward 20 years. At approximately 10 year intervals, the Community Plan should be reviewed in light of changing conditions, goals and objectives. Amendments should be made judiciously, in full cognizance of the background of policies set in earlier versions of the Plan.

Calaveras County Zoning Code (Title 17) and Subdivision Ordinance (Title 16): The Calaveras County Zoning Code consists of Title 17 of the Calaveras County Code, and contains the County's zoning regulations. The Subdivision Ordinance (Title 16) regulates the subdivision of land in the County. These provisions comprise many of the County's requirements for the development and use of private and public land, buildings and structures within the County. Additional requirements for building construction and other aspects of development and land use can be found in other Titles of the County Code.

Calaveras County uses these documents as the primary tool to carry out the goals, objectives, and policies of the General Plan and applicable community and specific plans. Calaveras County handles enforcement of the Zoning Code. The Calaveras County Code Compliance Department will investigate and pursue resolution of enforcement matters brought to its attention through a confidential complaint process.

C. DEFINITION OF PLANNING AREA

The boundary of the location of the Copperopolis Community Planning Area within the County at large is shown on the vicinity map (**see Vicinity Map Appendix B**). The

Planning Area map delineates the plan boundaries and landmarks that were used to define it (**see Planning Area Map Appendix C**).

Determination of Community Plan Boundaries

Items used in the determination of the boundary were topography, roads, size of the area, presence of existing developed subdivisions, major land owner's property, gateway corridor issues, location of existing utilities to service the area, and use of Township and Range Section lines.

Generally the description of boundaries of the study area included:

Originally, Highway 4 was selected to represent the northern boundary; however, portions of the Diamond XX subdivision that extend northward beyond Highway 4 and area east to the Highway, as mapped, were also included. Originally, on the south, the Mount Diablo Base was selected, subsequently extended to the County Line. Because of the visibility of the hillsides from O'Byrnes Ferry Road, the crest of the Copperopolis Mountains was defined as the eastern boundary. Finally, because of similar visibility considerations, the slopes of Gopher Ridge were selected to be the western boundary.

Saddle Creek and the proposed Oak Canyon Ranch developments are Master Planned Communities that were not included in this Community Planning process. Since these two developments already have specific land use densities and have previously received specific entitlements from the County, there are no provisions within this Community Plan document that can affect their activities. However, so that the Planning Area can be shown as an all-inclusive community, the perimeter of the Planning Area Map has been drawn to include Tuscany Hills, Saddle Creek and Oak Canyon Ranch.

The California Asbestos Monofill facility (CAM) was not included in the Planning Area boundary, in part, at the request of the property owner and CAM representatives.

D. PLAN ORGANIZATION, INTERPRETATION, AND IMPLEMENTATION

A community plan is a focused planning policy document for a particular community that refines the policies of the General Plan and is considered part of the General Plan. As a policy document, it is intended to guide future development within the area in order to protect resources, enhance economic viability, protect and enhance community character and ensure that adequate infrastructure is available to serve the needs of existing and future development.

The Community Plan is divided into several sections. The first section is the Introduction to the Plan, which explains the purpose of the Plan, the Copperopolis community, the history of the area, and overall goals of the community. The sections following are the separate Elements of the Community Plan and include the Objectives, Policies, and Implementation measures.

Each section of the Plan begins with a background discussion, followed by the specific objectives, policies, and implementation measures intended to guide the land use decisions within the Copperopolis area. The Community Plan uses the following specific definitions of Goals, Objectives, Policies and Implementation Measures:

Goal: A goal is a general expression of community values. It is not quantifiable or time-dependent. Goals provide the direction for a community's physical development and represent an ideal future end. A goal is abstract in nature and not expressed as an action.

Objective: An objective is a statement of a desired achievement that is to be carried out through the policies and corresponding programs. An objective begins with the word "to."

Policy: A policy is a specific statement to guide decision-making. It indicates a clear commitment to action. The strength of commitment is expressed through the use of the words "shall" or "should." "Shall" indicates that there is a strong commitment to action and an unequivocal directive. "Should" expresses a less rigid directive. The use of the word "should," may indicate a need to balance the policy with complementary or countervailing policies or may indicate a situation which requires cooperative action on the part of several governmental or private agencies where the County is not fully in control of the outcome.

Implementation Measure: This is a specific action, procedure, or technique that carries out the plan policy. In a community plan, programs directly follow the policies that they implement.

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

E. COMMUNITY GOALS

The Copperopolis Community Plan contains the following goals:

1. **ECONOMIC DEVELOPMENT** - Establish, promote, and enhance commercial development designed to compliment the character of the appropriate areas of the community.
2. **AESTHETICS/COMMUNITY CHARACTER** - Encourage orderly development while retaining a rural mining/ranching town atmosphere with an emphasis on community appearance and character.
3. **NATURAL RESOURCES** - Achieve a harmonious relationship between the developed environment and its surroundings by preserving open space and

agriculture/rangelands. Protect and enhance the natural resources of the Planning Area.

4. **TRAFFIC/CIRCULATION** - Improve traffic circulation and provide for safe routes for both vehicular and non-vehicular traffic.
5. **HISTORIC PRESERVATION** - Restore, preserve, and enhance the historic assets within the Copperopolis Historic Planned Development District Overlay (HPDDO).
6. **PUBLIC SAFETY** - Ensure that public safety is maintained and enhanced through fire protection measures, adequate law enforcement, and emergency services.
7. **PUBLIC/COMMUNITY SERVICES** - Support the development of additional public facilities with respect to the community's growth.

II. HISTORY OF THE AREA

Pre-History

During the late prehistoric period, what is now identified as the Copperopolis Planning Area was situated within the territory claimed by the Central Sierra Mi-Wuk. Much of the population would relocate seasonally in order to collect foods and economically important resources, which were then stored. The central food staple of Mi-Wuk subsistence was the acorn, supplemented by a wide variety of other plant and animal foods. Mi-Wuk villages were typically located near water sources, within easy reach of bedrock outcrops where milling stations could be established. Such grinding rock artifacts still remain in the Planning Area.

Historical Background

Early European settlers were drawn to the Copperopolis area in response to the discovery of gold in 1849. Small gold and silver claims were developed in the region. The discovery of copper in 1860 and the growing demand for copper provided the impetus for the community to grow to more than 2,000 inhabitants, making Copperopolis the principal copper producing community in the Western United States in the 1860s.

Copper mined in the area came from a number of mines including the Union, Empire, and Keystone, as well as smaller mines such as the Table Mountain Top, Scorpion, Kentucky, Index, Inimitable, and Harlem mines.

Reeds Turnpike, a private toll road, was an important feature in the development of Copperopolis since it was considered one of the best roads in the state, and there were good watering places located along its route. During the rainy season, it received practically all of the Stockton travel. Teams from Stockton bound for Chinese Camp, Sonora, and Columbia came through Copperopolis by this route, then went on to cross the Stanislaus River on the O'Byrnes Ferry Bridge. On the return route, wagon trains of ore were hauled by oxen and mule teams to Stockton for loading onto riverboats, then taken to San Francisco where the ore was reloaded and sent by sailing ship around the Horn to Atlantic ports and to Swansea, Wales, to be smelted and refined where much of it was used in the manufacture of paint.

The Armory was built in 1861 with funds provided by public subscription for \$600 and is the oldest building in Copperopolis. Of brick construction, it survived the 1867 fire and still stands in good condition boasting huge iron doors and barred windows. During the Civil War, it was used by the Union Guard as their meeting place for enlisting and training troops. It is the only remaining armory in Calaveras County of the many which existed during the Civil War. In 1864, the property was sold to the Copperopolis Armory Hall Association for \$500 and was used during the 1860s and 1870s for Congregational and Methodist Church services, as well as for public meetings, balls, and rallies. In 1874, the property was purchased by the Mineral Lodge, Independent Order of Odd

Fellows (IOOF), and used as their lodge until 1903, when they moved to the Congregational Church which they purchased. In 1939, they merged with Campo Seco Lodge of Jenny Lind, and the following year (1940) sold the hall to the Copperopolis Community Center, which has used it since.

Other historic structures include the Gothic Revival Congregational Church, St. Ignatius Catholic Church, the Honigsberger and Reed buildings, and the Old Corner Saloon. The Congregational Church was constructed in 1866 and was used for their services until the Church experienced a decline in membership after the slowdown of the mines. It was leased to the Presbyterians for several years, but from 1874 to 1895, it again was used as a Congregational Church. In 1903, the Mineral Lodge of the IOOF purchased the building for their lodge.

A Catholic church was erected about 1861, but it burned down. In 1863, a new church was built, and it survived the fire of 1867, but later burned down. This is the current site of the U.S. Post Office. In 1916, the church of St. Ignatius was erected and still stands.

Adjacent to the Armory are the Reed and Honigsberger buildings built in the 1860s before the fire. These stone buildings, like the Armory, survived the 1867 fire and are in use today.

The remnant of a rock building in the lot adjacent to the Honigsberger and Reed buildings is said to be the remains of the Hendsch storehouse. Built in the 1860s, it is at the rear of the lot on which a store stood and probably was used as a storehouse. It has been known as the Copperopolis Jail, but there is no evidence to support this.

On the corner of Main Street (O'Byrnes Ferry Road) and Reeds Turnpike is the Old Corner Saloon. Built in 1862, this establishment boasts of being the second oldest saloon (in continuous operation) in California. Surviving through 142 years of fires, feast, and famine, this popular Copperopolis "watering hole" still offers a thirsty traveler a friendly place to stop and enjoy a cool drink.

Since World War II

After the closure of the copper mines, the development of Copperopolis was greatly influenced by the creation of Lake Tulloch, which has continued to be an important catalyst for bringing new-comers to the area. More recently, the recreational and residential opportunities associated with the game of golf have been seen to attract even more new-comers.

Lake Tulloch was constructed in the late 1950s and began operation in 1958. The Oakdale Irrigation District (OID) and the South San Joaquin Irrigation District (SSJID), cooperatively operating as the Tri-Dam Project, are the current owners and operators of the Tulloch Project. Lake Tulloch is a reservoir which is bounded by both Calaveras and Tuolumne counties that has a normal maximum water surface elevation of 510 feet, a surface area of 1,260 acres at full pool, and has gross storage capacity of 66,968

acre-feet. The reservoir has approximately 55 miles of shoreline. Lake Tulloch is subject to fluctuating water levels that occur on a daily and seasonal basis. Reservoir levels are controlled by the United States Bureau of Reclamation and are subject to fluctuation within the limitations of an agreement with the Federal Energy Regulatory Commission (FERC). The Tulloch Project is a multi-purpose project that annually generates about 93,000,000 kw/h of electricity.

A number of subdivisions have been approved around the lake including Copper Cove Units 1 through 8A, Poker Flat, Copper Meadows, Conner Estates, Peninsula Estates, Tuscany Hills and other subdivisions. There are several large parcels of land in the vicinity of the lake that have potential for additional development.

III. COMMUNITY DEVELOPMENT AND LAND USE

A. DESCRIPTION OF THE PLANNING AREA

The Copperopolis Community Plan Area encompasses approximately 39 square miles located north and adjacent to Lake Tulloch with O'Byrnes Ferry Road and Highway 4 serving as the primary transportation routes. The Planning Area extends from the Diamond XX Subdivision north of Highway 4, south to the Stanislaus River and the Tuolumne County Line. The Planning Area is located 12 miles south of the City of Angels (Angels Camp) along Highway 4, separated by Bear Mountain, Copperopolis Mountain, Lightner Peak, and numerous ridges with elevations ranging from 1,100 to 1,800 feet. The most historic area, identified in the Community Plan as the Copperopolis Historic Planned Development District Overlay (HPDDO), occupies lands near the intersection of Main Street (O'Byrnes Ferry Road) and Highway 4. The elevation of the Copperopolis HPDDO area is approximately 975 feet above sea level. Major water bodies include Lake Tulloch and the Stanislaus River that flows from the dam for New Melones Reservoir. Minor water bodies include Sawmill Lake and Flowers Lake. The Planning Area also has several creeks including Black Creek, Loucks Creek, Campbell Creek, Copper Creek, Littlejohns Creek, and Sawmill Creek. These creeks are shown as intermittent streams on the United States Geological Service (USGS) topographic map, however, Black Creek holds water during the summer. The elevation of the surface of Lake Tulloch reaches 510 feet above sea level depending on the time of the year and supply of irrigation and domestic water deliveries from the lake.

The region is classified as the Sierra Foothills ecological region. Class I and II Prime Farmland is scarce, with less than 5% of the County containing prime soils. (Prime soils are defined as those suitable to maintain extended production of sustainable crop yields over a prolonged period of time.) Weathered rock is primarily present, with a thin soil mantle of less than 6 inches covering much of the Planning Area. The Copperopolis Planning Area was historically mined for copper in the 1860s with gold and silver mines also established during the Gold Rush. Tailing piles, remnant mineshafts, and other structures are present within the area. It is possible that the existence of these remnant elements may require environmental study prior to future development.

Lands in the Planning Area have historically consisted of agricultural land, primarily used for cattle grazing and certain mining activities. Starting in the late 1950s, numerous subdivisions near and/or adjacent to Lake Tulloch were approved. Long established residential subdivisions include Copper Cove Units 1 through 8A, Poker Flat, Copper Meadows, Peninsula Estates, Conner Estates, and Diamond XX. More recent residential subdivisions include Calypso Bay, and Bridlewood Estates.

Future Development

The Community Development and Land Use section of the Plan identifies the future development of land in the Copperopolis Community Plan Area for residential,

commercial, industrial, recreation, conservation, and open space uses. The Plan policies augment the General Plan with respect to land use designations, population density, building intensity, and consistent zoning.

Approved developments, Saddle Creek, and Oak Canyon Ranch, and Tuscany Hills development, are included within the Planning Area boundary, however, they are (or will be) subject to their own specific entitlements and development standards, and were not part of the committee's planning process. The Saddle Creek development consists of a golf course and clubhouse, and a maximum of 1,650 residential lots (some of the residential lots are developed with transient occupancy units). The proposed Oak Canyon Ranch development would consist of a maximum of 2,275 single family residential units, two golf courses, and a resort area that would include 300,000 square feet of commercial development, and an additional 1,200 units some of which would be transient occupancy and 400 which would be permanent occupancy units. If developed as currently proposed, development of the Tuscany Hills site will result in 335 single-family units, a private golf course, and a marina with lakeside recreational facilities.

The 2000 U.S. Census data indicates that Copperopolis contained 1,477 dwelling units. One indicator of continued growth is found in a traffic and circulation study for the proposed Oak Canyon Ranch development (August 2003) which anticipates a 7% growth in dwelling units in the Planning Area over the next 20 years. Another growth indicator is the Calaveras County Water District, whose records show that new hook-ups have recently totaled approximately 80 per year. In July of 2004, CCWD projected that a total of approximately 10,000 individual sewer services will be required within their service district. By adding new homes that will not be served by CCWD, it could be expected that the number of dwelling units could exceed 11,000 by the year 2023.

All future applications for development should be evaluated in terms of how each project's proposed densities will affect the over-all population recommended by this plan.

When future development applications are being considered, the following factors should be taken into account:

Priority #1: Proximity to existing water and sewer.

Priority #2: Proximity to existing adequate roadways.

Priority #3: Blended uses, rather than typical subdivision-lot only developments.

B. COMMUNITY PLAN - FUTURE LAND USE DESIGNATIONS

1. Resource Production

Resource Production land includes those with soils and geology capable of supporting agriculture, mining, grazing, or which contain other significant extractable natural resources. Examples of Resource Production lands include cattle and sheep ranching operations, sites of non-operational mining claims that have the potential to re-open, and orchards or vineyards.

Consistent zoning districts include:

Agricultural Preserve (AP)
General Agriculture (A1)
General Forest (GF)
Mineral Extraction (ME)
Recreation (REC)
Rural Home Industry (RM)
Public Service (PS)

2. Rural Residential

Rural Residential lands permit personal ranches in an area where residential land use is the primary use. Associated activities such as small-scale farming and raising of livestock are permitted with some limited businesses that are associated with the agricultural use of the property. This designation is generally intended to apply to areas without public water and sewer and should apply to large lot (equal to or greater than 5 acres) subdivisions only. An example of Rural Residential lands is the Diamond XX Subdivision, which contains parcels of 15 to 20 acres.

Consistent zoning districts include:

Within the Diamond XX subdivision:

Residential Agriculture: 15-acre minimum (RA-15)
Rural Residential: 15-acre minimum (RR-15)

All other areas:

Residential Agriculture (RA)
Rural Residential: 5-acre minimum density (RR-5)
Rural Home Industry (RM)
Public Service (PS)

3. Single-Family Residential

Single-Family Residential lands permit a single-family residence as the primary use of a property, usually located in a subdivision or residential neighborhood. With public water and sewer available, a maximum of 6 dwelling units per acre is allowed in new subdivisions. Where public water is available and public sewer is not available, a minimum of 2 acres per dwelling unit is required in new subdivisions. Where neither public water nor sewers are available a minimum of 5 acres per dwelling unit is required in new subdivisions. Clustering of dwellings can occur in this designation in order to preserve open space.

Consistent zoning districts include:

Rural Residential (RR)
Residential Agriculture (RA)
Single-Family Residential (R1)
Public Service (PS)

4. Duplex

The duplex land use designation applies to Copper Cove Unit 7 and a small portion within the Copperopolis Historic Planned Development District Overlay (HPDDO). Maximum densities of 6 duplexes per acre (duplex =2 dwelling units) are allowed with public water and sewer.

Consistent zoning districts:

Two-Family Residential (R2)
Public Service (PS)

5. Multiple-Family Residential

Multiple Family Residential lands allow multiple family residential units, although single-family homes and duplexes are also allowed. The maximum number of dwelling units is 12 units per acre in areas with public water and sewer. Without public water or sewer, the densities provided in the zoning district apply. Clustering of dwellings can occur in this designation in order to preserve open space.

Consistent zoning districts include:

Two-Family Residential (R2)
Multiple-Family Residential (R3)
Public Service (PS)

6. Commercial

Commercial land use designation is the primary location for wholesale and retail businesses, offices, and furnishing of services for the community and neighborhood, as well as highway travelers and tourists. Residential uses are also permitted in Rural Commercial (RC) zoning districts, and residential development may be allowed as a conditional use in the Local Commercial (C1) and General Commercial (C2) zoning districts. Parcel sizes will vary with the uses intended. Permitted development density in Local Commercial (C1) zoning districts is up to 35 percent of lot coverage, and in General Commercial (C2) zoning districts, up to 50 percent of lot coverage. Current examples include portions of the Copperopolis Historic Planned Development District Overlay (HPDDO), the vicinity of the intersection of Copper Cove Drive and O'Byrnes Ferry Road, the Copper Mill development, and the facilities at the Lake Tulloch Resort and marina. Commercial uses are expected to be included within the boundaries of some future developments.

Consistent zoning districts include:

Rural Commercial (RC)
Local Commercial (C1)
General Commercial (C2) – Future mixed use
Professional Offices (CP)
Public Service (PS)

7. Industrial

The Manufacturing/Industrial designation is intended for processing, fabrication, or manufacturing of goods and commodities. The M2 (General Industry) zoning district is specifically excluded from the Plan Area as inconsistent with nearby residential uses. Due to the predominantly residential character of the Plan Area, light industrial uses are more appropriate. Residential uses are also permitted in Business Park (M4) zoning districts. The density of light industrial development is based upon the property's access to public services and transportation. In Light Industrial (M1) and Business Park (M4) zoning districts, the maximum development density is up to 100 percent of lot coverage, except for the required setbacks.

Consistent zoning districts include:

Light Industrial (M1)

Business Park (M4) – (also permits development consistent with RC, R1 and C2 zoning districts)

Public Service (PS)

8. Public Service

The Public Service designation is intended to classify lands used for public purposes, public utilities, and public agencies such as schools, water or sewer facilities, government buildings, or fire stations, telephone company facilities, etc. Parcel size will vary with use and the availability of adequate infrastructure. Examples include the elementary school, library, future community parks and similar public recreational uses, fire stations, telephone company offices and facilities, and the Calaveras County Water District facilities.

Consistent zoning districts:

Public Service (PS)

9. Recreation

The Recreation designation provides space for public and private recreational uses. Such uses typically include parks, equestrian facilities, golf courses, community centers, and health clubs. Residential uses are permitted in accordance with the provisions of the Zoning Code. Recreation examples include the Lake Tulloch Resort, various private homeowners' parks, health clubs, timeshares, and retreats. Many of these private facilities are only available to members and guests.

Consistent zoning districts:

Recreation (REC)

10. Specific Plan

The Specific Plan land use designation is designed for certain properties in anticipation of future projects where a mixture of uses, building intensity and density is contemplated in order to effectively coordinate infrastructure, recreational, and public facility uses. The designation is intended for large scale projects, which could contain mixed uses including single and multiple family housing, commercial uses, recreation, and open space uses. The inclusion of property within this designation is intended to provide recognition of anticipated development of the property at some point in the future, as community demands dictate the demand for additional developments. Prior to the granting of any project specific entitlements, a Specific Plan or equivalent document, including environmental impact analysis shall be required from the applicant. Saddle Creek and Oak Canyon Ranch are examples of previously approved Specific Plans. The M2 (General Industry) zoning designation is specifically excluded from the list of consistent zoning districts since the permitted uses would not be consistent with nearby residential uses. County approval of development projects proposed under the existing Specific Plan designation establishes basic density values and circulation patterns, but entitlements to enable development would only be granted following subsequent approval of a Specific Plan for the area covered by the Specific Plan designation.

Interim zones: A1, AP until such time as a project specific entitlement is granted.

Consistent zones:

(R1)	Single-Family Residential	(M1)	Light Industrial
(R2)	Two-Family Residential	(M4)	Business Park
(R3)	Multi-Family Residential	(REC)	Recreation (including Golf Course)
(C1)	Local Commercial	(PS)	Public Service
(C2)	General Commercial	(O)	Open Space
(CP)	Professional Offices		

11. Historic Planned Development District Overlay

A Historic Planned Development District Overlay (HPDDO) within the Historic Townsite Boundary shown in the Copperopolis Community Planning Area Map. Proposed development projects in the HPDDO will be reviewed by the Planning Commission to ensure their consistency with the character of existing historic structures in this area by meeting the standards to be outlined in a future Historic District Development Ordinance.

12. Lakeshore Development District Overlay

The Community Plan establishes a lakeshore development district overlay zone in order to protect lake resources. When combined with other development districts, the Lakeshore Development densities will control the minimum parcel size within the combined district, with the underlying district designation controlling land use. Lakeshore Development District Overlay will apply only to parcels having shoreline frontage on Lake Tulloch.

C. LAKE TULLOCH LAKESHORE DEVELOPMENT DISTRICT LAND USE OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

OBJECTIVE LD 1: Ensure that all New Development is Consistent with the Goals and Policies of the Lakeshore Development Plans.

Policy LD1.1: Additional Lakeshore Development. Review all new lakeshore development projects for consistency with Lake Tulloch Lakeshore Development District.

Implementation Measure LD1.1a: Approve only those projects that are consistent with the following:

- Only land above the 515' elevation shall be considered for density calculation.
- The maximum density for new development within the Lakeshore Development District shall be one unit per 5 acres unless served by both public water and public sewage disposal. For parcels served by public water and public sewage disposal, the maximum density shall be one unit per 2 acres.
- When new parcels are created by future land division or a vesting tentative map, only those parcels having frontage on Lake Tulloch Reservoir will be considered to be within the Lakeshore District overlay.

Implementation Measure LD1.1b: The following development measures shall apply in the Lakeshore Development District:

- New parcels adjacent to Lake Tulloch shall contain a minimum 200 feet in length of lakefront shoreline, measured at the 510 foot elevation.
- For the purpose of protecting the environmental resources and to preserve open space on the shoreline, clustering is encouraged if parcels are served by public water and public sewage disposal. When clustered development is proposed, the clustered residential lakefront parcels need not each comply

with the 2 acre minimum parcel size or the standard of 200 feet minimum length of lakefront shoreline, so long as when combined with the open space parcel or parcels, the overall average of 200 feet of lakefront shoreline standard is maintained and the 2 acre density is maintained.

- Excavation for the purpose of creating additional linear footage of shoreline for the purpose of creating additional parcels or dock area docks is prohibited.

Implementation Measure LD1.1c: With the exception of docks, structures cannot extend beyond a vertical line drawn at the 510' elevation and no structures including habitable space below the 515' elevation.

Implementation Measure LD1.1d: All onsite sewage disposal systems shall meet the minimum setback requirements set forth by County Code. The minimum separation distances are as follows:

- Setbacks for leach fields shall be 200 feet from public water supplies, lakes, and/or reservoirs per existing County requirements.
- The minimum setback shall be determined by the following formula and individual merit: $200' + \text{percentage slope in decimal equivalent} \times 2500$.

Any site disturbance (construction or grading) on lakeshore lots shall utilize Best Management Practices in order to minimize potential erosion. Best Management Practices include minimizing grading and soil disturbance, minimizing the amount of impervious surfaces, utilizing natural drainage systems to retain runoff on-site, using native vegetation to control erosion, minimizing the use of fertilizers, and maintaining the natural shoreline as much as possible.

Policy LD 1.2: Dock Development. Review all dock development for consistency with the following implementation measures:

Implementation Measure LD1.2a: For lots/parcels existing at the time of adoption of the Copperopolis Community Plan, the following requirements for permitting docks shall apply:

1. All legally existing lots shall be considered “grandfathered.” As such, they are not subject to the development standards

contained below, which apply to parcels created by future land division or a vesting tentative map.

2. Proposed docks on existing lots/parcels shall be situated in an area that does not result in an increase of 5 mph areas on the lake.
3. Each legally existing single-family lot/parcel shall be allowed to apply for one (1) dock.
4. New docks shall be authorized only when permits authorizing the dock have been approved by Tri-Dam.

Implementation Measure LD 1.2b: For lots/parcels not existing at the time of adoption of the Copperopolis Community Plan, the following requirements for permitting docks shall apply:

1. One (1) dock is allowed per new lot/parcel, subject to a minimum of 200 feet of shoreline length measured at the 510 foot elevation.
2. Multi-slip docks shall be recommended when Tentative Parcel and Subdivision Tract maps are submitted. The multi-slip dock surface area allowed shall be 300 square feet per 200 feet of shoreline length measured at the 510 foot elevation. Multi-slip docks that have more than ten (10) slips must conform with the Shoreline Management Plan-Single Family Residential Provisions. Said applications shall require review and approval by the Tri-Dam Project and the Federal Energy Regulatory Commission prior to installation.
3. Proposed docks shall be situated in an area that does not result in an increase of 5 mph areas on the lake.
4. A new dock shall be authorized only when permits authorizing the dock have been approved by Tri-Dam.

Implementation Measure LD1. 2c: Any dredging that may be required for the installation of any dock will comply with the requirements of Calaveras County for grading and as established by the current Lake Tulloch Shoreline Management Plan, and all parties desiring to excavate or remove soil and/or materials from within the area covered by the Shoreline Management Plan must obtain written permission from Calaveras County and Tri-Dam prior to beginning such activity.

D. GENERAL PLANNING AREA LAND USE: OBJECTIVES, POLICIES AND IMPLEMENTATION MEASURES

OBJECTIVE CD 1: To Ensure that all New Development is Consistent with the Goals and Policies of the Community Plan.

Policy CD1.1: Consistency with Goals and Policies. Review all development projects for consistency with the Community Plan.

Implementation Measure CD1.1a: Approve only those projects that are consistent with the goals and policies of the Community Plan.

OBJECTIVE CD 2: To Establish and Identify Entryways for the Community.

Policy CD2.1: Community Identity. Establish a community identity and theme by enhancing the entryways to the community as identified in the Vision 2020 study. **See Appendix A** on the Copperopolis Community Plan Area Map.

Implementation Measure CD2.1a: The County shall enforce the standards provided in the Copperopolis Community Plan to the areas identified as “entryways” in the Vision 2020 study on the Copperopolis Community Plan Area Map.

Implementation Measure CD2.1b: The County shall apply a Planned Development overlay zoning district, or some similar mechanism, as approved by the Board of Supervisors to ensure future development projects adhere to the “entryway” design guidelines.

Implementation Measure CD2.1c: The County shall implement All new signs in the Planning Area shall comply with the architectural standards and design guidelines, developed and adopted in this Community Plan, for new signage in the community to reflect its rural character and to minimize loss of view.

OBJECTIVE CD 3: To Provide Adequate Land for Schools and Parks.

Policy CD3.1: Schools and Parks. Designate areas for public facilities, including schools and parks, on the Land Use Plan.

Implementation Measure CD3.1a: The County should inventory existing private parks and public recreation facilities serving the Community Plan Area. Inventory should include ownership status, acreage, and facilities located in each of the parks.

Implementation Measure CD3.1b: The County shall require future developments, of 50 or more units, to include within the application, a provision of land for private or public neighborhood parks or recreational uses. Uses may include open space, bike trails, equestrian or pedestrian trails, with special consideration to trail linkage.

Implementation Measure CD3.1c: The County should develop a mechanism to require new subdivisions and development with less than 50 units to contribute to park site acquisition. The mechanism might include payment of Quimby Act fees (Government Code §66477), or land dedication.

Implementation Measure CD3.1d: The County should encourage the formation of a County Parks and Recreation District, or similar entity to provide for the management of park lands and facilities.

OBJECTIVE CD 4: To Preserve the Rural Character of the Area.

Policy CD4.1: Small Town Character. Encourage a mixture of uses and land-use densities consistent with the community's small-town character.

Implementation Measure: CD4.1a: Review in order to maintain the existing mixed land-use pattern within the developed areas within the Community Plan Area (consisting of residential, commercial, light-industrial, and public uses) and to ensure that compatibility between adjoining land-uses is achieved. This pattern is an integral part of the community fabric of small rural towns.

OBJECTIVE CD 5: To Encourage Beautification and Enhancement of Property.

Policy CD5.1: Community Design Guidelines. Establish and enforce community design guidelines for the commercial districts and within the Historic Planned Development District Overlay (HPDDO).

Implementation Measure CD5.1a: All future development within the commercial districts and the Historic Planned Development District Overlay (HPDDO) must conform to the Community Plan design guidelines.

Implementation Measure CD5.1b: All residential development within the Historic Planned Development District Overlay (HPDDO) shall include landscaping along streets.

Implementation Measure CD5.1c: Future development within the commercial districts and Historic Planned Development District overlay (HPDDO) shall provide a buffer zone to protect riparian corridors and/or drainage channels. Setting aside park sites and areas of historical or archeological significance shall also be incorporated into the project design.

OBJECTIVE CD6: To Ensure the Consistent Use of the Planned Development Combining Zone Designation for New Commercial or Industrial Projects.

Policy CD6.1: Planned Development Overlay Zone. Apply the Planned Development Combining Zone Chapter 17.50 on base zoning districts where future commercial or industrial use or development in the Historic Planned Development District Overlay (HPDDO) and Specific Plan areas could result in adverse aesthetic impacts on the community if allowed to proceed without public review and comment.

Implementation Measure CD6.1a: Require the addition of the Planned Development Combining Zone when considering a request for rezoning to commercial or industrial.

Implementation Measure CD6.1b: All commercial and industrial projects shall conform to the adopted design guidelines contained in the Community Plan.

E. COMMUNITY DESIGN GUIDELINES FOR THE HPDDO AREA

Background

Technology has quickened the pace of change and introduced a great variety of building materials and construction methods. Since personal tastes and social attitudes often govern today's choice of materials and methods, design review has been introduced to ensure that the design of new structures is compatible with community character. The landscape and buildings of a healthy community exhibit continuity of a community's past and present. In recognition of this concept, a properly instituted design review program aims to ensure compatibility for future growth in historic areas. Design review will vary according to conditions in particular communities, but it should ensure that new buildings conform in scale, proportion, and texture to existing community form.

Compliance with the design principles below is intended to ensure maximum compatibility of remodeling and new construction with older buildings in historic areas. Therefore, all proposed new construction in the Historic Planned Development District Overlay (HPDDO) shall conform to and reinforce the image of Copperopolis' original 1800s architecture.

Repetition of Roof Shape: Similarity of roof shapes and material is often the most important means for achieving continuity in design between new and old buildings in historic areas. Roofs are an important factor in the overall design of a building to help relate items such as height and scale to those adjacent structures.

Consistent Building Height: New buildings shall be constructed to a height consistent with County Code and/or at a lower reasonable average height of existing adjacent buildings.

Directional Expression of Front Elevations: Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to a building's facade. If buildings in historic areas have predominantly vertical expressions, then new buildings shall also have vertical expressions. Nineteenth century buildings tend to be vertical, while 20th century buildings often have horizontal emphasis. Side and rear elevations shall be designed in a manner that is consistent with the architectural style of the front elevation.

Placement of New Additions to Historic Buildings: The most important facade of any building is generally the frontal facade. This is particularly true when viewing a streetscape. The front elevation, and the side elevation on a corner building, shall not have additions added that would destroy a building's historic character.

Building Setback: Building setback is an important consideration in harmonizing new with old in rural historic areas.

Relationship of Textures: The texture of a building is an important factor in the overall appearance of a neighborhood. The predominant texture may be smooth (stucco), rough (brick with tooled joints), horizontal wood siding, or other textures. Whatever texture is used, its appearance must be considered in relation to the neighborhood to ensure a compatible blending with other styles.

Repetition of Details: Repetition of details, such as choice of exterior building materials, proportions of windows and doors, gingerbread porch posts and trim, window and door moldings, cornices, lintels, and arches, is extremely important in ensuring compatible appearance of new construction in historic areas. There has been a general misunderstanding about 19th century styles because of the weather-beaten appearance of many vintage buildings. Greek revival, Queen Anne, Italianate, and Stick architectural styles are precise in their detailing and consistency of proportions. There is a great difference between these precise, albeit weathered, architectural statements, and contemporary efforts to create vintage-style buildings by constructing badly

proportioned, indistinctive, roughshod buildings of rough-sawn plywood or board and batten style.

Relationship of Colors: The proper application of a color scheme to a building or a series of buildings can highlight important features and increase their overall appearance. Accent or blending colors on building details is also desirable in creating compatibility with neighboring structures. Use of exterior color is of particular importance in the case of a wood frame house where the combination of wall and trim colors usually decides its basic character. A good color scheme should be neighborly as well as effective in itself, so that both the house and the environment benefit. Physical features such as picket fences, building facades, benches, lampposts, and signs or combinations of these features provide continuity and cohesiveness to a neighborhood. Efforts to achieve continuity should not be so restrictive that they force mere imitation. However, the design of new buildings in and adjacent to historic areas, and new additions to old buildings must be carefully executed to achieve harmony between old and new. The challenge, particularly in special design districts, is to create contemporary buildings whose flavor and scale compliments, rather than imitates, the pre-determined images of the historic setting.

Signs and Street Furniture: Commercial signs are an effective tool for enhancing historic quality and can be designed to harmonize with the structure. All too often, oversized or modernistic signs are used that detract from the overall charm. For this reason, design review for signs is required. Similarly, street furniture (benches, light fixtures, and litter containers) should be designed to embellish the historic grace and conform to existing architectural styles. Ingenuity may be required, but these details can provide cohesion and grace. (See Calaveras County Zoning Code Title §17.72)

HPDDO Design Guidelines: Objectives, Policies and Implementation Measures:

OBJECTIVE D1: To Encourage a Consistency in the Design of Commercial Developments in the Historic Planned Development District Overlay (HPDDO) that is Compatible with Adjacent Land Uses.

Policy D1.1: HPDDO Design Guidelines. Provide design guidelines that encourage commercial development within the Historic Planned Development District overlay (HPDDO) to be compatible with existing historic buildings and require that new structures in the HPDDO reflect the historic and rural character of the area.

Implementation Measure D1.1a: Apply the Planned Development (PD) combining district to all commercially zoned parcels in the Historic Planned Development District Overlay (HPDDO).

Implementation Measure D1.1b: The County should utilize the following criteria as a guideline to develop a Historic District Development Ordinance:

- Building materials shall compliment and be compatible with those used in the immediate area.
- The use of natural or natural-styled materials (wood, brick, field stone, tin, etc.) in keeping with the area's historic character is required.
- Parking lots shall be designed to minimize their visual impact of the lot through location, size, and screening. Parking lots behind buildings and alleys behind buildings for delivery trucks are encouraged.
- Where groups of buildings are used, the developer is encouraged to connect buildings by plazas, terraces, arcades, canopies or roofs to provide safety, shelter, and a pleasant environment for pedestrians.
- Designs shall promote pedestrian and bicycle use by including pedestrian and bike pathways.
- New landscape features (e.g., parks, gardens, fencing, benches, and walkways) shall be compatible with the character of the district.
- Lighting visible from the exterior of the building shall be limited to the minimum necessary for security and safety while reducing to the utmost glare and light trespass.
- The architectural design of a project shall be compatible with and compliment the existing historic buildings in the HPDDO.
- Commercial buildings shall be of small or moderate mass and scale in keeping with the visual pattern found in Gold Rush communities.
- New and renovated buildings shall preserve the space relationships exhibited in Gold Rush communities. In the central portion of the HPDDO, buildings should abut against each other. Open gaps which emphasize underutilized commercial space should be avoided.
- Exterior lighting fixtures in the HPDDO should be a comfortable human scale and use traditional historic materials and details in their construction.

- Signs in the HPDDO should be pedestrian-oriented in size and shape. Symbolic and historic three-dimensional signs such as barbershop poles are encouraged.

F. COMMERCIAL LAND USE

Background

The Commercial Land Use designation applies to the areas within the Planning Area where wholesale and retail businesses, offices, and service providers are located. The designation also applies to businesses that appeal to highway travelers and recreational uses. Examples include, Historic Copperopolis, Little John Road and Reeds Turnpike, and the area near the intersection of Copper Cove Drive and O'Byrnes Ferry Road. There is also a commercial area adjacent to Lake Tulloch where the emphasis is on overnight accommodations and boat rentals. Parcel sizes will vary with the uses intended.

Historic Copperopolis, which is characterized by a variety of large and small lots, historic buildings housing commercial uses, is closely adjoined by vintage residences. A central goal of the Community Plan provides for the continued existence, rehabilitation, and expanded use of these historic buildings for commercial development that will highlight the area's history, rural appeal and attract tourists to the town and lake. The Community Plan also identifies additional areas where it is anticipated that new neighborhood commercial uses will be required to serve the needs of local residents and tourists. The vicinity around the intersection of Copper Cove Drive and O'Byrnes Ferry Road, and at Little John Road and Reeds Turnpike are the locations of the Planning Area's more recent commercial developments that provide retail services. Accordingly, the Community Plan expresses a clear preference for businesses in these areas that will provide essential services to residents and visitors, such as offices, banks, grocery shopping, construction materials, medical services, and retirement facilities.

Commercial Land Use: Objectives, Policies and Implementation Measures

OBJECTIVE CL1: To maintain and improve commercial districts within the Historic Planned Development District Overlay, at the intersection of Copper Cove Drive and O'Byrnes Ferry Road, at Little John Road at Reeds Turnpike, and at Lake Tulloch; while providing for additional Neighborhood Commercial uses in designated areas that are adjacent to areas of anticipated future growth.

Policy CL1.1: Maintain Contiguous Commercial Districts. Commercial development in Master Project areas shall be contiguous to the areas designated for commercial development on the Community Plan map.

Implementation Measure CL1.1a: All future commercial uses shall only be located within areas designated as Commercial on the Community Plan Land Use Designation Map, except as permitted under Implementation Measure CL1.1b. Any future commercial use that requires an amendment to the Community Plan Land Use designation Map shall only be located in areas contiguous to those areas designated as Commercial on the Community Plan Land Use Designation Map, except as indicated under Implementation Measure CD5.1b, below.

Implementation Measure CL1.1b: Future commercial uses may also be located within areas designated as Specific Plan areas on the Community Plan Land Use Designation Map.

Implementation Measure CL1.1c: Require all commercial development to be consistent with the architectural design standards for the Historic Planned Development District Overlay.

Policy CL1.2: Strip Commercial Development. Prevent "strip" commercial development.

Implementation Measure CL1.2a: Only consider Community Plan amendments for new commercial development, which do not contribute to the creation of commercial strips along either side of Little John Road, O'Byrnes Ferry Road or Highway 4.

G. RESIDENTIAL LAND USE

Residential land use within the Planning Area varies greatly in density and housing type. Residential densities range from Rural Estate lands, which permit personal ranches, in which a residential land use is the primary use, to multi-family land uses in the more urbanized portions of the Planning Area. Examples of Rural Estate lands are the Diamond XX Subdivision containing 15 to 20 acre lots and future development of larger tracts of land currently shown for Agricultural Uses. Examples of Single-Family Residential land uses are the subdivisions of Poker Flat, Copper Cove, Conner Estates, Copper Meadows, and other subdivisions in the Copperopolis Planning Area. The duplex land use designation applies to Copper Cove Unit 7 and a small portion of Historic Copperopolis.

The County General Plan sets forth goals, policies, implementation measures and programs relating to the maintenance, preservation, improvement and development of housing to meet the needs of residents in all income levels.

Based upon the historic growth patterns and previously stated projections, the population of the Copperopolis Community Plan area is expected to increase 5 to 10

percent annually over the next 20 years, reaching approximately 11,000 dwelling units by 2023.

Residential Land Use: Objectives, Policies and Implementation Measures

OBJECTIVE RL1: To Provide a Varied Housing Mix to Accommodate the Needs of Future Residents in the Community Plan Area.

Policy RL1.1: Residential Criteria. Provide general criteria for new residential development.

Implementation Measure RL1.1a: New residential development should meet the following general criteria:

- Minimize disturbance of the natural environment (including trees and topography) of the site.
- Preserve existing views from public roads and surrounding properties towards major visual resources such as Lake Tulloch, and other open space lands surrounding the Planning Area.
- Preserve the existing historic and rural community character.

Implementation Measure RL1.1b: Parcel map and subdivision tract map designs shall provide for a variety of parcel configurations and/or sizes by placement of property lines which reflect a balance of preserving natural amenities and creating functional building sites.

Implementation Measure RL1.1c: The visibility of new development shall be minimized by using existing natural site characteristics for screening, such as trees, topographic features, and rock outcroppings.

Policy RL1.2: Encourage property owners and developers to improve and maintain the County's existing low and moderate-income housing stock.

Implementation Measure RL1.2a: Utilize the provisions of the County General Plan Housing Element when considering proposed residential developments.

Implementation Measure RL1.2b: Advise prospective residential developers of the need to provide affordable housing to meet the needs of local residents.

Implementation Measure RL1.2c: Provide information to encourage developers to take advantage of density bonuses and other available incentives.

Implementation Measure RL1.2d: Encourage the development of financial assistance programs through the private and public sectors to assist owners and tenants.

H. HISTORIC RESOURCE PROTECTION

Background

The history of the Copperopolis area is intriguing and filled with the excitement of the 1849 gold rush, the discovery of a major copper deposit, and the cattle and farming activities of the area. Many buildings throughout Historic Copperopolis reflect the past history of the area. The community has expressed a desire to maintain the historical theme throughout the area designated Historic Planned Development District Overlay (HPDDO). The following policies and programs are designed to protect and maintain the historical nature of the area:

Historic Resources Protection: Objectives, Policies, and Implementation Measures

OBJECTIVE H 1: To Protect and Retain the Historical Assets of the Community.

Policy H1.1: Historical Design Elements. Encourage the use of historical design elements on new construction in keeping with the historic nature of the old mining town of Copperopolis.

Implementation Measure H1.1a: In the Historic Planned Development District Overlay area, developers shall follow design guidelines for proposed projects to ensure consistency between existing architecture and new construction.

Implementation Measure H1.1b: The local historical committee should be requested to photograph all historic features and prepare index maps for all photographs.

Implementation Measure H1.1c: The local historical committee should be requested to prepare a Historic Preservation Plan to present to the Board of Supervisors requesting the Board form a Historic District.

Implementation Measure H1.1d: In situations where the cost of rehabilitation of historic structures exceeds the cost of demolition and reconstruction, use of facsimile reproductions for structural elements is to be required in the new construction.

IV. NATURAL RESOURCES ELEMENT

Background

The Natural Resources Element of the Copperopolis Community Plan presents descriptions of the natural resources and open space amenities provided throughout the Planning Area. Descriptions of the resources are included with limitations on future development associated with each of the resources. New development shall be tailored to fit within the constraints of the various sites in the Planning Area.

A. MINERAL RESOURCES

Geology: Metamorphic rocks occupying broad belts trending north-northwest in the central and western portions of the County underlie the Copperopolis Community Plan Area. The rocks consist of schist, slate, and limestone of the Calaveras formation; schist, greenstone and slate of the Amador Group; slate of the Mariposa formation; and amphibolite and chloritic schist, greenstone, and phyllite of undetermined age. Complex Tertiary rock formations consisting of quartz sand, clay, and auriferous quartzose gravel associated with the Lone Formation are located in the eastern portion of the planning area. In the vicinity of Sawmill Creek is the Logtown Ridge formation consisting of volcanic flows, tuffs (rock based in volcanic flows), agglomerate and breccias (rock embedded in a fine-grain sand or clay) tuffaceous sediments, and slate and chert (flint-like rock).

The Planning Area has a rich mining history commencing with the early exploration for gold in the 1850s. This exploration activity resulted in the discovery of a very concentrated deposit of copper ore in 1860 at what is now the Quail Hill mine located approximately 6 miles west of Copperopolis at the foot of Gopher Ridge outside of the planning area. The Union mine at Copperopolis was the source of more than half of U.S. production in 1866, producing 5,000,000 dollars worth of copper from the mines from 1860 to 1866. The Keystone-Union and North Keystone mines were the most productive California copper mines during World War II. Since World War II, there had been some minor activity at the Union and Keystone mines up to 1959.

Gold, silver, and precious metals have been mined at various sites in the Planning Area. A recent gold mining operation that closed in 1993 was located at the Alto Mine operated by Glamis Gold Inc., located in the Rancheria del Rio Estanislau, south of the Copper Cove subdivision. Located adjacent to, but outside of the Planning Area, is the Royal Mountain King mine north of the Diamond XX Subdivision, covering approximately 1,500 acres which extracted gold from 1988 to 1994. The site is currently under closure and final reclamation. Copper mine tailings and remnant mine shafts are found at various locations within the planning area and may have the potential to impact water quality and future development.

The Calaveras Asbestos Monofill mine, (CAM) is located just beyond the east boundary of the Planning Area but is accessed off O'Byrnes Ferry Road. The site was originally

owned by the California Asbestos Company and was one of the first chrysolite asbestos deposits to be mined in California. Original mining activity began in the early 1900s. Later, the Jefferson Lake Sulphur Company purchased the mine and began intensive mining activity in 1962 and ceased mining activity and closed the site in 1974. The site was converted into a disposal facility for asbestos waste in 1987 and was modified to accept limited waste tire disposal and asbestos waste disposal in 1993. The owners of CAM as of 2008 are in the process of seeking State and County permits for the disposal operation at this site, that could result in an increase in truck traffic, dust, and noise, impacting the Planning Area.

Soils Classifications: Soils across the Planning Area vary with differences in parent material, drainage, and the age or degree of development since soil formation or deposition. The U.S. Department of Agriculture Soil Conservation Service (SCS) prepared a General Soil Map of Calaveras County in 1965. Soils Groups identified in the Planning Area include the following:

<u>Soils Group</u>	<u>Approximate Area</u>
AK-AB-BE: Auburn-Argonaut Association, 2-30% slopes	55%
Wg-AK-CE: Whiterock-Auburn Association, 5-30% slopes	35%
Dj-Fb-CE: Delpiedra-Fancher Association, 5-30% slopes	10%

The basic similar characteristics of each of the soils groups include slight to moderate acidic content with greenstone, serpentine, or meta-sedimentary parent rock material. The soil depths range from 5 to 40 inches, and most soils have poor permeability. Soils support vegetation that is suitable for cattle grazing and rangeland activities but lack the fertility, chemical consistency, and available water to qualify as prime farmland. Agricultural crops are mostly limited to those tolerant of acidic soils and rocky substrata. Crops that do well are olive trees and grape vines.

Earthquake-Related Geologic Hazards: The Planning Area lies in a region that has historically experienced relatively limited seismic activity. The Foothills Fault System was studied extensively following the 1975 Oroville earthquake of 5.7 Richter magnitude and is believed to be capable of generating a 6.5 Richter magnitude earthquake with a recurrence interval of approximately 25,000 years according to a report prepared by Woodward-Clyde Consultants. The Foothills Fault System is a complex braided system of fault segments extending about 200 miles along the Sierra-Nevada Foothills. Two primary fault systems are present in the Foothills Fault system, the Melones Fault zone and the Bear Mountain Fault zone. The Melones Fault system is more active than the Bear Mountain Fault system that is located closer to the Planning Area on the west. No active earthquake faults are mapped in the Planning Area or are referenced in reports required under the Alquist-Priolo Special Studies program.

Non-Seismic Geologic Hazards: The Planning Area contains potential non-seismic related geologic hazards. Through previous studies for the Copper Cove Wastewater Treatment Plant expansion completed in 1994 and surveys of the geologic reports on the Saddle Creek Subdivision, Oak Canyon Ranch Master Plan, and various mining operation conditional use permits, the probability of liquefaction, landslides, and

differential compaction/seismic settlement are low to moderate depending upon the soil depth and underlying geology.

The New Melones Reservoir and Lake Tulloch are both located along the Stanislaus River. In the event of a flood release from the dams associated with these large bodies of water, those living in the planning area would be unlikely to be significantly affected. Although there are numerous small ponds, that were previously used for stock-watering, within the Planning Area (e.g., Sawmill Lake, Mitchell Lake and Flowers Lake), the possibility of flood damage in the event of a failure of the small dams associated with these ponds is considered marginal.

List of Mines in or near the Planning Area:

Asbestos Mines:

1. Jefferson Lake Asbestos- started in 1961; closed in 1974; now CAM.
2. Turner and Lloyd Deposit- 1953 started; now closed.

Chromite Mines:

3. Alta Mine- started in 1958; now closed.
4. Holbrook and McGuire Mine- started in 1890s; now closed.
5. Mayflower Mine- 1941 reopened; now closed.
6. Walker Mine- operated during WW I; now closed.

Copper and Zinc Mines:

7. Quail Hill Mine- 1860; closed in 1946; most active mine historically.
8. Union Mine- 1860; consolidated as part of Copperopolis mines.
9. Keystone Mine- 1860; consolidated as part of Copperopolis mines.
10. Keystone-Union- combined in 1878; closed operation after WWII.
11. North Keystone- ranked 2nd in Calif. production during WWII; closed in 1945.
12. Empire Mine- adjacent to the Union Mine; 1862 est.; closed in 1946.
13. Jackson McCarthy (Old Calaveras) mine-1902 est.; now closed.
14. Collier Mine- 1861 est.; closed in 1946.
15. Calaveras Mine- (extension of Union Mine) - 1862 est.; closed in 1863.
16. Napoleon Mine- 1861 est.; one of oldest major copper mines; closed in 1943.

Gold and Precious Metals Mines

17. Royal and Mountain Kings Mines- 1890's in Hodson District; consolidated and mined 1988 to 1994 by Meridian Mining; undergoing reclamation.
18. Alto Mine- 1886 est.; mined and closed in 1998.
19. Butcher Shop mine- 3 miles NW of Copperopolis; 1947 opened; closed in 1950.
20. Gold Knoll mine- 3 miles SW of Copperopolis; 1925-1927 operated; now closed.
21. Wilbur Womble Mine- 1896 est.; closed in 1936.

Source: *Mines and Mineral Resources of Calaveras County, California; County Report 2;* California Division of Mines and Geology; Ferry Building, San Francisco, CA. 1962.

B. Biological Resources

The Copperopolis Planning Area contains a variety of plant and animal habitats. The following information was compiled from background information contained in several environmental impact reports (EIR) related to mining operations or planned developments proposed in the area. These data were updated (2004) by the late Wayland L. Ezell, biological consultant.

Blue Oak Savanna and Woodland: This category contains blue oak trees with other trees and shrubs scattered and generally located on rockier north-facing sites and slopes. The flatter sites commonly have clusters of tombstone rocks (uplifted metamorphic schist). The native trees and shrubs include foothill pine, interior live oak, California redbud, California buckeye, Mexican elderberry, California coffeeberry, buckbrush, Sierra redberry, poison oak, manzanita, and chamise. Sticky or bush monkeyflower, Indian paintbrush, and California buckeye generally are found on steep rocky slopes. Spring and early summer wildflower species listed for the annual grassland may also occur in open spaces within the blue oak savanna.

Annual Grassland: Throughout the Planning Area, the annual grassland association is dominated by non-native grasses, weeds, and wildflowers. The non-native grasses include wild oats, medusahead, ripgut grass, foxtail, soft chess, and needlegrass, with these non-grasses (of which the first three are natives): fiddleneck, tarweed, dove weed, and storksbill. Numerous showy spring and early summer wildflowers can occur in both the annual grassland and blue oak savannah communities: two species of shooting star, four species of brodiaeas (blue, hyacinth or white, harvest, and twining), Ithuriel's spear, California poppy, caespitose poppy, frying pan poppy, baby blue-eyes, popcorn flower, three species of clarkia (farewell to spring, elegant, and wine cup), blue-eyed grass, butter-and-eggs, tidy tips, goldfields, bush lupine and a number of herbaceous lupine species, common or yellow monkey flower, soap plant, clover (purple and valley tassels), rosy clover, Chinese houses, miners lettuce, species of Mariposa lily, whisker brush, California saxifrage, fritillaria (not identified to species), moth mullein, and woolly mullein.

Birds: A wide range of song birds and other birds, including both permanent residents and migrants, occur in the Planning Area. Examples include: western blue bird, dark-eyed junco, Oregon junco, house wren, western scrub jay, species of hummingbirds, purple finch, tufted titmouse, white-throated nuthatch, acorn woodpecker, red-tailed hawk, sharp-shinned hawk, Copper's hawk, American kestrel, northern harrier, other hawk species, bald eagle, osprey, turkey vulture, great horned owl, western screech-owl, other owl species, great blue heron, egret, northern flicker, yellow-rumped warbler, savannah sparrow, red-winged blackbird, Brewer's blackbird, western meadowlark, California quail, mourning dove, wild turkey, mallard duck, and other waterfowl species.

Rare or Sensitive Species: The bald eagle (*Haliaeetus leucocephalus*) and osprey (*Pandion haliaetus*) have been observed in the Planning Area and have the potential to nest in the area. The Cooper's hawk (*Circus cyaneus*) also has the potential to nest in the Planning Area. Some elderberry trees (*Sambucus mexicana*) occur in the Planning Area. These are listed as critical habitat for the Valley Elderberry Longhorn Beetle, listed as a threatened species by the U.S. Fish & Wildlife Service. A tentative report has indicated that a population of the Chinese Camp brodiaea (*Brodiaea pallida*) may occur in the Planning Area, but its location is not known at this time. This brodiaea is listed as a State Endangered/Federal Threatened species. There are no records of red-legged frogs (*Rana aurora draytonii*), listed as Threatened under the Endangered Species Act, occurring in or near the Planning Area.

Stream Channels: A number of stream channels occur within the Planning Area. These include perennial streams that carry water throughout the year or at least more than 90 percent of the time; intermittent streams that have distinct streambeds and channels, carrying water for only a portion of the year; and ephemeral streams which lack well-defined streambeds and channels, carrying water for very brief periods of the year when it rains. These creeks--Little Johns, Black, Sawmill, Penny, and Copper--vary from perennial to intermittent streams depending on rainfall, and if they are supplemented by upstream reservoirs. Surface water may flow through these creeks for only a portion of the year; however, water usually remains in low depressions for most of the year. In addition to these creeks, there are a number of unnamed intermittent streams, along with ephemeral streams, in the Planning Area. Activities that impact all of these stream types require a stream alteration permit from the California Department of Fish & Game. Small areas of seasonal wetland vegetation may develop in locations where surface water flow is prolonged or within depressions. Such areas may be protected by Section 404 of the Federal Clean Water Act, requiring a federal permit. Streams flowing to rivers that empty into the Pacific Ocean may be classified as Waters of the United States, and they would fall under federal guidelines.

Riparian Habitats: Riparian habitats (along streams, rivers, and lakes) in the Planning Area include portions of the above-listed creeks, Lake Tulloch, and possibly the Stanislaus River. Dominant plant species include natives such as spike rush, joint paspalum, water plantain, yellow waterweed, tule, common or yellow monkeyflower, red willow, valley willow, and cottonwood, plus non-natives Bermuda grass and rabbitfoot grass. The presence of water also is important for wildlife species such as black-tailed deer, fox, coyotes, California quail, wild turkey, waterfowl, and birds that occur in the Planning Area. Riparian habitats can be classified as wetlands, and there are some wetland areas adjacent to riparian habitats. There also are vernal pools in the Planning Area that may have value for wildlife habitat. If encountered during the development of property, the project will be required to seek the appropriate clearances from the Army Corps of Engineers and/or the California Department of Fish & Game. Mandated federal and state guidelines would determine any required mitigation measures.

Reservoirs and Lakes: In addition to Lake Tulloch, there are smaller lakes, as well as small reservoirs and man-made stock-watering ponds, within the Planning Area.

Common wetland native plants associated with the ponds and small lakes include spike rush, yellow waterweed, cattail, tule, red willow, valley willow, and frogbit, plus non-native species such as pennyroyal, rabbitfoot grass, and cocklebur. Dominant plant species near the seep areas below dams or ponds may include natives such as tall flat sedge, joint paspalum, dense-flowered spike-primrose, common or yellow monkeyflower, and red willow, plus these non-natives: black flat sedge, pennyroyal, Bermuda grass, summer centauray, and bull thistle. Native aquatic plants (macrophytes) present in Lake Tulloch include elodea (*Elodea canadense*), coontail (*Ceratophyllum demersum*), and possibly pondweed (*Potamogeton* sp.), along with these non-native species (exotics): Eurasian watermilfoil (*Myriophyllum spicatum*) and Brazilian elodea (*Egeria densa*). A third exotic species, spinyleaf naiad (*Najas minor*), has been reported, but it normally occurs in the eastern United States, and there are no other known reports of it occurring in California. These non-native species, especially Eurasian watermilfoil, are forming dense beds in the lake and creating problems for boaters. They should be removed by a process that does not impact the native macrophyte vegetation necessary to protect trout and other fish. These native macrophytes also provide protection and food for plant-eating fish and other aquatic life. Evaporation and storage ponds for CCWD wastewater management located adjacent to the Copper Cove and Saddle Creek subdivisions contribute potential area for riparian habitat. Due to the nature of the evaporation and storage ponds and vegetation management necessary for protection of the ponds, these facilities are not considered significant in the resources inventory.

Wildlife Corridors: Development in the Planning Area has disturbed the migratory routes and movement corridors used by black-tailed deer and other wildlife species. The surrounding areas contain more dense vegetation, especially on north-facing slopes, where more moisture makes those areas more suitable for wildlife. The recorded presence of fox, coyote, mountain lions, and bear in the surrounding hills over the years is testimony to the fact that migratory routes follow the topography and temperature regimes. The presence of domesticated dogs, cats, and livestock in the developed portion of the Planning Area present a potential source for conflicts between the wildlife corridors and resident livestock and domestic pet populations. The Calaveras County Animal Control office handles the attack on livestock by domestic dogs, whereas the attack on livestock by wild bears and mountain lions is handled by a federal trapper (presently contracted by the county via the County Agricultural Office) and the California Department of Fish & Game which issues permits for the taking of these predators.

C. VISUAL RESOURCES

Scenic Vistas: The Copperopolis Community Planning Area has numerous scenic vistas from the major roadways that pass through the area. Traveling west on Highway 4 towards O'Byrnes Ferry Road provides a scenic overlook of the Sawmill Lake area and view of Historic Copperopolis. O' Byrnes Ferry Road has numerous points where expansive undeveloped hillsides and valleys are present providing scenic vistas of the

oak woodland and grassland vegetation. Views of Lake Tulloch from both the Copper Cove and Poker Flat subdivisions are impressive. The Community Plan recognizes the need for adequate lands for new land uses but also recognizes the importance of preserving the open spaces and rural character that draw people to the area.

Light and Glare: Residential neighborhoods in Copperopolis have a minimum of streetlights depending on the age of the subdivision and amenities included at the time of construction. The commercial centers near Copper Cove Drive and O'Byrnes Ferry Road, Historic Copperopolis, and the Lake Tulloch commercial area have illumination associated with their operations. Planning for the new communities in Oak Canyon Ranch and Saddle Creek include the provision of limited street lighting

Natural Resources: Objectives, Policies, and Implementation Measures

OBJECTIVE NR 1: Ensure that there is an Adequate Supply of Water Available for Existing Residents, Businesses, and Future Development of the Planning Area.

Policy NR1.1: Water Cooperation. Require continued cooperation between the county and water purveyors and developers to meet the water needs for the future.

Implementation Measure NR1.1a: Require that all new developments provide the infrastructure, including storage and distribution facilities, to adequately serve the new development.

OBJECTIVE NR 2: To Preserve the Agricultural Uses in the Planning Area.

Policy NR2.1: Agricultural Production. Promote agricultural production in the Copperopolis Community Plan Area.

Implementation Measure NR2.1a: Support smaller intensive agricultural uses on smaller parcels where compatible with surrounding uses.

OBJECTIVE NR 3: To Preserve the Air Quality of Copperopolis

Policy NR3.1: Emissions Reduction. Promote measures to reduce emissions into the environment.

Implementation Measure NR3.1a: Support and encourage home delivery mail service especially to the commercial areas, clustering of neighborhood mailboxes, or a satellite post office in the developing communities.

Implementation Measure NR3.1b: Require new developments to provide for pedestrian/bicycle paths and incorporate project design features to encourage less automotive use.

OBJECTIVE NR 4: To Protect the Darkness of the Night Sky so that Light and Glare does not interfere with Community's Enjoyment of the Nighttime Visual Environment.

Policy NR4.1: Control Lighting and Glare. Support development of regulations which control evening lighting of the sky so that glare does not adversely affect residential land uses.

Implementation Measure NR4.1a: Support enforcement of the County Zoning Ordinance requirements to require that all onsite lighting fixtures include features that are designed to limit off-site glare in residential land uses, or where commercial land uses abut residential land uses.

Implementation Measure NR4.1b: Require all projects seeking discretionary permit approval to submit detailed lighting plans. The plans must show the types of lighting fixtures, their placement, and must also confirm that the fixtures are designed to direct light on the project site and not reflect offsite. All exterior lighting shall meet the following criteria:

- Lighting fixtures shall be limited to the minimum necessary for safety and security and located to avoid or minimize their visibility from surrounding properties and roadways.
- Light fixtures shall be mounted at low elevations (eight feet or less) and fully shielded to direct lighting downward. Exception: Fixtures for parking lot illumination shall be limited to 15'-0" high, although they are subject to the same downward shielding requirements.
- Lighting along walkways shall be mounted on low elevation bollards or posts.

OBJECTIVE NR 5: Conserve Existing Mining Sites for Future Mineral Extraction.

Policy NR5.1: Mining. Encourage new mining operations in the Planning Area.

Implementation Measure NR5.1a: Utilize the Mineral Extraction Overlay zoning district to identify potential commercial mineral deposit sites and take the appropriate measures to protect the resources for future mining activity where resources may still exist.

Implementation Measure NR5.1b: New mining operations must comply with the requirements of the Surface Mining and Reclamation Act and must be consistent with the County Zoning Ordinance.

OBJECTIVE NR 6: To Protect Wildlife Corridors.

Policy NR6.1: Wildlife Passage. Preserve and protect adequate passage for wildlife to and from creekbeds and other sources of shelter and food.

Implementation Measure NR6.1a: Prior to project approval, all projects must verify that wildlife corridors are not adversely affected, or that mitigation measures are incorporated into the application to address wildlife corridor issues. All projects must include sufficient measures to ensure the protection of wildlife corridors.

OBJECTIVE NR 7: To Preserve Scenic Vistas Throughout the Community.

Policy NR 7.1: Scenic Vistas. Identify and preserve scenic vistas.

Implementation Measure NR7.1a: Utilize the Vision 2020 study to initiate formation of a scenic route map for the community.

Implementation Measure NR7.1b: Investigate the requirements for recognition of a State Scenic Highway designation for Highway 4 and/or O'Byrnes Ferry Road.

OBJECTIVE NR 8: To Preserve and Enhance Open Space Lands to Maintain the Natural Resources and Rural Characteristics of the Community Plan Area.

Policy NR 8.1: Open Space. Encourage the preservation of open space by encouraging clustering and land set aside for open space purposes in the review of new development proposals.

Implementation Measure NR8.1a: Require new development to provide and maintain open space.

Implementation Measure NR8.1b: Utilize the provisions of the County General Plan Open Space Element when considering proposed projects affecting open space resources.

Implementation Measure NR8.1c: The County should develop a mechanism to require new subdivisions and development with less than 50 units to contribute to park site acquisition. The mechanism might include payment of Quimby Act fees (Government Code §66477), or land dedication.

V. ECONOMIC ELEMENT

Background

Development first occurred in the Copperopolis area when copper ore in high concentrations was found in 1860. Prospecting for precious metals continued with sporadic success with the discovery of gold, silver, and other commercial grade ores in the region. When the Civil War ended, the demand (and the price) for copper declined and many of the mines closed. Copperopolis's economy was based on a single industry, resource extraction, and once that industry was closed, the business services provided decreased as the population declined. The 1867 fire decimated the community and left few of the original structures and after many of the original settlers moved on, the town reverted to an agricultural community supporting local cattle ranches and farms.

A stable economic base is essential for the sustainable growth and development of a community. Currently, the economic base for the Copperopolis area is derived from five basic sources: tourism, construction and related industries, public agencies, agriculture, and retirement incomes. Local employment is limited. Other than work in construction and agriculture, most positions are confined to service jobs in local markets; gas stations; resorts; and personal services, such as barber shops and beauty salons. Industry and professional services are generally lacking and the seasonal nature of most employment in recreation, tourism, construction, and agriculture is not sufficient to sustain a growing local economy.

Current trends show increasing interest in the smaller, more rural atmosphere of Copperopolis from those residing in larger, more urbanized areas, such as Stockton, Sacramento, and the San Francisco Bay Area. The availability of local services is particularly important as these consumers relocate into the area. The economy should also build on existing resources, such as the development of Copperopolis as a year-round recreational destination. This will attract income from outside sources and expand job opportunities. It will also support the growing real estate market and enhance the overall quality of life in the area, encouraging stronger community ties and local development.

For the Copperopolis economy to thrive, it must encourage the development and expansion of commercial and industrial enterprises that will serve new and existing residents and provide long-term, stable employment.

The goals, policies, and implementation measures of this plan have been formulated to support existing programs and provide policy direction for future economic stability and growth in the Planning Area.

Economic Objectives, Policies and Implementation Measures

OBJECTIVE E 1: To Ensure the Economic Viability of the Community Plan Area.

Policy E1.1: Support County Economy. Support the Countywide General Plan Goal to “Improve the economy of Calaveras County.”

Implementation Measure E.1.1a: Facilitate the development of job generating land uses in the Community when those uses are compatible with the character of Copperopolis and the Lake Tulloch communities.

Implementation Measure E.1.1b: Encourage the continued development of visitor-oriented commercial development.

Implementation Measure E.1.1c: Encourage efforts by the Calaveras County Economic Development Company and others to attract new businesses and light industries to locate within the community planning area.

VI. CIRCULATION AND TRANSPORTATION ELEMENT

Background

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

The road system consists of state highways, county roads, and private roads used for motor vehicle, bicycle, pedestrian, and equestrian traffic. Projected increases in population will result in increased demand on roads within the Planning Area. To maintain the road system's adequacy over time, policies relating to road classifications and levels of service are correlated with population density and land uses set forth in the General Plan Land Use Element and Circulation Element.

Some roads in the Planning Area are not county roads, such as in portions of Copper Cove subdivision, where they are maintained by the Rocky Road Community Service District.

Roadways

The following is a brief description of the key roadways and intersections in the Planning Area, including their location, physical characteristics, and functional classification.

State Route (SR) 4 is a two lane rural highway providing regional access in the project study area. SR 4 connects Copperopolis with Stockton to the west and Angels Camp to the northeast, running southwest to northeast through Copperopolis. Approaching the Planning Area, SR 4 has been improved to 12 foot travel lanes plus 6 foot shoulders, with some, but not frequent passing zones. The terrain is generally level to rolling following a straight alignment from the west through the Planning Area on SR 4, before curving north at Copperopolis toward Angels Camp. Work is currently under way to improve driving conditions on certain portions of the roadway between Copperopolis and Angels Camp.

O'Byrnes Ferry Road is a two lane County arterial road running through the Planning Area, southeast from SR 4 to the Stanislaus River-Tuolumne County line. While passing through historic Copperopolis, O'Byrnes Ferry Road is called Main Street. After crossing the county line at Tulloch Lake, the road continues east to SR 108/120. The roadway serves local residential and recreational through traffic. Historic Copperopolis is located at its intersection with SR 4. A small amount of additional commercial uses are located at its intersection with Copper Cove Drive and at Tulloch Lake near the Calaveras-Tuolumne County line. Travel lanes are generally 12 feet with 3 foot shoulders. The roadway is characterized by slightly rolling terrain and a slightly winding alignment in the vicinity of Copperopolis and Copper Cove Drive. The roadway is characterized by more mountainous terrain and alignment near the Calaveras-Tuolumne County line.

O'Byrnes Ferry Bridge serves as a connector across Lake Tulloch and spans Calaveras and Tuolumne county lines. The Calaveras County Council of Governments Transportation Analysts consider the bridge to be functionally obsolete and cannot be expected to support future traffic requirements of the Planning Area. Accidents on the bridge and its approaches have created closures of this vital inter-county transportation link. The bridge and its approaches are not currently adequate for heavy-truck traffic.

Copper Cove Drive is a two-lane collector road running east-west between Little John Road and O'Byrnes Ferry Road. It primarily serves as a connection to O'Byrnes Ferry Road for the Copper Cove Village and Copper Cove subdivision areas. It provides one route to Saddle Creek, etc. from SR 108/120. Travel lanes average approximately 12 feet in width with 1-3 foot shoulders. The roadway is characterized by level terrain from O'Byrnes Ferry Road to approximately Feather Drive. From Feather Drive to Cheyenne Road, the road has a rolling terrain and from Cheyenne Road to Little John Road the road has a mountainous terrain.

Little John Road is a two-lane collector road running north-south from the west side of Lake Tulloch to Highway 4 at Reeds Turnpike. It serves residential areas, including the Copper Cove subdivision, Saddle Creek and Oak Canyon Ranch. Travel lanes average approximately 12 feet in width with 0-3 foot shoulders. The roadway is characterized by slightly rolling terrain and a relatively straight alignment.

Reeds Turnpike is a two-lane collector road running east-west between SR 4 and O'Byrnes Ferry Road. It primarily serves local residential and commercial traffic in the Copperopolis area and provides a shortcut for drivers wishing to avoid the elementary school, and to avoid the intersection of O'Byrnes Ferry Road and SR 4. Travel lanes average approximately 10 feet in width with 0-1 foot shoulders. For most of its length, the roadway tends to meander, and it is characterized by significant dips, at least one passing through a seasonal creek that occasionally overflows the surface of the roadway. Improvements to Reeds Turnpike are slated to be funded from revenues collected from fees collected from the *Copperopolis Area Benefit Basin*.

Although located beyond the boundaries of the Planning Area, **SR 108/120** is a two lane rural highway providing regional access between the Copperopolis area and Oakdale, Manteca, and Modesto to the west and Sonora to the east. The highway is located in Tuolumne County, southeast of Copperopolis. State Route 108/120 is accessed from the Planning Area by traveling south on O'Byrnes Ferry Road past the Stanislaus River. The highway is characterized by level to slightly rolling terrain and a generally straight alignment near its intersection with O'Byrnes Ferry Road.

Intersections

Principal intersections in the Planning Area are listed below. All four intersections are currently unsignalized with minor approaches at each intersection controlled by stop signs.

1. Little John Road /SR 4
2. O'Byrnes Ferry Road/SR 4

3. O'Byrnes Ferry Road/ Reeds Turnpike
4. O'Byrnes Ferry Road/ Copper Cove Drive

Existing Roadway Level of Service

The level of service (LOS) policy in Calaveras County requires that LOS C or better conditions be maintained on county roads and intersections. For State highways, the county policy requires that the concept LOS per Caltrans be maintained, which is LOS C for IRRS routes and LOS D for non-IRRS routes. Highway 26 is the only non-IRRS route in the county. Intersection and roadway LOS standards are forecast (LSC, Inc., 2003) to be exceeded at the build-out of the Copperopolis area for the four intersections mentioned above and three roadway segments in the Planning Area. The roadway segments forecast to have exceeded their LOS by the year 2023 are as follows: O'Byrnes Ferry Road-Copper Cove Drive to Commercial on Spangler Lane, Copper Cove Drive-from west of O'Byrnes Ferry Road to Little John Road, Little John Road-Copper Cove Drive to Saddle Creek.

Pedestrian and Equestrian Pathways

Pedestrian and equestrian easements have been shown to exist in several subdivisions, including Copper Cove Units 1 through 8A, Lake Tulloch Shores (Poker Flat), Copper Meadows and Saddle Creek and the western shore of New Melones Reservoir.

The various communities have frequently expressed differing opinions over the actual existence, the use, and the maintenance of the easements, with some being only interested in abandoning them. (It should be noted that vacating an existing easement would require getting the request approved by the county.) Since these are private easements, not under the control of the county, this plan only suggests that the possibility exists to link these older easements with future easements, and in the process, a valuable amenity could be created within the Planning Area. Additional pedestrian, bike, and equestrian easements will be added along Little John Creek, Sawmill Creek, and in connection with the Bureau of Reclamation, along the western shores of New Melones Reservoir.

Bikeways

The Calaveras County Bicycle Master Plan update was prepared by Fehr and Peers Associates, Transportation Consultants, and adopted by Calaveras County in March of 1998. The Plan established a series of goals, policies and objectives regarding future bikeway facilities. Within the Planning Area, two roads are shown for proposed improvements as part of the county-wide Bikeway Master Plan. State Route 4 located at the north of the Planning Area is planned as a class II bikeway. O'Byrnes Ferry Road from Highway 4 south to Lake Tulloch is planned to be designed as a class II bikeway, with a minimum 4 foot wide shoulder, including moderate widening, paving, and striping. These bikeway considerations should be included for future and proposed development and roadway projects.

A bike lane currently exists along Little John Road and will be established along Little John Creek.

Commercial Aviation

By serving as a catalyst for local job and income growth, airports can offer rural areas the potential of economic development. This is particularly the case in rural areas like Copperopolis, where there is a high potential to attract business that is associated with tourism, high technology, and retirees. Currently several small personal airstrips exist in the Planning Area; however, as the area's population continues to increase, it is anticipated that there will be a need for the development of a county operated airport, or a privately operated commercial airport. If a new airport was proposed, it would require a lengthy study, FAA approval, funding, and county approval.

Circulation and Access Issues within the Copperopolis Planning Area

The Copperopolis Benefit Basin provides a mechanism for funding roadway improvements within a large portion of the Copperopolis Community Plan area. The County established the Benefit Basin to reimburse the County, the parties to the Funding Agreement (Saddle Creek Project), and CFD #2 for improvements necessitated by new development within the Basin boundaries, and for improvements constructed by the Saddle Creek developer and the County which were not totally related to the impact of the Saddle Creek project, but necessary to accommodate new development within the Basin boundary. The Basin fee may only be applied to unimproved parcels at the time of building permit issuance, and is not applied retroactively to existing developed parcels. In 2002 (when the Benefit Basin was formed), the improvements included in the Benefit Basin were:

- The extension of Little John Road from just north of Copper Cove Drive to Sawmill Creek ;
- Asphalt concrete overlay of Ox Yoke from Sawmill Creek to Reeds Turnpike;
- Realignment of the Intersection of Highway 4 and Reeds Turnpike, Hodson Road and Little John Road;
- Reeds Turnpike Realignment/Reconstruction; and
- A fair-share cost for shoulder widening along O'Byrnes Ferry Road.

Given the anticipated level of development within the Copperopolis Planning Area during the planning period, some existing roadways/intersections beyond those already identified in the Benefit Basin will need to be improved, and additional roadways/intersections will ultimately need to be developed to adequately serve

developing areas *without exceeding the County's Level of Service standard:*

- To relieve anticipated traffic congestion along Little John Road, a new arterial roadway will be developed during the planning period to relieve anticipated future traffic congestion along Little John Road and O'Byrne's Ferry Road expected to result from projected development in the Oak Canyon Ranch/ Saddle Creek/Tuscany Hills areas.

Due to an anticipated increase in traffic congestion along Little John Road during the planning period, the existing portion of that roadway between the northern boundary of the Tuscany Hills development and the southern boundary of the Saddle Creek development will be upgraded to current County standards for arterials.

Circulation and Transportation: Goals, Policies and Implementation Measures

OBJECTIVE CT 1: Construct a new bridge across Lake Tulloch.

Policy CT1.1: Bridge Construction. Encourage the construction of a bridge with adequate approaches for the current and future needs of the Planning Area.

Implementation Measure CT1.1a: Encourage collaborative planning efforts to capture Federal transportation funds, and contributions from Calaveras and Tuolumne counties.

Implementation Measure CT1.1b: Build a bridge with adequate approaches for the current and future circulation and transportation needs of the Planning Area.

Policy CT1.2: Existing Bridge. Maintain the existing bridge for local use.

Implementation Measure CT1.2a: Encourage ongoing maintenance of the bridge for secondary access across Lake Tulloch.

OBJECTIVE CT 2: To Improve Traffic Circulation.

Policy CT2.1: Circulation Routes. Require the continued improvement of circulation routes and safety improvements as funding sources allow.

Implementation Measure CT2.1a: Support the allocation of road improvement funds within the Planning Area for those projects that promote economic development, improve circulation within the Planning Area and promote safety and a diversity of transportation modes.

Implementation Measure CT2.1b: When reviewing new developments, consider secondary access as a necessary part of the overall design of the proposed subdivision projects and critical to orderly development and safety.

Implementation Measure CT2.1c: Require that improvements to Reeds Turnpike be scheduled as soon as funds are available for construction.

Implementation Measure CT2.1d: For community safety considerations seek to obtain sufficient right-of-way to provide a secondary access to the Copper Cove Subdivision, Units 3 and 4.

OBJECTIVE CT 3: To Improve the Safety of O'Byrnes Ferry Road.

Policy CT3.1: Left-turn/Median Lanes. Encourage the construction of left-turn lanes and the construction of a median lane for new development with primary access off O'Byrnes Ferry Road.

Implementation Measure CT3.1a: Prior to approving any new project on O'Byrnes Ferry Road, the County shall review the application for access and determine if a left turn lane and median are warranted, and include sufficient mitigation measures or conditions of approval.

OBJECTIVE CT 4: To Provide for a Safe Intermix of Vehicular and Non-Vehicular Traffic.

Policy CT4.1: Road System. Provide an adequate road system for the movement of vehicles, bicycles, equestrians, and pedestrians within the community plan area.

Implementation Measure CT4.1a: Utilize the provisions of the County General Plan and improvement standards of the County Road Ordinance to develop requirements for existing and new developments.

Implementation Measure CT4.1b: Promote pedestrian, equestrian and bicycle pathways within existing developed or developing areas of Copperopolis.

Implementation Measure CT4.1c: When reviewing an application for a new development, require provisions for pedestrian and bicycle pathways as part of the design of the project.

Implementation Measure CT4.1d: Require the development of bicycle trails in accordance with the 1998 County Bikeway Plan Update for the Copperopolis area.

Implementation Measure CT4.1e: Support the establishment of ride-sharing facilities, parking lots for commuters, buses and transportation alternatives to the single occupant vehicle.

Implementation Measure CT4.1f: Support efforts by the local Council of Governments to secure funding for road improvements and transportation facilities benefiting the Copperopolis Planning Area.

Policy CT4.2: Safety. Improvements of transportation facilities shall be designed with primary consideration to providing for the safety of school children and local residents on existing and proposed facilities.

Implementation Measure CT4.2a: Implement the 1998 Calaveras County Bikeway Plan Update including those facilities planned for the Planning Area.

Policy CT4.3: Require right-of-way for new road connections in areas that will facilitate circulation and emergency access.

Implementation Measure CT4.3a: Require that all new projects dedicate sufficient right-of-way to assure that future circulation and road connection needs are met.

OBJECTIVE CT5: To Establish Pedestrian, Bike and Equestrian Easements That Are Properly Designed and Provide Linkage to Useable Existing and Future Trails.

Policy CT5.1: Trail Easements. Provide incentives for pedestrian, bike and/or equestrian easements in new residential and commercial developments that are useable and provide appropriate linkages to existing and planned future trails.

Implementation Measure CT5.1a: As conditions of approval of subdivision and tentative parcel map review, require for large lot subdivisions, (lots of 1 acre or larger), that a trails system be designed to realistically provide adequate and useable easements for pedestrian, bike and/or equestrian use and to provide linkages to existing trails and easements used for the same purpose.

Implementation Measure CT5.1b: As part of plan review for Tentative Subdivision Tract and Parcel Maps, Conditional Use Permits or Planned Development Review permits, include review of potential pedestrian, bike

and equestrian easements that may tie into adjacent easements or proposed easements in the area.

Implementation Measure CT5.1c: Copperopolis Parks & Recreation (CP&R) is to be notified and will participate in the subdivision and tentative parcel map review and comment process to ensure dedicated land is inventoried, reviewed for potential pedestrian, bike and equestrian easements, and to initiate planning and development of these easements when appropriate.

Policy CT5.2: Inventory. CP&R, as authorized by the Calaveras County Board of Supervisors, should map and inventory all existing public pedestrian, bike and equestrian easements and develop a master plan for future extensions and special features.

Implementation Measure CT5.2a: CP&R, as authorized by the Calaveras County Board of Supervisors, should establish an inventory of the easements most utilized by area residents and identify those easements that may not be appropriate. For easements that are not appropriate, request that the county vacate those portions of easements where the adjacent property owners support vacating the easement.

Implementation Measure CT5.2b: Property owners should establish an easement maintenance program to remove unwanted vegetation and repair areas of the easements where erosion may occur due to wear and tear on the pathway.

Implementation Measure CT5.2c: Homeowners associations should educate homeowners with properties adjacent to pedestrian, bike and/or equestrian easements that structures and permanent blockage by fencing or other structures are not allowed across the easement unless the easement has been vacated by the county with the support of the homeowners and/or business association.

Implementation Measure CT5.2d: CP&R should work in partnership with homeowners associations to research property owner liability laws and requirements, possible liability release opportunities, and liability insurance options for property owners and homeowner associations regarding use of recreational easements, subject to California Civil Code 846.

Policy CT5.3: Existing Easements. Encourage use of existing pedestrian, bike and equestrian easements.

Implementation Measure CT5.3a: CP&R will develop a plan to communicate the availability of and promote the use of existing easements within the community plan area and surrounding public lands.

Policy CT5.4: Sensitive Land Use. When establishing pedestrian, bike and/or equestrian easements, give due consideration to the location of easements in relation to sensitive land uses.

Implementation Measure CT5.4a: The property owner should place pedestrian, bike and/or equestrian easements along public utility easements where possible.

Implementation Measure CT5.4b: Where topographic features such as creeks, streams, or water bodies create building restrictions, (due to required setbacks as observed by State Agencies) establish pedestrian, bike and equestrian easements near such topographic features where possible.

Implementation Measure CT5.4c: The only motorized vehicles that should be authorized are emergency vehicles (fire and ambulances) and maintenance equipment for repair of facilities in the pedestrian, bike and/or equestrian easements.

OBJECTIVE CT 6: To Ensure that New Development is Permitted on Roads with Available Capacity.

Policy CT6.2: HPDDO Traffic. While retaining authentic looking streetscapes within the Historic Planned Development District Overlay (HPDDO) area ensure that adequate attention is directed to traffic impacts and that new development within the HPDDO participate in county-implemented programs to divert or bypass traffic, or other means of reducing traffic impacts within the HPDDO.

Implementation Measure CT6.2a: Support the establishment of ride-sharing facilities, parking lots for commuters, buses and transportation alternatives to the single occupant vehicle.

Implementation Measure CT6.1b: Support efforts by the local Council of Governments to secure funding for road improvements and transportation facilities benefiting the Copperopolis Planning Area.

VII. PUBLIC SERVICES AND UTILITIES ELEMENT

Background

The Copperopolis Community Plan is served by a variety of public utilities and services. The following section summarizes the current services provided, their service constraints, and capacities and future growth plans (if known).

Water

The Calaveras County Water District (CCWD) currently provides water service to much of the Planning Area. Two CCWD Improvement Districts (I.D.), I.D.2 and I.D.7 are included.

CCWD primarily provides potable water for residential uses and limited commercial uses. Should a major factory or processing facility locate in the area, and require high water demand, the various facilities designed for domestic water conveyance may or may not be able to accommodate the increased demand for water. As higher water consumption demands occur, CCWD will require adequate system upgrades to ensure that there is no reduction in the level of service or quality of water for its customers.

Lake Tulloch is managed by the Oakdale and South San Joaquin Irrigation Districts under the project name of Tri-Dam. The lake has a storage capacity of 66,968 acre feet. CCWD currently has a water right with the State, which entitles them to directly divert up to 6,000 acre feet per year from the lake for the benefit of users within the Planning Area. From the months of March through July, the terms of the water right allow CCWD to directly divert up to 10 cubic feet per second. For the remaining months, the water supply is derived from upstream storage facilities.

Wastewater Treatment

CCWD also provides and maintains sewage collection and treatment systems in the Planning Area. The District estimates that an increase in permanent residents will occur in the area with projected flows of approximately 180 gallons per day per connection (g/pd/pc). The connections are based upon residential customer use and do not reflect commercial or industrial usage.

Electric Power

Pacific Gas and Electric provides electrical power to the Planning Area. Presently, 17,000 KV (kilovolt) overhead lines exist adjacent to Little John Road and extends south towards Lake Tulloch. Substations and distribution lines are present to step-down the voltage for customer use. P.G. & E. reviews development requests in relation to its master service plan. The future uses in the Planning Area may require additional substations based upon the future demands for electrical power in the region. Provision of affordable energy may provide a limiting factor in the development of new construction and retention and expansion of existing businesses in the area. Costs for doing business can be expected to rise reflecting the cost for electricity and gas products over the life of the Community Plan.

Natural Gas/ Propane

No natural gas service is provided to the Planning Area. Local contract carriers provide individual propane services.

Solid Waste Disposal

Solid Waste collection is provided under contract with the County Public Works Department through the Amador Disposal Service (A.D.S.) out of Lone in Amador County. Solid waste collection services are provided to residential and commercial customers. A.D.S. also provides recycling bags to customers for curbside pick-up. A.D.S. also provides the larger 75-gallon wheeled collection containers for residential customers in selected service areas.

Locally, the Calaveras County Public Works Department contracts for the operation of a solid waste transfer station off the eastside of O'Byrnes Ferry Road, south of Cosmic Court. Local businesses and residents who pay the annual solid waste disposal fee on their county property tax statement are entitled to use the transfer station for refuse disposal.

The County Public Works Department currently operates the Rock Creek landfill in the western part of the county that serves all of Calaveras County, in addition to a small portion of Alpine County. Opened in 1990, this landfill is anticipated to remain active to 2035.

Telephone and Communications Services

The Calaveras Telephone Company, through a franchise agreement granted through the Public Utilities Commission, provides telephone and telecommunication service to the Planning Area. New service is being established for cable television by Calaveras Telephone Company. The main offices are located in historic Copperopolis, with a branch office in Valley Springs. Telephone lines are required to be installed underground as are the power lines. If the roads are constructed early in a development project, underground utilities should be installed prior to the final pavement being laid down. With the recent development of fiber optic cable and installation of high-speed cable for computer information transmission, new developments are encouraged to include provision for the installation of easements for underground installation of communication facilities. Calaveras Internet, a company that is closely associated with Calaveras Telephone, provides Internet access using dial-up service, or DSL, where available.

Fire Protection

The Planning Area is served by two fire protection agencies: the California Department of Forestry (CDF) and the Copperopolis Fire Protection District. The California Department of Forestry, based in San Andreas, provides primary protection against wildland fires, such as forest and grassland fires. A CDF fire station is located in the Historic Planned Development District Overlay (HPDDO) Area and is manned during the fire season, generally mid-May through mid-October.

The Copperopolis Fire Protection District, founded in 1936, is an independent special district providing structural fire protection to the Planning Area and beyond, which includes houses, commercial buildings and related structures. The District also provides first response emergency medical service, with contracted paramedics, and back-up medical service provided by American Legion Post 108 (ALP) out of Amador County as first choice.

Fire Protection Objectives, Policies and Implementation Measures

OBJECTIVE FP 1: To Provide Adequate Protection from Fire.

Policy FP1.1: Improve fire safety within existing and future development.

Implementation Measure FP1.1a: Require the development of secondary egress routes throughout the community wherever needed.

Implementation Measure FP1.1b: Require that new development within the Planning Area be conditioned in order to avoid any significant increase in fire risk or any significantly increased demand on fire suppression services.

Law Enforcement Protection

The Calaveras County Sheriffs Department is the largest law enforcement agency within the county and provides all law enforcement services within the Copperopolis area with the exception of traffic related issues. The department is headquartered in the County Government center in San Andreas. A substation has been established in the Copperopolis area to provide local services and is used to decrease the need for the patrol and investigative divisions to return to San Andreas to complete law enforcement services.

The Sheriffs Department maintains a boat patrol unit for Lake Tulloch, where it shares responsibilities with Tuolumne County. Activities around Lake Tulloch include responding to a variety of calls including but not limited to disturbances, boating accidents, drownings, and search and rescue missions, enforcing violations of the Harbors & Navigations Code and providing security and maintaining order at large events.

The Calaveras County Sheriffs Departments Office of Emergency Services (OES) responds to hazardous materials spills, and is responsible for emergency evacuations in the event of fires and other critical incidents. The OES monitors and implements homeland security measures.

The Sheriff's Department has recently indicated that it would be unable to provide adequate law enforcement services for new development within Calaveras County without additional funds for increased staffing.

Law Enforcement Objectives, Policies and Implementation Measures

OBJECTIVE LE 1: To Provide Adequate law Enforcement and Protection

Policy LE1.1: Law Enforcement. Improve law enforcement protection for the Copperopolis Community area while keeping pace with the population growth

Implementation Measure LE1.1a: Require all new development to mitigate its impact on law enforcement protection by imposing impact fees, assessments, land dedications, or any other feasible mitigation measures on a project-by-project basis.

Implementation Measure LE1.1b: Require all new development to pay any development impact fees imposed on building permits, including any facilities fees that may be adopted that contribute to Sheriff's Department construction and equipment.

Implementation Measure LE1.1c: Require any new development that requests a development agreement to address law enforcement protection.

Health Services

Several local hospitals and doctor's offices service the Planning Area.

Mark Twain Saint Joseph Hospital: This facility is located 25 miles to the northeast of the Planning Area, in San Andreas. It is the only major hospital in Calaveras County. In addition to its San Andreas facilities, Mark Twain Saint Joseph's operates four local clinics, including one in Copperopolis. The other clinics are located in Angels Camp, Arnold, and Valley Springs. The Copperopolis clinic provides primary health care for the Planning Area; however, no local pharmacy is available. Prescriptions are being filled in Angels Camp or in Sonora. Mark Twain has established a tele-pharmacy system, where prescriptions may be ordered over the telephone and delivered through a courier or by mail.

The Sonora Regional Medical Center: This facility is located approximately 25 miles east of the Planning Area, near Highway 108, in central Sonora. The service area for the City of Sonora and Tuolumne County contains a population of approximately 60,000 and extends into Calaveras County, following the Highway 49 and the Highway 4 corridors.

Care Facilities/ Group Homes: Care facilities are very limited and no major care provider is operating in Planning Area. The nearest elderly care and/or group care facilities are located in Angels Camp, San Andreas, or within Tuolumne County.

Schools

The Planning Area is served by the following school districts:

Mark Twain Union Elementary School District: The Mark Twain Union Elementary School District serves students in grades K-8. Although its main offices are located in Angels Camp, the district also serves the Planning Area. The Copperopolis Elementary School site is located in the Historic Planned Development District Overlay (HPDDO) Area at 217 School Street, at the southeast corner of Main Street. Playground facilities include baseball fields, paved all-weather outdoor playing surfaces, including basketball courts and track.

The District owns a 22-acre parcel along Black Creek where a future middle school will be constructed by 2009.

Bret Harte Union High School District: The Bret Harte Union High School District covers approximately 40 percent of the land area of Calaveras County. The main high school is located in Angels Camp, with students from the Planning Area bused to the school daily.

The school district has indicated a future need for a new small high school and joint-use facility located in Copperopolis. The school will serve approximately 400 to 500 students from within the Planning Area and beyond. The applicants for the Oak Canyon Ranch Development have already provided a 20 acre site for this future facility.

The district currently leases a portable classroom structure on leased land to provide for a Small and Necessary High School, a special type of high school, which State law allows in rural school districts where students live more than 25 miles from the high school. The district receives special funding (amounting to approximately \$300,000 annually) from State grants to rural school districts in order to operate the school, however, the district superintendent has indicated that more than half of these funds go into the district's general fund. Students have the choice of attending the main Bret Harte Campus in Angels Camp or attending the Small and Necessary High School.

Community Colleges: Two community colleges provide post-secondary educational opportunities to the residents of Calaveras County: Delta Community College, in San Joaquin County, and Columbia Community College, in Tuolumne County.

Delta Community College is based in Stockton and covers the northwestern portion of Calaveras County including San Andreas, Valley Springs, Mokelumne Hill and the Highway 26 corridor, and it can also serve the Copperopolis Planning Area. Columbia

Community College, based in Modesto as part of the Yosemite Community College system, has a campus in Columbia, which services the Angels Camp and Copperopolis Areas.

Public Community Services: The Planning Area is served by a number of public community service facilities. These include the Copperopolis Post Office, the Armory and Old Congregation Church, and the Copperopolis Branch Library. The Post Office, Armory and Congregation Church are located in the Historic Planned Development District Overlay (HPDDO) Area. The Copperopolis Branch Library is currently located in Copper Village, near the intersection of Copper Cove Drive and O'Byrnes Ferry Road.

VIII. RECREATION ELEMENT

Inventory of Existing Facilities and Programs:

Lake Tulloch: Managed by Tri-DAM, Lake Tulloch provides recreation opportunities, as well as water to the Oakdale Irrigation District and South San Joaquin Irrigation District for irrigation and limited domestic water supply outside Calaveras County. Lake Tulloch is located on the Stanislaus River below New Melones Reservoir and is operated in conjunction with Beardsley and Donnell's Reservoirs located in Tuolumne County.

Recreational activities associated with Lake Tulloch include boating, fishing, swimming, and shoreline activities such as camping, barbecue and picnic areas, and special events. The lake provides lakefront home sites for several subdivisions where docks and seawalls are present. On the Tuolumne County side, that county operates a boat launching ramp and campground for the area. On the Calaveras County side of the lake, all recreational facilities are owned by private homeowners associations or privately held commercial entities. Aside from parking at the O'Byrnes Ferry Bridge, there is no public access to the lake in Calaveras County.

New Melones Reservoir: Located on the Stanislaus River, New Melones was constructed by the Army Corps of Engineers in the late 1970s and is operated by the Bureau of Reclamation as part of the Central Valley Project. Recreational facilities located at New Melones include those devoted to camping, boating, and fishing.

The western shore of New Melones Reservoir is adjacent to the Copperopolis Community Plan Area and provides opportunity for extended recreational use for the community.

Local Park Facilities: Most park facilities and recreational sites in the Plan Area are located within individual subdivisions. These "homeowner's association parks" are intended for the private use of homeowners, their visitors and guests. There are two small public parks in the Planning Area. The first, containing picnic tables and a display area devoted to a historical collection of gold-mining equipment salvaged from local mines, is on Main Street, near the elementary school. The second is a small parking area and a pathway that provides public access to Lake Tulloch. This facility is located just east of the boat launch at Conner Estates. In addition, a future public park site has been dedicated within the Oak Canyon Ranch project. The Copperopolis Parks & Recreation organization (CP&R) shall be authorized by the Calaveras County Board of Supervisors, for directing the planning, development, construction, maintenance and disposition of these and future public park and trail facilities.

The State Subdivision Map Act, Section 66477, provides a mechanism for jurisdictions to establish a park fee program for the collection of parkland dedication fees as conditions of approval on parcel and subdivision maps. Funds raised through these fees (Quimby Act fees - Government Code §66477) are restricted in use to acquisition and construction of new park facilities. Maintenance funds must come from another source such as user fees or property assessments.

Community Meeting Facilities and Areas: Community meeting areas are limited to the Armory, the Copperopolis Elementary School multi-purpose room, churches in the area, and the community meeting rooms at the Poker Flat Outcast Hall, the Black Creek Park Center, Copperopolis Fire Station conference room, and the Saddle Creek clubhouse.

Parks and Recreation Organizations: CP&R is a volunteer group dedicated to providing recreational and educational activities and programs for the Copperopolis community. It is the desire of CP&R to work with the County Parks & Recreation Commission, and appropriate existing and future County Parks & Recreation entities to deliver parks, trails, facilities, programs and services for the Copperopolis community.

CP&R will work with appropriate entities to utilize existing works in process to accomplish projects within its scope and abilities, until such a County agency exists to further develop and execute plans.

With the establishment of such entities, CP&R shall continue to partner with those organizations.

Recreation Objectives and Policies and Implementation Measures

OBJECTIVE R1: To Encourage the Development of Public Parks and Trails within the Community Plan Area

Policy R1.1: Organization. Support the non-profit Copperopolis Parks & Recreation organization as the primary agency for the Planning Area and areas of influence.

Implementation Measure R1.1a: The County BOS will authorize CP&R to oversee the development of recreational land use within the Planning Area and areas of influence.

Policy R1.2: Master Plan. Encourage the establishment of a park and trail master plan for the Copperopolis Community Plan Area and areas of influence.

Implementation Measure R1.2a: CP&R to establish a master recreation plan for the Copperopolis Community Plan Area.

Implementation Measure R1.2b: CP&R will inventory and influence existing residential development plans and review future residential development plans. CP&R will create a plan to encourage the establishment of various sized park facilities on developer dedicated lands. These facilities will include everything from small neighborhood parks to facilities that provide large playing fields and the opportunity for indoor recreational and sports activities.

Implementation Measure R1.2c: CP&R will establish a plan for the management and maintenance of parks and trails within the Copperopolis Community Plan Area.

Policy R1.3: Public Awareness. Increase public awareness of the importance of parks, trails and recreation spaces.

Implementation Measure R1.3a: CP&R will develop a plan to communicate the availability of and promote the use of existing parks, trails, easements, and recreational activities within the community plan area and surrounding public lands/open spaces.

Implementation Measure R1.3b: CP&R will establish a communication plan to inform the community on an ongoing basis of available events and activities, and to provide updates on plans and projects as an effort to increase awareness and support of existing, in progress, and future projects.

Implementation Measure R1.3c: CP&R will establish relations with federal, state and local agencies to better support and promote the efforts of these agencies to allow recreational activities on Lake Tulloch, New Melones and at other local recreational facilities.

Implementation Measure R1.3d:
CP&R will work with the Calaveras and Tuolumne County Sheriff Departments to create plans to inform the boating public of the need to recognize the established boating traffic pattern, rules of operation, and posted speed limits on Lake Tulloch.

Implementation Measure R1.3e: Support efforts to attract recreational uses that cater to visitors from outside the community where appropriate.

OBJECTIVE R2: Encourage the creation of multi-use recreational facilities within the Copperopolis Community Plan Area.

Policy R2.1: Community Center. Facilitate the establishment of a publicly-owned multi-use facility.

Implementation Measure R2.1a: CP&R will support a plan for the development of a multi-use facility to be available to all age groups in the community for club, business and social meetings, classes, parties/events, indoor sports, and other recreational activities.

APPENDICES

- A. VISION 2020 REPORT
- B. VICINITY MAP
- C. PLANNING AREA MAP
- D. LAND USE DESIGNATION MAP
- E. LAND USE/CONSISTENT ZONING TABLE