CALAVERAS COUNTY PLANNING DEPARTMENT
891 Mountain Ranch Road,
San Andreas, California 95249
(209) 754-6394

Planning Commission Staff Report

Hearing Date: June 12, 2025

Project Name: 2024-061 General Plan Map Amendment & Zoning Map Amendment for William Spence

Supervisorial District: D4 – Amanda Folendorf

Assessor's Parcel Number(s): 058-001-005 (POR) & 058-001-024 (POR)

Project Planner: Gina Kathan, Senior Planner

Report Date: May 29, 2025

APPLICANT/LANDOWNER: William Spence

PROJECT DESCRIPTION: An application to amend the General Plan Land Use Designation of the 150,279 square foot portion of land shown on Exhibit "A" currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from Working Lands to Commercial for the purpose of amending the zoning from A1-ME (General Agriculture – Mineral Extraction) (previously RC (Rural Commercial)) to C2 (General Commercial). The portion of Parcel B, Exhibit A shown in Figure 1 below, to be amended includes the retail store, accessory structures for feed and other supplies sold and/or associated with the retail business, outdoor storage areas and the parking lot. The intent of this application is to fix a technical mapping error made during the 2019 General Plan Update by creating consistency with the General Plan and Zoning designations and the existing land use.

Spence Ranch Feed & Supply	Before 2019	Existing	Proposed
General Plan	Angels Camp SOI – Agriculture Estate	Working Lands	Commercial
Zoning	Rural Commercial	General Agriculture-Mineral Extraction	General Commercial

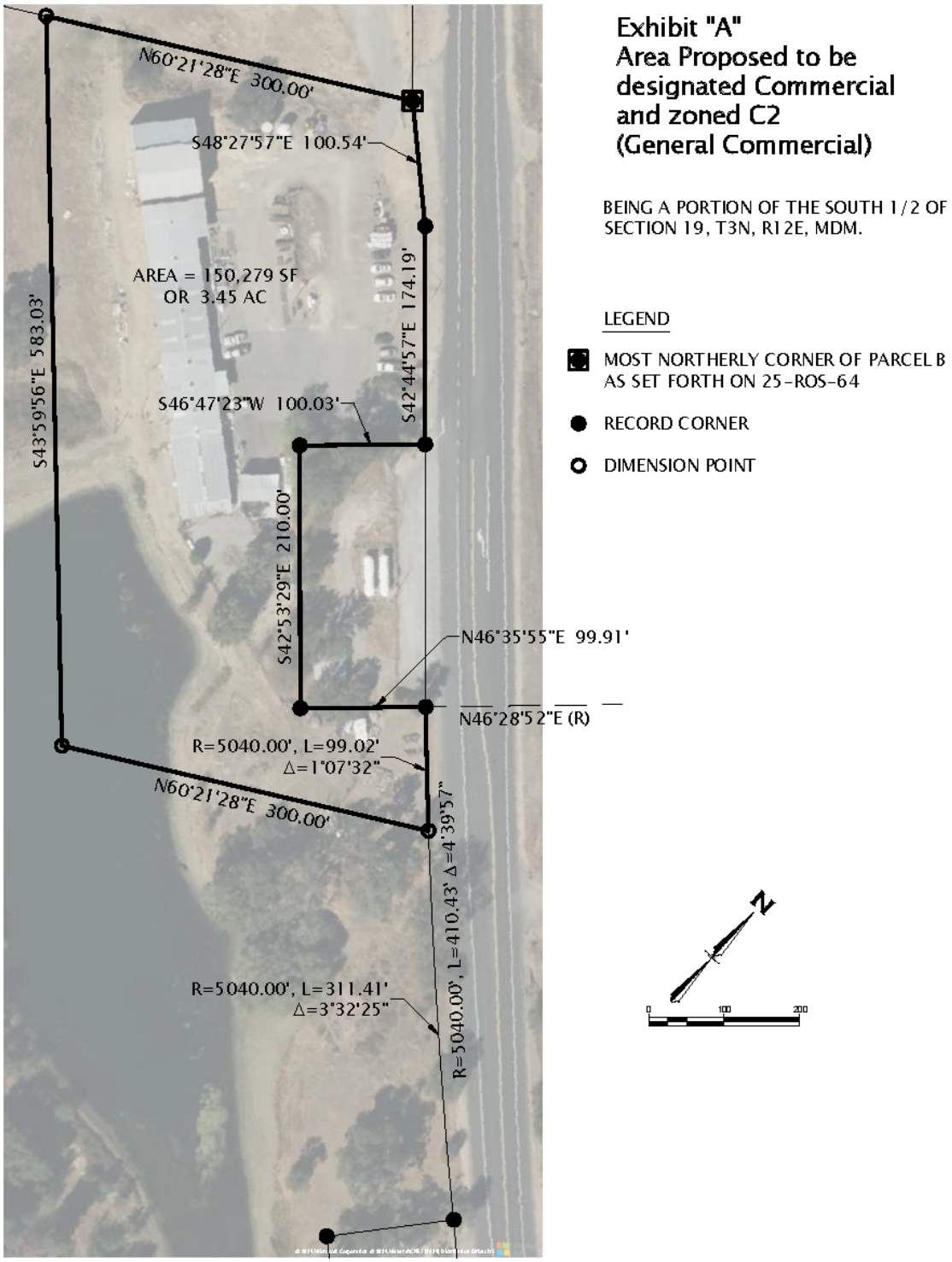


Figure 1 - Area to be Re-Designated & Re-Zoned

LOCATION: The subject 150,279 square foot area of land is currently a portion of APN's: APN:058-001-024 & 058-001-005, located in Section 19, T3N, R13E, MDM further described as a POR of Parcel B of ROS 25-64, is located at 1235 Hwy 49 near Angels Camp, 0.55 miles Northwest of the City boundary of Angels Camp.

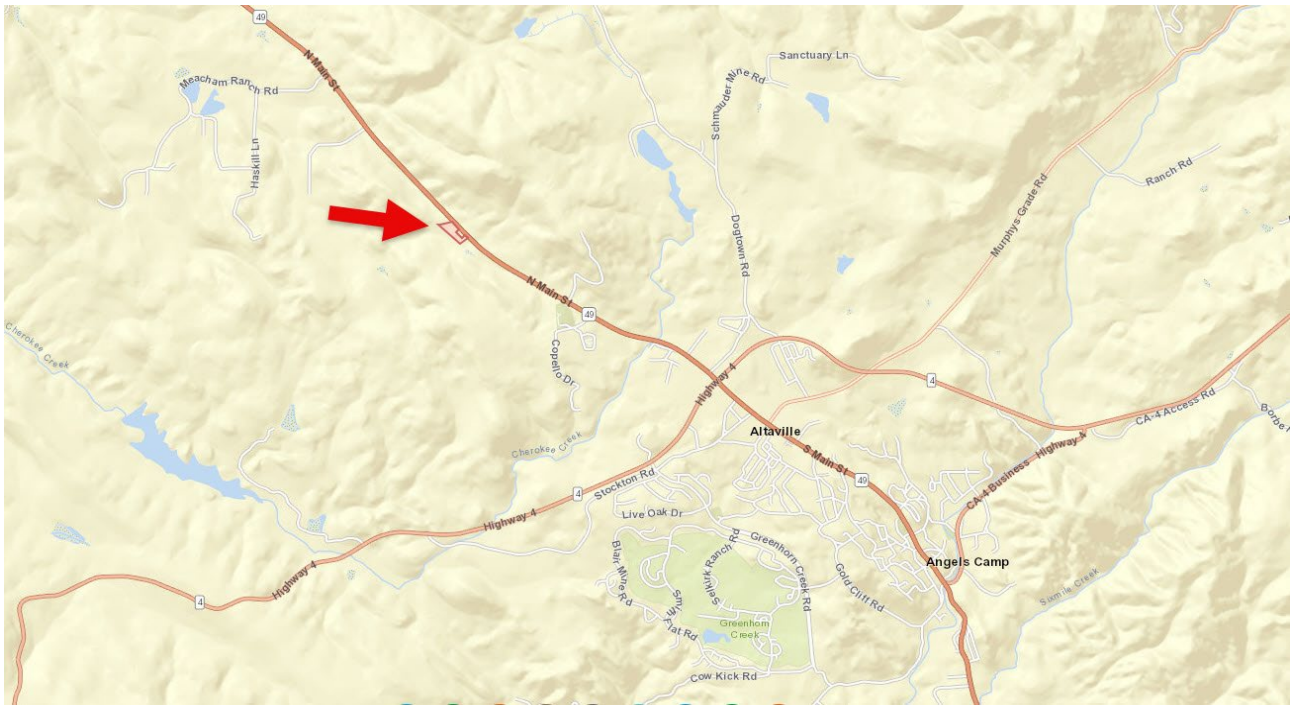


Figure 2 - Location Map

ENVIRONMENTAL SETTING: A 150,279 square feet portion of the 18.79-acre parcel is dedicated to the "Spence Ranch Feed & Supply" retail store, associated parking and outdoor storage while the remainder of the parcel is utilized as part of the family's 800-acre cattle operation. Topography is generally flat with slight sloping down to the north. Vegetation in the area consists of oak woodland and annual grasslands. The parcel is located within the jurisdiction of the Altaville Melones Fire Protection District. Both the local fire district and CalFire work together to provide mutual aid for structure fires and wildland fires alike. The general vicinity is designated as being in a high/very high fire severity zone. The parcel is served by an onsite well and an onsite wastewater system. This area of Angels Camp has zero to low groundwater potential.

BACKGROUND: In April of 1978, the County Building Department issued a building permit to William Spence for the construction of two buildings on the subject property zoned U (Unclassified); a 3,000 sq. ft. metal building and 2,350 sq. ft. shed style building for hay storage. These buildings were the first phase of the retail store, "Spence Ranch Feed & Supply". Thereafter, in 1979, a Conditional Use Permit (CUP) was approved by the County Planning Commission authorizing the expansion of the feed store. At that time, the subject parcel was still zoned U (Unclassified). Between 1979 and 2011, numerous building permits were issued adding additions to the feed store, a hay barn, another commercial addition for storage, and eventually a residence for the owner.

In December of 1986 the subject parcel was re-zoned from U (Unclassified) to A1-ME (General Agricultural – Mineral extraction) and the 300' x 500' portion of the parcel encumbered by the feed supply store, to RC (Rural Commercial). The staff report stated that in 1982 the adoption of the General Plan essentially "grandfathered" in all existing non-conforming commercial uses in the County. Even though the subject parcel was not located within the Community Center land use designation which would have been necessary to find General Plan Consistency, the Re-zoning was justified because of the pre-existing non-conforming use on the site. The County Board of Supervisors (Board) made eight findings approving the re-zone including the following three that were specific to the RC zone and the feed store:

1. A "grandfathered" commercial use exists on the subject property and that RC is the consistent zone; and
2. The subject property is developed, and there is an existing parking area meeting the requirements of the zoning code for the approved zoning district; and
3. The subject property has a legally existing non-conforming land use, and the approved zone change is permitted under the provisions of the Calaveras County General Plan.

In September of 2022, a Lot Line Application (LLA) application was submitted by the landowner proposing to adjust the boundary between the two subject Assessor Parcels as the existing boundary between the two parcels ran through the middle of the retail store. With the adoption of the 2019 General Plan Update, the land use designations throughout the County were amended to better reflect existing land uses and zoning. The County considered parcel sizes, current zoning, existing land uses, location and infrastructure when determining the land use map. Despite the existing commercial use and commercial zoning, the two parcels were designated Resource Production and Working Lands. The different land use designations conflicted with the proposed LLA, so in 2023 the Board approved a request to amend the General Plan Land Use Designation to Working Lands so that both parcels shared the same land use designation. This allowed the recordation of the map to solidify the LLA without conflict with the General Plan. The LLA achieved the purpose of getting the business onto one legal parcel; however, the split zoning of A1-ME and RC remained. During this time, the County had not considered the upcoming zoning code update which would create a new conflict for this parcel.

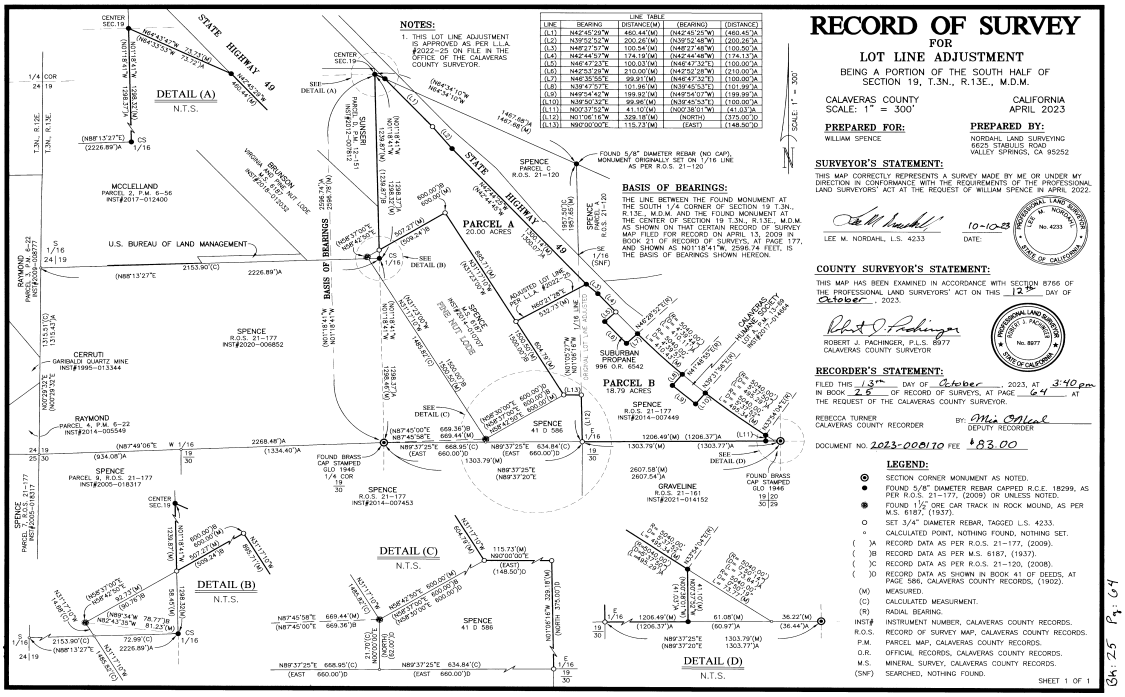


Figure 3 - ROS 25-64 for LLA 2022-25

On July 16, 2024, the Board adopted the comprehensive update to the County's Zoning Code and the accompanying Zoning Map Amendment, implementing various changes to base zones and overlays zones adopted in the update. One such change was the elimination of the RC base zone. The RC base zone was found to be redundant with the C1 (Local Commercial) and C2 (General Commercial) zones; thus, the RC zone was eliminated and all the parcels zoned RC had to be re-zoned. A total of 37 parcels throughout the County where zoned RC and 36 were re-zoned to a commercial base zone consistent with the existing land uses and the General Plan Land Use Designations applied to the individual parcels at that time. All 36 parcels had a Commercial Land Use Designation which allowed them to be re-zoned C1 (Local Commercial) or C2 (General Commercial); however, carrying a Working Lands designation, the area encumbered by the "Spence Ranch Feed & Supply" retail store could not be zoned commercial as intended. Because the parcel had to be re-zoned, the Board zoned the entire 18.79-acre parcel A1-ME, directing staff to process a zoning amendment to C2.

By previously re-zoning the Spence parcel RC, the Board did not intend to limit the property to ONLY the existing feed store use. If that were the case, the use was already deemed to be grandfathered in and there would have been no need to re-zone that portion of the property as the store could continue to exist as a pre-existing, non-conforming use. The re-zoning action to RC was intentional and in doing so, the County granted the property the by-right uses enumerated in the RC zone. For 47 years the County has been issuing building permits for the expansion of the business, approved a conditional use permit, re-zoned the property and approved a lot line adjustment. In the midst of all these past

permits and entitlements, the County overlooked the opportunity to bring this property into compliance by designating the area commercial during the 2019 General Plan Update. The Board recognized the unintended consequences this action put upon the Spence family and directed the Planning Department to follow up with the necessary amendments to allow this portion of land to be re-zoned C2 (General Commercial).

Pursuant to Chapter 17.39.040, the Board of Supervisors initiated this amendment by directing the Planning Director during the July 16, 2024 Board of Supervisors hearing when they discussed and adopted the comprehensive update to the County's Zoning Code and Zoning Map Amendment to process this two-part project, a General Plan Amendment and a Zoning Amendment.

ANALYSIS:

General Plan Map Amendment

The project consists of a GPA for the purpose of re-zoning the area encumbered by "Spence Ranch Feed & Supply" store from A1-ME (previously RC) to C2. The parcel in question currently holds a Working Lands designation which identifies lands suitable for agricultural and forestry practices on parcels smaller than those designated Resource Production to reflect existing development patterns and/or to recognize their location in or adjacent to existing communities. This category includes land with a combination of residential and home-based businesses. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas. This designation is consistent with all resource zones TP (Timber Production), GF (General Forest), A1 (General Agriculture), AP (Agriculture Preserve) and RA (Residential Agriculture), RR (Rural Residential), RM (Rural Home Industry) and REC (Recreation). Commercial zones are not consistent with the Working Lands designation and none of the listed zones permit the current feed and farm supply store.

The Board's direction was to initiate a re-zoning of the subject area from A1-ME (previously RC) to C2. The C2 zone is only consistent with the two designations: Community Center and Commercial. The Community Center designation allows residential zones RR (Rural Residential), R1 (Low Density Residential), R2 (Medium Density Residential), and R3 (High Density Residential), M4 (Business Park), and REC (Recreation) in addition to C1 (Local Commercial) and C2. The Commercial Land Use Designation allows the C1, C2, CP (Professional Office), and PS (Public Service) base zones, C2 being the most intense base zone allowed. Thirty-six (36) of the 37 parcels zoned from RC to C1 or C2 with the zoning code update map amendment are designated Commercial by the General Plan. For consistency with the previous action, and to remove the residential, business park and recreation allowances, it is recommended to designate the 150,279 square foot portion of Parcel B of ROS 25-64 Commercial, comparable to the other 36 parcels.

The Commercial designation identifies commercial, or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services), professional business offices, employment centers, service commercial (e.g. automotive related, large equipment sales, building maintenance services,

construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. The existing feed and supply store would be consistent with this Commercial land use designation.

However, it is a typical requirement that Commercial land uses are able to connect to existing water and wastewater services with limited exceptions. Exceptions to public water and/or sewer treatment requirements are provided for this land use designation in General Plan implementation measure PF-2D which reads as follows:

> ***"PF-2D Public Water and/or Public Sewer/Wastewater Requirements -*** *When Table LU-1 indicates that a land use designation normally requires public water and/or public sewer systems, and only when Table LU-1 indicates that some exception to one or both of those requirements may be available to property with that designation, allow exceptions to either or both of those requirements for discretionary projects at the discretion of the approving authority and only if all of the following circumstances apply:*

- *Connecting to public water and/or public wastewater systems is not feasible.*
- *Extension of public facilities to the development site is not feasible or not allowed by the County.*
- *The exception is approved by the Environmental Health Department."*

In this case, it is not feasible for this site to connect to either public water or sewer. The nearest service area is within the City of Angels, one-half mile south of the project site. Extending utility services would require LAFCO action to annex this area of land, expanding the City limits and extending infrastructure one-half mile north along Hwy 49. This analysis has not considered capacity to serve this site as well as sites in between with public water and/or sewer nor whether the City would even consider an annexation. The existing commercial development has been served by on-site well since 1978 and an EMA (Environmental Management Agency) approved on-site wastewater system since 1987 when an addition to the commercial structure and upgrade to the system were permitted. The site has been self-serving for 47 years without concern. This application was circulated to the Environmental Management Agency for review for which they replied with "No Comment" indicating the existing infrastructure serving the existing use is satisfactory.

General Plan Goal LU-1 encourages the development of existing communities to provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable communities. After 47 years, Spence Ranch Feed & Supply is an economically viable business, providing job opportunities to people in the county by employing an average of 12 people continually. The General Plan acknowledges Agriculture as an industry that has been sustainable in Calaveras County for decades. The feed supply store has been a viable resource, supporting and providing services to the County's agricultural community in addition to the residential communities in the area.

With the understanding that the RC zone was to provide land for commercial use in small

towns, community centers, and isolated areas, it makes sense why we find the majority of the previously zoned RC parcels in rural areas of the county, adjacent to large acreage agricultural land and in amongst residential parcels. Except for the Spence property, all 36 RC zoned parcels either held the commercial designation or were designated commercial during the 2019 General Plan Update, conforming with the applied commercial base zones. There is no specific explanation as to why the 2019 General Plan Update did not designate this portion of the Spence Ranch commercial; therefore, the County believes it to simply be an oversight. Within a one-mile radius, there are multiple properties with commercial and industrial land uses. North of the feed store is the Angels Camp Veterinary Hospital, immediately south of the store is a site owned by Suburban Propane LP, containing two large propane storage tanks for commercial truck re-fill. Further south is the Humane Society proving overnight boarding of cats and dogs and just beyond that is the Grubstake Mini Storage with 65,500 square feet of personal storage. Except for the Angels Camp Veterinary Hospital which has an approved use permit, all the named sites are zoned C2 and designated Commercial by the General Plan, taking direct access off Hwy 49 and adjacent to large acreage agriculture (Resource Production & Working Lands) and Rural Residential land uses. The map below illustrates the mix of uses along this stretch of the Hwy 49 corridor.

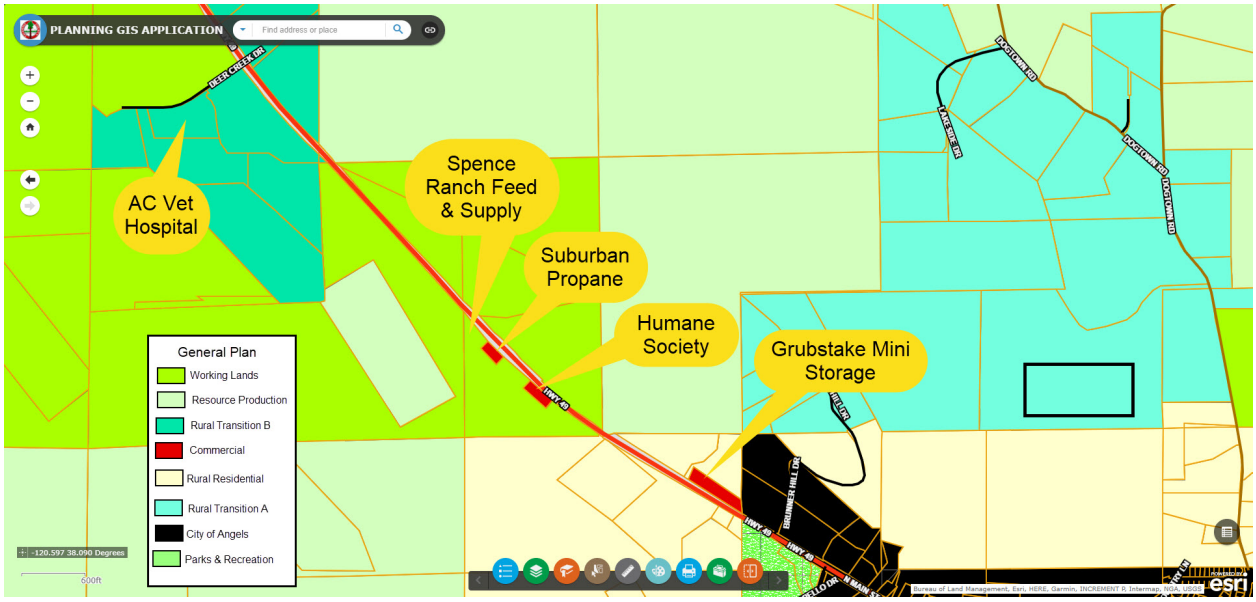


Figure 4- General Plan Map

Additionally, the commercial corridor within the City of Angels spans 2.5 miles along Hwy 49. Beyond the commercial corridor lies a vast residential community with Industrial land uses primarily along Hwy 4.

Zoning Map Amendment

The second part of this project is to re-zone the subject area from A1-ME (previously RC) to C2 (General Commercial). The purpose of the C2 zone is to provide lands for general commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include general commercial (e.g., retail, stores, and services),

professional business offices, employment centers, service commercial (e.g. automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. This zone implements the commercial general plan land use category. The existing use of the property as a feed and farm supply store is permitted in the C2 zone by right, unlike the A1 zone where the store is a pre-existing, non-conforming use.

With some slight differences, the RC zone allowed a wide range of uses including retail, service businesses, administrative and professional offices, public assembly, meetings, and accommodations, processing and assembly uses and even residential. Compared to C1 and C2, the uses in RC overlapped with the two commercial zones and thus the reason for the elimination of the RC zone. By re-zoning all 36 parcels C1 and C2, the County extended the parcels' commercial land use capabilities, both existing and future.

CONCLUSION: This is a County initiated project directed by the Board as follow up to the earlier action to adopt the comprehensive update to the County Zoning Code and the Zoning Map Amendment. The project consists of amending the General Plan Land Use Designation of the 150,279 square foot area of land occupied by the "Spence Ranch Feed & Supply" retail business (a portion of APN's: APN:058-001-024 & 058-001-005, show on Exhibit A) from Working Lands to Commercial for the purpose of amending the base zone of the same area of land from A1-ME to C2. This action will effectively bring consistency to the land use designation and zoning with the existing land use. The proposed project is found to be consistent with the following:

1. **Existing land use** – The subject area has been developed and operated as a commercial business for 47 years and was zoned RC in 1986, acknowledging the commercial land use. This portion of the parcel was only re-zoned A1-ME in July of 2024 after the RC zone was eliminated from code and the parcel had to take on a new base zone. This parcel, along with 36 others in the County, were slated to be re-zoned commercial (C1 or C2), but findings of consistency could not be made to zone the subject property C2 as the land use designation was Working Lands and not Commercial. Applying the C2 zone to this land is appropriate as the existing use of the property is commercial and has been since 1978 and was acknowledged as such with the RC zoning being applied to the property for the past 38 years. Amending the land use designation and zoning of this property will not result in any changes in land use or density and the previous RC zone was found to be redundant with C2, allowing similar if not the same uses. The purpose of the amendments is to bring consistency between the General Plan, Zoning and existing land use. Only the portion of the parcel occupied by the existing use will be amended.

2. **Surrounding land uses and zoning** – There are four other commercial businesses along Hwy 49 within a one-mile radius of the subject parcel, excluding those within the City of Angels. Three of the four are designated commercial and zoned C2, while the fourth operates with an approved use permit. The City of Angels, a mixed-use community including commercial, industrial, recreational and residential, is only ½ mile from the subject parcel, where the commercial corridor lines Hwy 49 for 2.5 miles. The

feed supply store is adjacent to a commercial property that is operated by Suburban Propane. Commercial trucks fill propane for distribution from the two large onsite storage tanks. Other uses in the vicinity include the Humane Society which houses dogs and cats for adoption, a self-storage (mini storage) industrial land use, large lot residential parcels and large acreage agricultural (grazing land) lands. The feed store serves the agricultural community in addition to the residential community in the area.

3. **General Plan** – The C2 zone is consistent with the Commercial Land Use Designation. General Plan Policies encourage the development of existing communities to provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable communities. Maintaining the ability for the existing business to continue and future businesses to have an opportunity to thrive is essential for the County's economy. The C2 zone is the most intense base zone allowed in the Commercial Land Use Designation and the intensity of uses allowed in the C2 zone are the same or like those permitted in the RC zone, thus there is no impact to the surrounding area by applying a commercial land use designation to this area of land and simply conforms to the existing land use that has been in place for 47 years.

The requested amendments are the minimum necessary to eliminate the land use inconsistencies as only the portion of the parcel that is necessary to support the existing business is proposed to be re-designated and re-zoned, while the remainder of the property will stay zoned A1-ME. The 3.45-acre area to be re-designated and re-zoned includes land which is occupied by the retail business and a small portion of a 2.73-acre reservoir. No significant impacts would occur to the environment as the land use exists and the potential land uses are no more intense than previously permitted uses in the RC base zone.

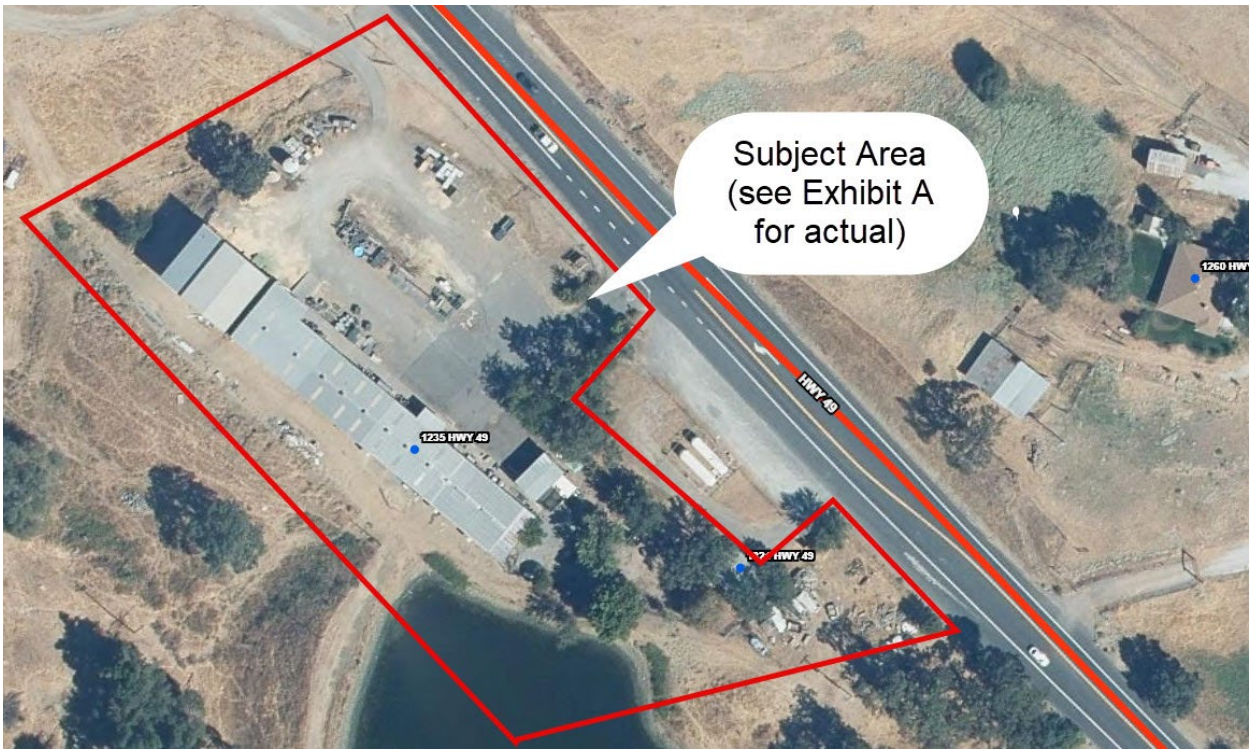


Figure 5 - Aerial Photo of Subject Area

ENVIRONMENTAL REVIEW: Pursuant to CEQA Guideline § 15305 Minor Alterations in Land Use Limitations – the General Plan Amendment portion of the project is exempt from the California Environmental Quality Act (CEQA) and a notice of exemption has been prepared. This project will not result in any physical impacts as the subject area is developed with an existing business that has been in operation for 47 years and this amendment is proposed to apply to the minimum area necessary to correct the land use inconsistencies. No additional development is proposed through this application. Amending the land use designation of the subject parcel from Working Lands to Commercial and re-zoning the area from A1-ME (previously RC) to C2 will not result in more intensive permitted uses than have been allowed to occur on the property for the past 38 years under the RC zone. The C2 zone is the most intense zone currently allowed in the Commercial Land Use Designation and the permitted uses in the C2 are comparable to those uses in the previous RC zone which was applied to this property for 38 years. Residential density will not increase as the property is not served by public water and sewer which will be required with any future proposal for a mixed-use development in C2 zone. Additionally, a standalone single unit dwelling is not permitted in the C2 zone. This amendment is to create consistency with the existing land use, the zoning and the General Plan.

The project is also exempt from CEQA pursuant to 14 CCR § 15061(b)(3) because it can be seen with certainty that there is no possibility that the General Plan and Zoning Amendments may have a significant effect on the environment. The feed store already

exists on the portion of the parcel in question, and no new development is proposed through this application.

Referral and Consultation: Pursuant to Government Code Sections 65352-65352.5, on October 9, 2024, a notice was mailed to the California Native American Tribes including the State's Native American Heritage Commission initiating a 90-day consultation and review of the project application subject to CEQA. At the end of the consultation period, no responses were received from any noticed Tribe.

RECOMMENDATION: Staff recommend the Planning Commission take the following action:

1. Recommend the Board of Supervisors approve the Notice of Exemption finding that the project is exempt from CEQA pursuant to § 15305 and § 15601(b)(3).
2. Recommend the Board of Supervisors amend the General Plan Land Use Designation of the 150,279 square foot portion of land shown on Exhibit "A" currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from Working Lands (WL) to Commercial (C) by approving Resolution 2025-007; and
3. Recommend the Board of Supervisors adopt the Zoning Map Amendment amending the base zone of the 150,279 square foot portion of land shown on Exhibit "A" currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from A1-ME (General Agriculture – Mineral Extraction) to C2 (General Commercial) by approving Resolution 2025-008.

ATTACHMENTS

1. Draft Planning Commission Resolution 2025-007 & 2025-008
2. Notice of Exemption
3. Project Application
4. Assessor Parcel Map

2024-061 GPA / ZA for Spence

Attachment 1.

Draft PC Res 2025-007 & 2025-008

COUNTY OF CALAVERAS, STATE OF CALIFORNIA
PLANNING COMMISSION

RESOLUTION NO. 2025-007

>>A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS APPROVE THE NOTICE OF EXEMPTION AND GENERAL PLAN AMENDMENT 2024-061 AMENDING THE 150,279 SQUARE FOOT PORTION OF LAND SHOWN ON EXHIBIT "A", CURRENTLY OCCUPIED BY THE RETAIL BUSINESS, "SPENCE RANCH FEED & SUPPLY", LOCATED WITHIN THE 18.79-ACRE PARCEL DESCRIBED AS PARCEL B OF ROS 25-64, FROM WORKING LANDS (WL) TO COMMERCIAL (C).

WHEREAS, a commercial land use, the "Spence Ranch Feed & Supply" retail store, has been in operation since 1978, and the 150,279 square foot portion of land occupied by the store was zoned RC (Rural Commercial) in 1986; and

WHEREAS, the 2019 General Plan Update failed to redesignate the portion of land zoned RC to a Commercial land use designation to make it consistent with the zoning and the pre-existing land use; and

WHEREAS, the County Board of Supervisors, on July 16, 2024, adopted the comprehensive update to the County Zoning Code and Zoning Map Amendment to implement various changes to base zones and overlay zones adopted in the update; and

WHEREAS, July 16, 2024, the Zoning Code Update eliminated the RC (Rural Commercial) base zone and re-zoned 36 parcels throughout the County from RC to C1 (Local Commercial) and C2 (General Commercial), consistent with the existing land uses and the Commercial Land Use Designation applied to each parcel; and

WHEREAS, the Zoning Code Map Amendment re-zoned the portion of the parcel occupied by the "Spence Ranch Feed & Supply" retail store from RC to A1-ME consistent with the Working Lands General Plan Land Use Designation, pending approval of a General Plan Amendment for the purpose of re-zoning this land C2; and

WHEREAS, recognizing the inconsistency and the creation of a non-conforming land use, on July 16, 2024, the Board of Supervisors directed the re-zoning of the portion of land occupied by the "Spence Ranch Feed & Supply" retail store to C2 (General Commercial) and in doing so, to amend the land use designation to Commercial; and

WHEREAS, pursuant to §15305 and § 15061(b)(3 this project is exempt from the CEQA, and a notice of exemption was prepared; and

WHEREAS, during a duly noticed public hearing held on June 12, 2025, the Planning Commission considered all the information presented to it, including but not limited to its staff report, and information presented by the project proponent; and

BE IT THEREFORE RESOLVED that the Planning Commission recommends approval of the General Plan Amendment based upon the following findings:

1. Based on the whole record, it can be seen with certainty that this project (a general plan and zoning amendment) is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines § 15305 (Minor Alterations in Land Use Limitations) and § 15061(b)(3) (the "commonsense" exemption). The Notice of Exemption reflects the independent judgment and analysis of the County.

   Evidence:

   § 15305: Amending the General Plan land use designation of the 150,279 square foot portion of land shown on Exhibit "A" of the staff report currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from Working Lands (WL) to Commercial (C) is for the purpose of amending the zoning from A1-ME (General Agriculture – Mineral Extraction) (previously RC (Rural Commercial)) to C2 (General Commercial) for consistency with the existing land use. The store has been in operation at this location for 47 years with an approved Conditional Use Permit. This portion of land was zoned Rural Commercial (RC) back in 1986 and was only re-zoned A1-ME because the C2 zone is not consistent with the Working Lands land use designation. The 150,000 square foot area previously zoned RC was not surveyed and now a surveyed area of 150,279 square feet is the actual area encumbered by the business and its associated outdoor uses. The C2 zone is the most intense zone district permitted in the Commercial land use designation and the permitted uses in the C2 zone are comparable to those previously permitted in the RC zone. There will be no increase in residential density as the C2 zone prohibits stand alone single unit dwellings and mixed-use development cannot occur on this parcel due to the lack of public water and sewer.

   § 15601(b)(3): The project is also exempt from CEQA pursuant to 14 CCR § 15061(b)(3) because it can be seen with certainty that there is no possibility that the General Plan and Zoning Amendments may have a significant effect on the environment. The feed store already exists on the portion of the parcel in question, and no new development is proposed through this application.

2. The proposed general plan amendment is consistent with the goals, policies, and objectives of the general plan.

   Evidence: General Plan Goal LU-1 encourages the development of existing communities to provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable communities. After 47 years, Spence Ranch Feed & Supply remains an economically viable business. Providing job opportunities

to people in the county, the retail establishment employees an average of 12 people continually. The General Plan acknowledges Agriculture as an industry that has been sustainable in Calaveras County for decades. The feed supply store has been a critical resource, supporting and providing services to the County's agricultural community in addition to the residential communities in the area. Amending the General Plan land use designation to Commercial will allow the parcel to be re-zoned C2, which is the zoning designation best aligned with the existing land use.

Typically, the Commercial land uses are required to connect to existing water and wastewater services with limited exceptions. Pursuant to General Plan IM PF-2D, if connecting to public water and/or public wastewater systems is not feasible, extension of public facilities to the development site is not feasible or not allowed by the County and the exception is approved by the Environmental Health Department, the approving authority may allow exceptions to either or both of those requirements.

It is not feasible for this site to connect to either public water or sewer. The nearest service area is within the City of Angels, one-half mile south of the project site. Extending utility services would require LAFCO action to annex this area of land, expanding the City limits and extending infrastructure one-half mile north along Hwy 49. This analysis has not considered capacity to serve this site as well as sites in between with public water and/or sewer nor whether the City would even consider an annexation. The existing commercial development has been served by on-site well since 1978 and an EMA (Environmental Management Agency) approved on-site wastewater system since 1987 when an addition to the commercial structure and upgrade to the system were permitted. The site has been self-serving for 47 years without concern. This application was circulated to the Environmental Management Agency for review for which they replied with "No Comment" indicating the existing infrastructure serving the existing use is satisfactory.

3. The proposed general plan amendment is in the public interest.

   Evidence: The project is not controversial. During the Planning Commission hearings where the zoning code update and map amendment was discussed publicly and at the Board of Supervisors hearing where the update and map amendment were adopted, staff spoke specifically about this matter. Discussions in the public hearings with the Spence family resulted in no opposing impute from the public. "Spence Ranch Feed & Supply" has provided valuable services the County for the past 47 years. This area of land was zoned RC to ensure that the parcel could continue to serve the County's business needs in the future. The site is suitable for such uses as the area of land is already developed with roughly 16,485 square feet of buildings, paved parking and outdoor storage. Access to the parcel is safe and adequately serves the business and includes a paved commercial encroachment in addition to a left turn lane on Hwy 49. This site has been designed to accommodate commercial traffic and under the C2 zone, can continue to serve the community for years to come. The change in land use designation will facilitate a rezone to a zoning designation more suited to the existing use, and one that will not render the use "nonconforming". As

such, the store will be deemed a permitted use in its zone and thus be similarly situated to other similar retail facilities in commercial zones—where they can adapt and modify their facility over time within the bounds of the retail use, and without having to apply for a conditional use permit for every change that might be deemed an "expansion" of a legal non-conforming use. This is consistent with what the County did at the time of the comprehensive zoning amendment for the other 36 businesses that originally had commercial businesses and RC zoning. Only that portion of the parcel containing the existing feed store use will be modified; so, the change cannot be used to facilitate an expansion into the much larger parcel.

4. The proposed general plan amendment will not adversely affect surrounding properties.

   Evidence: The purpose of the General Plan Amendment is to re-zone a portion of the parcel C2 for consistency with the existing land use which has been in operation for 47 years. The surrounding land use varies, consisting of large acreage agriculture lands, large lot residential parcels, commercial and industrial business including the mixed land use in the City of Angels all within a 1-mile radius of the subject parcel. Zoning and General Plan land use designations consist of Resource Production, Working Lands, Rural Transition and Commercial. Only that portion of the parcel containing the existing feed store use will be modified; so, the change cannot be used to facilitate an expansion into the much larger parcel. Every property owner within a 300' radius was noticed of this project, for which no public opposition was received. The project was also specifically discussed during two noticed public hearings, once at the Planning Commission during the discussion of the final draft zoning code update and map amendment and the other at the Board of Supervisors (Board) during the adoption hearing of the zoning code update and map amendment where no member of the public spoke unfavorably about the project.

5. That the proposed general plan amendment promotes public health, safety, and general welfare and serves the goals and purposes of Title 17.

   Evidence: The potential effects of the proposed General Plan Amendment have been evaluated and determined not to be detrimental to the public health, safety, or welfare, and serves the goals and purposes of Title 17. The proposed designation of Commercial is appropriate given the design, location, shape, size, and other characteristics to ensure that any further development will not endanger, jeopardize, or otherwise constitute a hazard to the property, surrounding properties, and the community at large. There is no development proposed with this application as this amendment is simply to allow the existing 150,279 square foot portion of the subject parcel to be re-zoned C2, consistent with the existing land use. Only that portion of the parcel containing the existing feed store use will be modified; so, the change cannot be used to facilitate an expansion into the much larger parcel.

PASSED AND ADOPTED by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on June 12, 2025, on a motion by Commissioner _____ and seconded by Commissioner _____.

AYES:
NOES
ABSTAIN:
ABSENT:

_____
Chair, Planning Commission

ATTEST:

_____
Gina Kathan, Senior Planner

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.

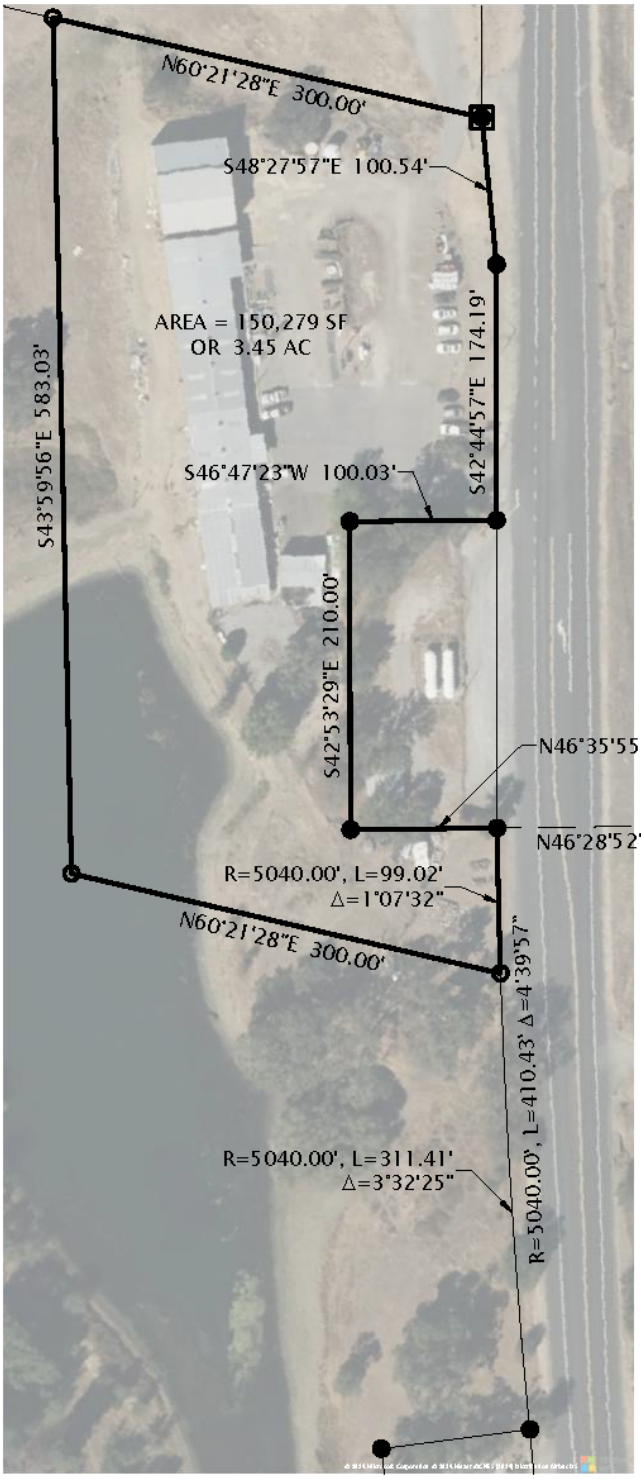


Exhibit "A"
Area Proposed to be designated Commercial and zoned C2 (General Commercial)

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 19, T3N, R12E, MDM.

LEGEND

- MOST NORTHERLY CORNER OF PARCEL B AS SET FORTH ON 25-ROS-64
- RECORD CORNER
- DIMENSION POINT

COUNTY OF CALAVERAS, STATE OF CALIFORNIA
PLANNING COMMISSION

RESOLUTION NO. 2025-008

>> A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS APPROVE ZONING MAP AMENDMENT 2024-061 AMENDING THE 150,279 SQUARE FOOT PORTION OF LAND SHOWN ON EXHIBIT "A", CURRENTLY OCCUPIED BY THE RETAIL BUSINESS, "SPENCE RANCH FEED & SUPPLY", LOCATED WITHIN THE 18.79-ACRE PARCEL DESCRIBED AS PARCEL B OF ROS 25-64, FROM A1-ME (GENERAL AGRICULTURE – MINERAL EXTRACTION) TO C2 (GENERAL COMMERCIAL).

WHEREAS, a commercial land use, the "Spence Ranch Feed & Supply" retail store, has been in operation since 1978 and the 150,279 square foot portion of land occupied by the store was zoned RC (Rural Commercial) in 1986; and

WHEREAS, the 2019 General Plan Update failed to redesignate the portion of land zoned RC to a Commercial land use designation to make it consistent with the zoning and the pre-existing land use; and

WHEREAS, the County Board of Supervisors, on July 16, 2024, adopted the comprehensive update to the County Zoning Code and Zoning Map Amendment to implement various changes to base zones and overlay zones adopted in the update; and

WHEREAS, the July 16, 2024 Zoning Code Update eliminated the RC (Rural Commercial) base zone and re-zoned 36 parcels throughout the County from RC to C1 (Local Commercial) and C2 (General Commercial), consistent with the existing land uses and the Commercial Land use designation applied to each parcel; and

WHEREAS, the Zoning Code Map Amendment re-zoned the portion of the parcel occupied by the "Spence Ranch Feed & Supply" retail store from RC to A1-ME consistent with the Working Lands General Plan land use designation, pending approval of a General Plan and Zoning Amendment; and

WHEREAS, recognizing the inconsistency and the creation of a non-conforming land use, the Board of Supervisors directed the re-zoning of the portion of land occupied by the "Spence Ranch Feed & Supply" retail store to C2 (General Commercial); and

WHEREAS, pursuant to §15305 this project is exempt from the CEQA, and a notice of exemption was prepared; and

WHEREAS, during a duly noticed public hearing held on June 12, 2025, the Planning Commission considered all the information presented to it, including its staff report, and information presented by the project proponent; and

BE IT THEREFORE RESOLVED that the Planning Commission recommends the Board of Supervisors adopt the Zoning Amendment of 150,279 square foot area of land shown on Exhibit "A" to C2 (General Commercial), based on the following findings:

1. Based on the whole record, it can be seen with certainty that this project (a general plan and zoning amendment) is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines § 15305 (Minor Alterations in Land Use Limitations) and § 15061(b)(3) (the "commonsense" exemption). The Notice of Exemption reflects the independent judgment and analysis of the County.

   Evidence:
   § 15305: Amending the General Plan land use designation of the 150,279 square foot portion of land shown on Exhibit "A" of the staff report currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from Working Lands (WL) to Commercial (C) is for the purpose of amending the zoning from A1-ME (General Agriculture – Mineral Extraction) (previously RC (Rural Commercial)) to C2 (General Commercial) for consistency with the existing land use. The store has been in operation at this location for 47 years with an approved Conditional Use Permit. This portion of land was zoned Rural Commercial (RC) back in 1986 and was only re-zoned A1-ME because the C2 zone is not consistent with the Working Lands land use designation. The 150,000 square foot area previously zoned RC was not surveyed and now a surveyed area of 150,279 square feet is the actual area encumbered by the business and its associated outdoor uses. The C2 zone is the most intense zone district permitted in the Commercial land use designation and the permitted uses in the C2 zone are comparable to those previously permitted in the RC zone. There will be no increase in residential density as the C2 zone prohibits stand-alone single unit dwellings and mixed-use development cannot occur on this parcel due to the lack of public water and sewer.
   § 15601(b)(3): The project is also exempt from CEQA pursuant to 14 CCR § 15061(b)(3) because it can be seen with certainty that there is no possibility that the General Plan and Zoning Amendments may have a significant effect on the environment. The feed store already exists on the portion of the parcel in question, and no new development is proposed through this application.

2. The proposed Zoning Amendment is consistent with the County's General Plan.

   Evidence: The purpose of the C2 zone is to provide land for general commercial or office uses. Typical uses include general commercial (e.g., retail, stores, and

services), professional business offices, employment centers, service commercial (e.g. automotive-related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing), public and quasi-public, and other similar and compatible uses. This zone implements the commercial general plan land use category. The re-zoning is for the purpose of establishing consistency with an existing land use that has been taking place for the past 47 years. Only that portion of the parcel containing the feed store use will be rezoned.

Approved by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on June 12, 2025, on a motion by Commissioner _____ and seconded by Commissioner _____.

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Chair, Planning Commission

ATTEST:

_____
Gina Kathan, Senior Planner

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.

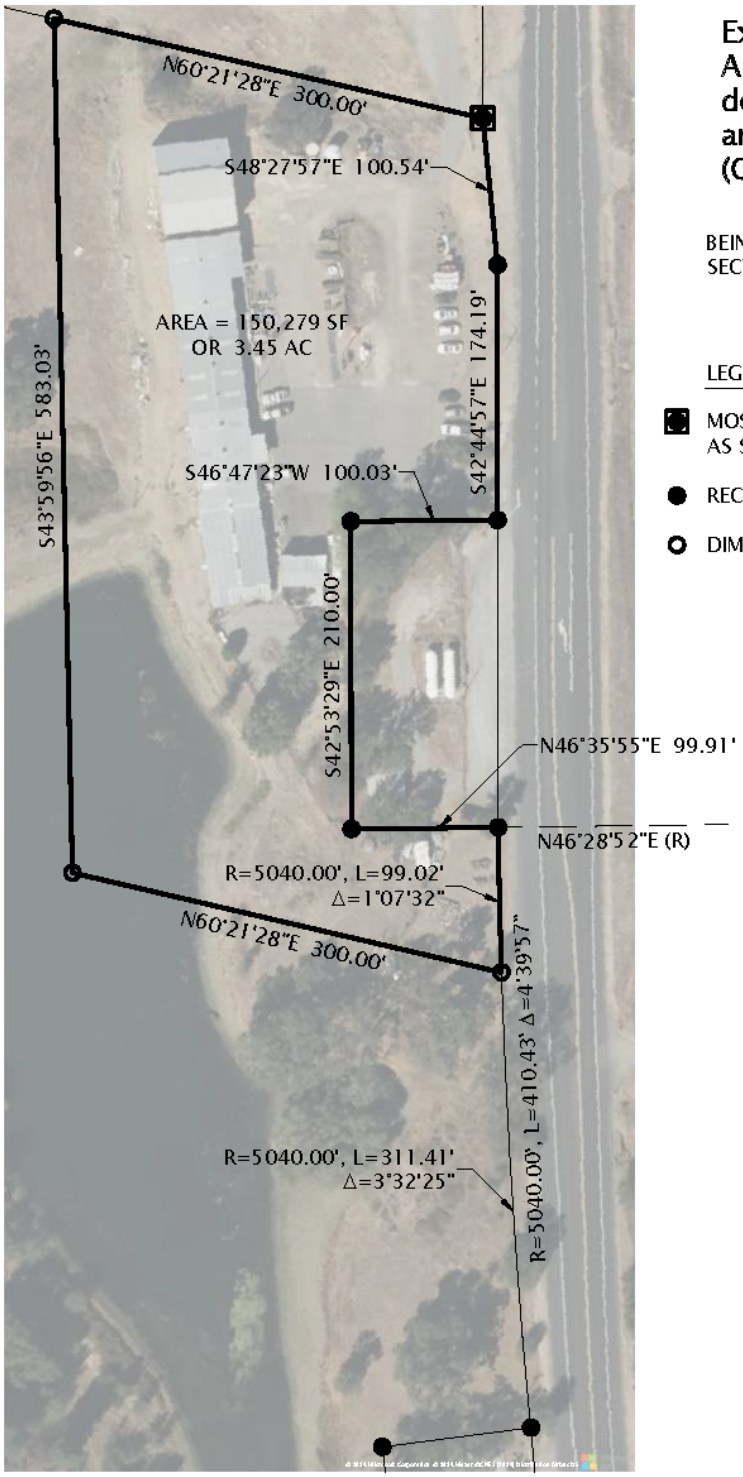
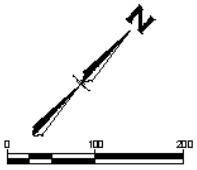


Exhibit "A"
Area Proposed to be designated Commercial and zoned C2 (General Commercial)

BEING A PORTION OF THE SOUTH 1/2 OF SECTION 19, T3N, R12E, MDM.

LEGEND

- MOST NORTHERLY CORNER OF PARCEL B AS SET FORTH ON 25-ROS-64
- RECORD CORNER
- DIMENSION POINT



2024-061 GPA / ZA for Spence

Attachment 2.

Notice of Exemption

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Calaveras
891 Mt. Ranch Rd
San Andreas CA 95249

From: (Public Agency): Calaveras County Planning
891 Mt. Ranch Road
San Andreas CA 95249
(Address)

Project Title: 2024-061 GPA

Project Applicant: William Spence

Project Location - Specific:
1235 Hwy 49, Angels Camp, 0.55 miles NW of the City of Angels Camp

Project Location - City: _____ Project Location - County: Calaveras

Description of Nature, Purpose and Beneficiaries of Project:
GPA of a 150,279 square foot area of land from Working Lands to Commercial for the purpose of re-zoning the area C2 (General Commercial) for consistency with the existing land use.

Name of Public Agency Approving Project: Calaveras County Board of Supervisors

Name of Person or Agency Carrying Out Project: Gina Kathan, Senior Planner w/Calaveras Co Planning Dept

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: 15305 & 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
A minor alteration of land use limitations, the project will not result in any physical impact as the subject area has been developed with the existing commercial business since 1978 and where the area to be amended is the minimum area necessary to correct the land use inconsistencies. There is no possibility that the GPA & ZA may have a significant effect on the environment.

Lead Agency Contact Person: Gina Kathan Area Code/Telephone/Extension: 209-754-6394

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Senior Planner

▪ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

2024-061 GPA / ZA for Spence

Attachment 3.

Project Application

Project No. 2024-061 & 062 GPA & ZA for Spence

Calaveras County Planning Department

Phone (209) 754-6394 Fax (209) 754-6540
www.planning.calaverasgov.us

APPLICATION FOR LAND USE DEVELOPMENT

- [x] General Plan Amendment (**GPA**)
- [x] Zoning Amendment (**ZA**)
- [ ] Tentative Subdivision Tract Map (**TSTM**)
- [ ] Tentative Parcel Map (**TPM**)
- [ ] Administrative Use Permit (**AUP**)
- [ ] Conditional Use Permit (**CUP**)
- [ ] Planned Development (**PD**)
- [ ] Other _____

NOTE: FAILURE TO FULLY COMPLETE APPLICABLE FIELDS AND PROVIDE REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

Applicant (s):

Name Calaveras County

Project Address 1235 Hwy 49 City Angles Camp

Mailing Address 891 Mt. Ranch Rd. City/ZIP San Andreas 95249

Phone (Business) (209)754-6394 (Home) _____

Email gkathan@calaverascounty.gov

Landowner (s):

Name William A Spence, Trustee

Mailing Address PO Box 172 City/ZIP Altaville 95221

Phone (Business) _____ (Home) _____

Email spenceranch@sbcglobal.net

Name and address of property owner's duly authorized Agent who is to be furnished with notice of hearing. (Section 65091 – Calif. Govt. Code):

Authorized Agent:

Name N/A

Mailing Address _____ City/ZIP _____

Phone (Business) _____ (Home) _____

Email _____

Project No. 2024-061 & 062 GPA & ZA for Spence

Assessor's Parcel Number(s): 058001024 (prior to ROS 25-64) Parcel Size: 20.73 (POR)

058001005 (prior to ROS 25-64) 98.11 (POR)

PCL B of ROS 25-64(New APN not assigned) 18.79 acres

Site location, including physical address, with directions to the project site:

Located at 1235 Hwy 49, Angels Camp, the Spence Ranch Feed Supply Store takes direct access from Hwy 49, approximately 0.5 miles North of the Angels Camp city limits.

Detailed Project Description (or attach separate document):

PROPOSED: Amend the General Plan LUD of a 150,279 SF POR of an 18.79 acre parcel (POR. PCL B,ROS 25-64), from Working Lands to Commercial for the purpose of amending the zoning from A1-ME (General Agriculture - Mineral Extraction) to Comm(Commercial) for consistency with the existing business, "Spence Ranch Feed and Supply".

BACKGROUND: On 11/17/1986, BOS Ord. No 1860 re-zoned a 300' x 500' POR of APN: 058-001-005 & 006 from A1-ME to RC (Rural Commercial), finding the RC zone consistent with the pre-exiting non-conforming commercial business in a Mineral Resource LUD. In 2019, the Board of Supervisors adopted the update to the County General Plan, amending the LUD of the subject parcels to Resource Production and Working Lands. Instead of applying a Commercial LUD to this POR of land for consistency with the RC zoned business, the County inadvertently applied a Working Land LUD. On 7/16/2024 the BOS adopted the update to the County Zoning Code, eliminating the RC base zone. Parcels zoned RC were re-zoned C1 or C2 (comm zones). In the case of the Spence parcel, the GP LUD wasn't commercial, so the parcel was temporarily zoned A1-ME, consistent with the GP LUD. The BOS directed the Planning Department to initiate a GPA and a ZA to create consistency with the existing land use.

EXISTING LAND USE INFORMATION

Describe the existing use of the property:

- [ ] Agricultural
- [ ] Timber
- [x] Commercial
- [ ] Industrial
- [ ] Residential
- [ ] Multi-family Residential
- [ ] Public Service
- [ ] Recreational

Existing General Plan Designation(s): Working Lands

Existing Zoning Designation(s): A1-ME (General Agriculture - Mineral Extraction)

Project No. 2024-061 & 062 GPA & ZA for Spence

Describe the existing man-made features of the subject property, including buildings, roads, wells, septic systems, etc.:

approximately 12,000 SF of commercial buildings (warehouse, retail space, hay storage), developed parking, on-site wastewater system.

Describe any known archaeological, paleontological, or historical resources on the subject property. Provide Archaeological Sensitivity designation from the General Plan Map V-13. Check appropriate level. (High) ☐ (Medium/Moderate) ☐ (Low) ☐. If sensitivity is shown as high or medium/moderate an archaeological assessment study will be required prior to completing the environmental review. If an assessment has been completed on a prior project that included the project area, provide the information where the study can be found.

No known sites. The use was established 1982 and the has continued to expand since then. The project site is completely disturbed with buildings, parking and paths of travel and outdoor storage of goods and materials for sale.

Describe the existing natural features of the subject property, including terrain or topography, vegetation, bodies of water, wetland habitat (marsh, riparian, vernal pools), etc.:

The project site is flat. The majority of the site is void of all natural vegetation. There is a large pond on the parcel, but does not encumber the POR of the parcel subject to this application.

Describe the existing land uses within 500 feet of the subject property. (Example: Five single family residences to the north, a duplex and pine forest to the west, a state highway and a gas station to the east, and grazing land to the south.) Be specific:

North: _____

South: _____

East: _____

West: _____

Project No. 2024-061 & 062 GPA & ZA for Spruce

Access:

Name of road on which property fronts: SR 49

If property fronts on a private road, provide the name of nearest publicly maintained road:

If the subject property does not have frontage on a County road or State highway, describe the legal access to the property from the nearest public road:

Level of Service (Check with Calaveras County Public Works Department):

PROJECT SPECIFIC QUESTIONS

Will grading be required to implement the proposed use? ☐ Yes ☑ No

If yes, estimate the total cubic yards that will be moved and explain what will be done with the graded material:

Will there be any potentially hazardous materials or toxic substances, flammables or explosives used, stored, manufactured or disposed of at the site? ☐ Yes ☑ No

If yes, list and describe the method of disposal of these items:

Describe any odor, noise, smoke, or dust which will result from the proposal: nothing beyond what has been going on since the opening of the store; noise from delivery trucks, fork lift, customer traffic, no smoke, min dust as most of the site is paved and what isn't paved is well compacted.

Project No. 2024-061 & 062 GPA & ZA for Spence

ANSWER THE FOLLOWING QUESTIONS APPLICABLE TO YOUR APPLICATION

GPA Proposed General Plan Designation: Commercial (150,279 SF POR only)

ZA Proposed Zoning: C2 (General Commercial) (150,279 SF POR only)

TSTM & TPM Proposed Land Division:

Total Acres: _____ Number of Lots: _____

Minimum Lot Size: _____ Average Lot Size: _____

TSTM & TPM Type of proposed land uses for land divisions:

Natural Resource: Ag/Timber/Mineral	_____ lots	_____ total acres
Single Family Residential	_____ lots	_____ total acres
Multi-Family Residential	_____ lots	_____ total acres
Commercial	_____ lots	_____ total acres
Industrial	_____ lots	_____ total acres
Public Service	_____ lots	_____ total acres
Recreation/Open Space	_____ lots	_____ total acres

CUP/PD Is the proposed use an expansion of an existing use? ☐ Yes ☐ No

If yes, when was it established? _____

CUP/PD Is the proposed use part of an intended larger future project? ☐ Yes ☐ No

If yes, describe: _____

CUP/PD Will all proposed uses be confined within a building? ☐ Yes ☐ No

If no, describe what activities will not be (including storage that will occur outdoors):

_____

CUP/PD Expected total number of people to be employed at the proposed uses:

Full Time _____ Part Time _____

CUP/PD For commercial uses, the number of parking spaces to be provided: _____

CUP/PD Estimated number of vehicles to use the facilities daily: _____

CUP/PD How many trees with a breast-height diameter of 12" or greater will be removed as a result of the site development? _____

Project No. 2024-061 & 062 GPA & ZA for Spence

Any additional information or explanations supporting the proposal is encouraged and may be submitted on a separate sheet of paper.

Project No. _____

ACKNOWLEDGMENT / AUTHORIZATION / VERIFICATION PAGE[1]

Calaveras County Agriculture Disclosure Statement

Real property within or adjacent to areas zoned for agricultural operations or areas in zones which permit agricultural operations may be subject to inconveniences or discomfort arising from such operations. Calaveras County has determined that the use of real property for agricultural operations, as defined by County Code, is a high priority and a proper and necessary use, and will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are consistent with accepted agricultural practices and standards.

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge having read and understood this disclosure.

Right of Entry

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge that by making this application, and under the authority of Government Code Section 65105, County agency personnel, in the performance of their functions, may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Verification of Application / Declaration Under Penalty of Perjury

NOTE: If someone other than an individual applicant or landowner signs below (e.g. business entity representatives, agents) satisfactory documentation of signature authority must be provided [see application instructions]. Each record title property owner must sign the application.

APPLICANT(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the applicant(s) for the project described in this application, and I (we) have completed and verified the truthfulness and accuracy of this application and all other documents required for its submittal.

Printed Name(s) of Applicant(s): Peter Maurer, Interim Planning Director on behalf of Calaveras County

Authorized Signature: _____ Date: _____

Authorized Signature: _____ Date: _____

LANDOWNER(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the record title owner(s) of the property on which the project described in this application will be located and I (we) consent to the applicant's(applicants') preparation and submission of this application.

Printed Name(s) of Property Owner(s): William A. Spence

Authorized Signature: William A Spence Date: 10-3-24

Authorized Signature: _____ Date: _____

FOR OFFICIAL USE ONLY

Receipt Number N/A

Application Number 2024-061 & 062

Method of Payment [ ] Cash [ ] Check # _____

Amount N/A

Date Stamp

RECEIVED

OCT 3 2024

Calaveras County
Planning Department

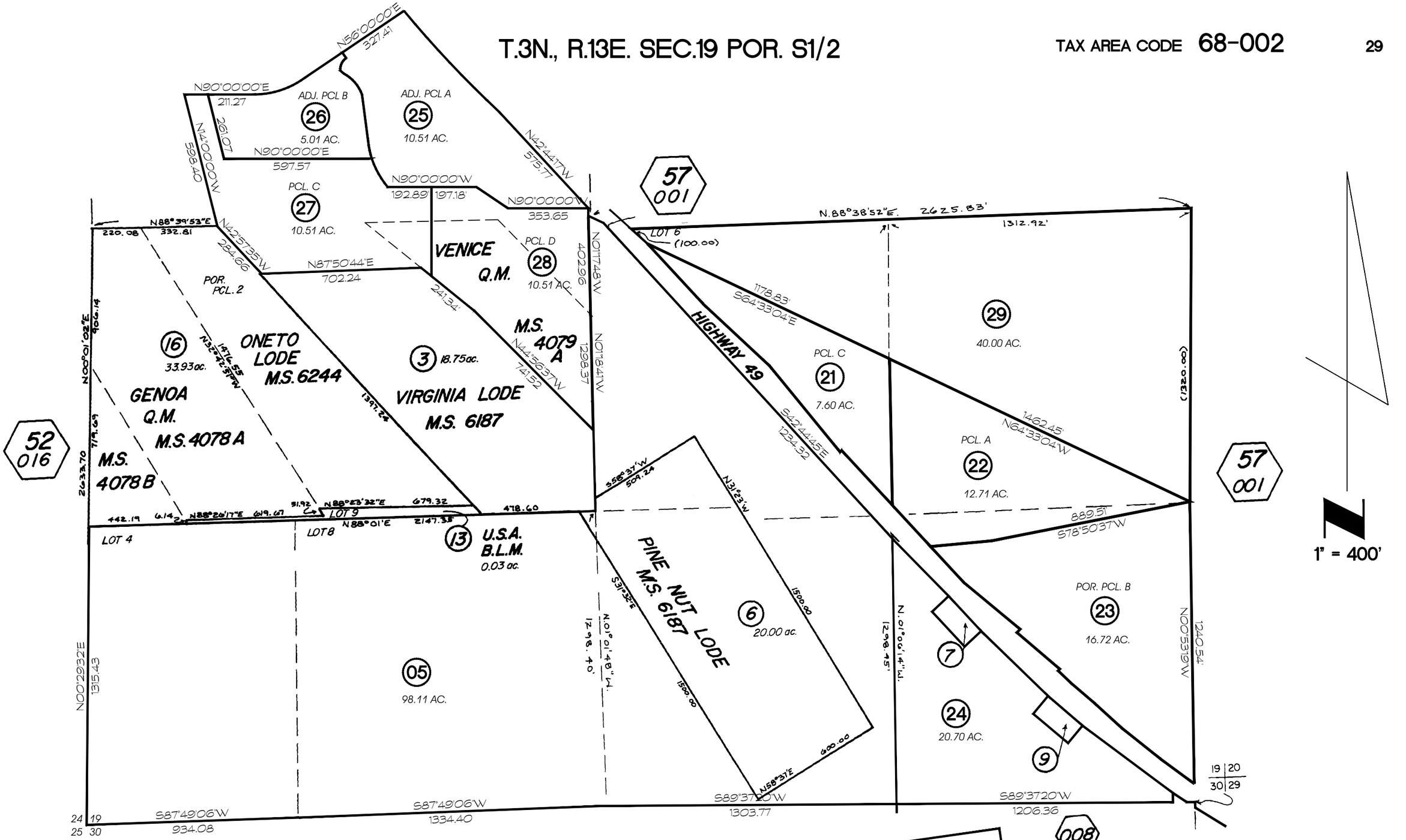
(Revised August 11, 2022)

[1] May be signed in counterparts.

2024-061 GPA / ZA for Spence

Attachment 4.

Assessor Parcel Map



1" = 400'

R.O.S. 18-115, 21-120,21-161, 21-177,
P.M. 6-56,7-30, 12-151, 13-69

REV. 15 03/02/2020

ASSESSMENT PURPOSES ONLY
NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED HEREON

CALAVERAS COUNTY
ASSESSOR'S MAPS
BOOK 58 PAGE 001