



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

Planning Commission Staff Report

Hearing Date	August 10, 2023
Project Number/Name	2023-004 General Plan Amendment for William Spence
Supervisory District Number	D4 – Amanda Folendorf
Assessor's Parcel Number(s)	058-001-005
Planner	Madeleine Flandreau, Planner III

Date: July 14, 2023

APPLICANT/LANDOWNER: William Spence, P.O. Box 172, Altaville, CA 95221

PROJECT DESCRIPTION: The applicant is requesting a General Plan Amendment (GPA) to change the General Plan land use designation of APN: 058-001-005 from Resource Production (RP) to Working Lands (WL) for consistency with the adjacent parcel APN: 058-001-024, under the same ownership. The GPA is a condition of approval of a Lot Line Adjustment being processed concurrently to amend the boundary between the aforementioned parcels, as the boundary line currently bisects an existing commercial structure on the site (Spence Ranch Feed & Supply).

LOCATION: The subject parcel is a 24.3-acre lot located at 1523 Hwy 49 in Angels Camp, 1.7 miles northwest of the intersection of Highway 49 and State Route 4. APN: 058-001-005 is located in Section 19, T3N, R13E, MDM.

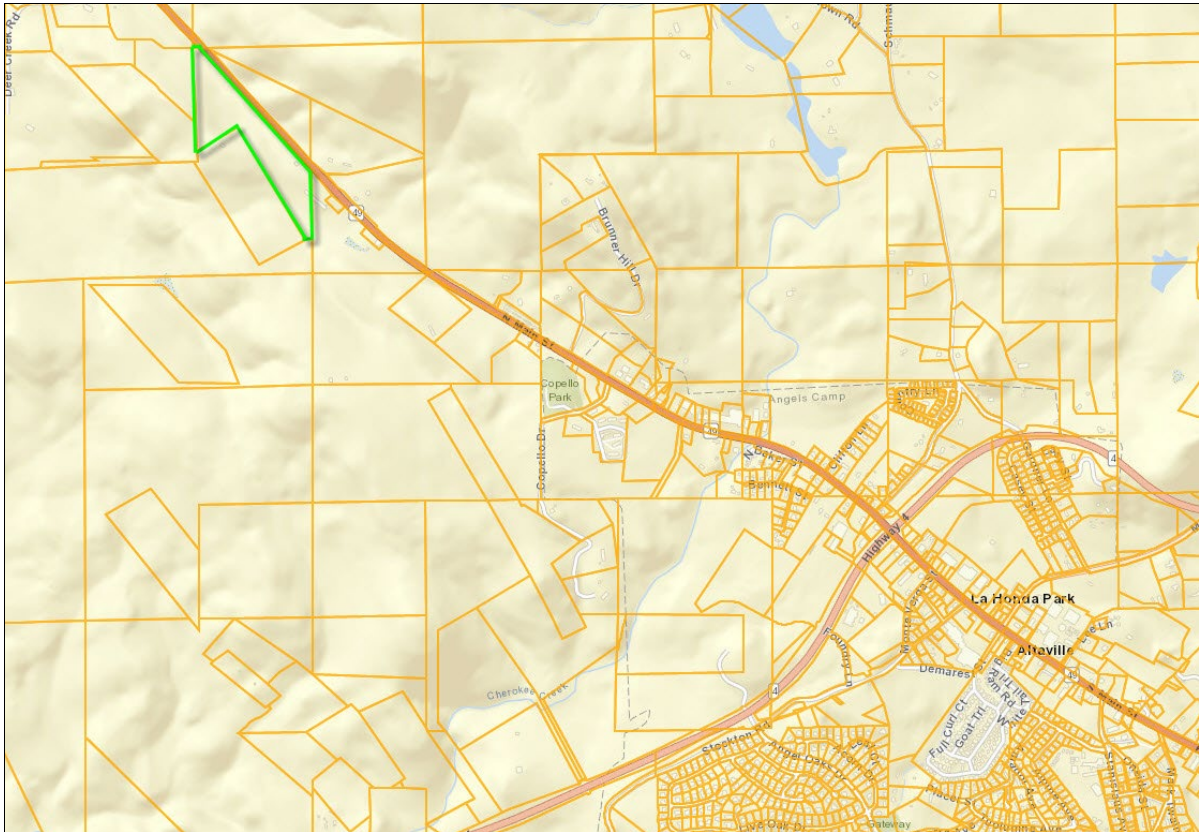


Figure 1- Location Map

BACKGROUND:

Development on the subject parcel began in the late 1970's with the construction of the feed store, and in 1979, a Conditional Use Permit was approved by the Planning Commission to expand the feed store. At that time, the subject parcel was zone U (Unclassified). An addition to the structure was completed in 1981, and in 1997 a single-family residence was constructed. The subject parcel was rezoned in 1986 from U to A1-ME (General Agriculture – Mine Extraction) with a 300 ft. by 500 ft. portion containing the commercial structure as RC (Rural Commercial). This created split zoning on the subject parcel. With the adoption of the General Plan in 2019, the subject parcel was designated as Resource Production, and although the RC zone is not consistent with this designation, it remained in place.

A Lot Line Adjustment application was received in September of 2022 by the Surveyor's office and is awaiting the approval of this General Plan Amendment to complete the process. Currently, the boundary line bisects the existing commercial structure. If the General Plan land use designation for this parcel is amended, the landowner can adjust the boundary between the two parcels in order to have the entire structure of the Spence Ranch Feed & Supply on the adjacent parcel, APN 058-001-024, with the residence being the only use remaining on the subject parcel. The subject parcel will also no longer have split zoning.

ANALYSIS:



Figure 2: Current Zoning (A1-ME/RC- light grey; A1- green; RA- light brown; C2 – red; RR- light yellow)

ADJACENT LAND USES AND ZONING:

Location	General Plan Designation	Zoning
North:	Working Lands	A1 (General Agriculture)
South:	Resource Production	A1 (General Agriculture)
East:	Working Lands	A1-ME/RC (General Agriculture- Mine Extraction/Rural Commercial), C2 (General Commercial)
West:	Resource Production, Rural Transition A	A1-ME (General Agriculture- Mine Extraction)

As stated earlier, the applicant is requesting a GPA to amend the land use designation of APN 058-001-005 from Resource Production to Working Lands for consistency with the adjacent parcel APN 058-001-024. The Working Lands designation identifies lands suitable for agricultural and forestry practices on parcels smaller than those designated RP to reflect existing development patterns and/or to recognize their location in or adjacent to existing communities. This category includes lands with a combination of residential and home-based businesses. This category also includes, but is not limited to, lands with conservation easements and critical habitat areas. These lands allow the continuation of small-scale resource production and other rural home-based business operations that are

compatible with rural residential development. Typical uses include small-scale agriculture, forestry, timber production and harvesting, mineral extraction, small scale commercial/industrial uses secondary to the principal residence, animal husbandry, livestock, orchard, gardens, public or quasi-public uses, and other similar or compatible uses. Generally, these lands have limited access to services and infrastructure.

ZONING:

The subject parcel is zoned A1-ME (General Agriculture – Mine Extraction) with a 300 ft. by 500 ft. portion containing the commercial structure zoned RC (Rural Commercial). The County Board of Supervisor's approved rezoning the portion containing the commercial structure to RC in 1986. The A1 zone is consistent with both the Resource Production and Working Lands designations; however, the RC zone is not consistent with either designation. A Zoning Amendment is not required to approve the Lot Line Adjustment—just the General Plan Amendment to assign the adjusted parcel a single land use designation that is consistent with the parcel's size and the adjacent parcel. Granting the General Plan Amendment and the subsequent Lot Line Adjustment will remove the split zoning from the subject parcel.

GENERAL PLAN LAND USE DESIGNATION:

The subject parcel is currently designated in the County General Plan as Resource Production and lies outside of the Angels Camp's Sphere of Influence. This designation identifies those lands capable of and primarily used for agricultural operations, timber production and/or mineral resource production; in order to maintain the land's viability and economic productivity and protect these lands from the intrusion of incompatible uses or activities. Resource Production Lands have the capability of being utilized for several resource production uses and/or compatible activities. The County's zoning code would allow for these multiple uses. This designation also includes, but is not limited to, lands with conservation easements and lands designated as critical habitat areas, agricultural preserves, and timber production (including lands zoned for timberland production pursuant to the California Timberland Productivity Act of 1982). Typical uses include irrigated and non-irrigated crop production, orchards and vineyards, grazing and raising of livestock, timber and forest product production and harvesting, mineral exploration and extraction, resource conservation, other uses/activities that support these operations (e.g. production and processing facilities, farm stands, tasting rooms), small scale commercial/industrial uses secondary to the resource use of the land; public and quasi-public uses; and other similar and compatible uses. Generally, these lands have limited access to services and infrastructure. The Resource Production designation is intended for parcels of 40-160 acres in size. Compatible zones within the Resource Production designation include General Forest (GF), Timber Production (TP), General Agriculture (A1), Agriculture Preserve (AP), Rural Home Industry (RM), Recreation (REC) and Public Service (PS).

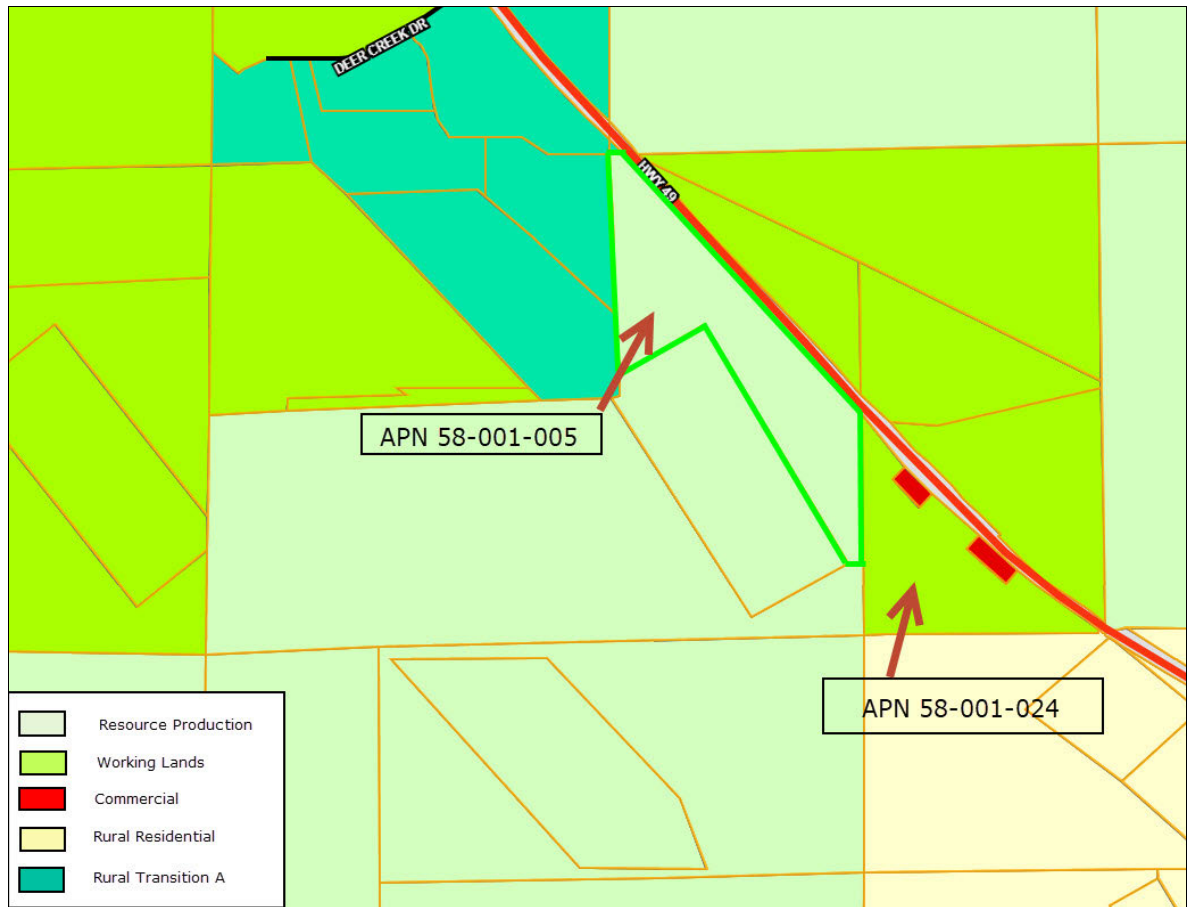


Figure 3- General Plan Land Use Designation

GENERAL PLAN CONSISTENCY:

The proposed General Plan Amendment to Working Lands will result in the subject parcel's land use designation being consistent with a 24.3-acre parcel, which is too small for the Resource Production land use designation. It will also result in the adjusted parcel having a single land use designation instead of a split one. Achieving this General Plan consistency is a requirement before the applicant can proceed with the Lot Line Adjustment.

ENVIRONMENTAL SETTING:

The parcel contains a single-family residence and a portion of the Spence Ranch Feed & Supply and associated parking. Topography is generally flat with slight sloping down to the north. Vegetation in the area consists of oak 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.



Figure 4- 2022 County Aerial Image (note that the property lines are incorrect see survey below)

SERVICES AVAILABLE:

Water:	Domestic well
Sewer:	On Site Septic
Fire Protection:	Altaville Melones Fire District
Power:	Pacific Gas and Electric
Telephone:	AT&T

AGENCIES CONTACTED/RESPONSE:

Assessor:	No response	California Valley Miwok Tribe:	No response
Building Department:	No comment	Ione Band of Miwok Indians:	No response
Environmental Management:	No comment	Calaveras Band of Miwok Indians:	No response
Onsite Wastewater:	No comment	Fire District – West Point:	No response
Public Works:	No comment	Caltrans:	No comment

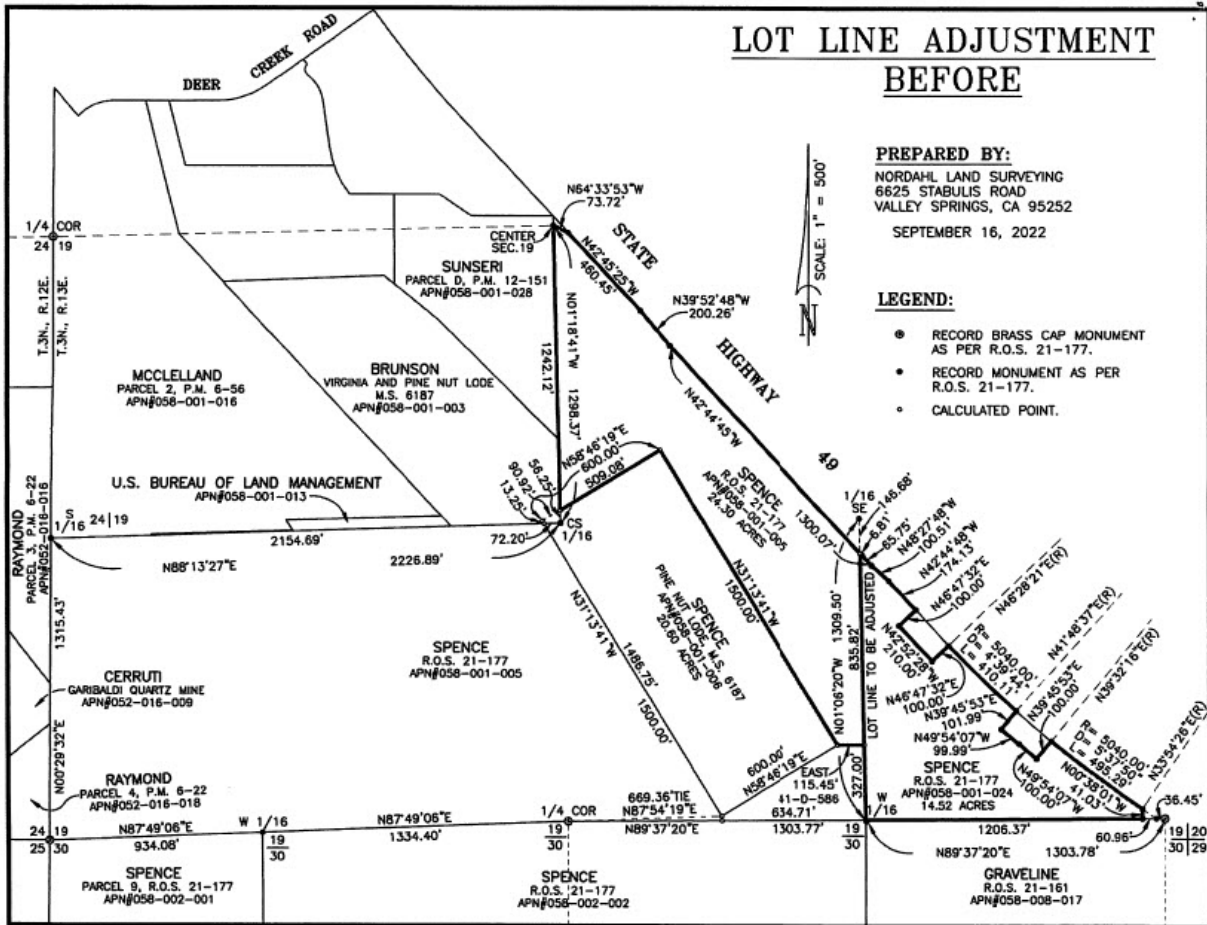


Figure 5 – 2022 Survey

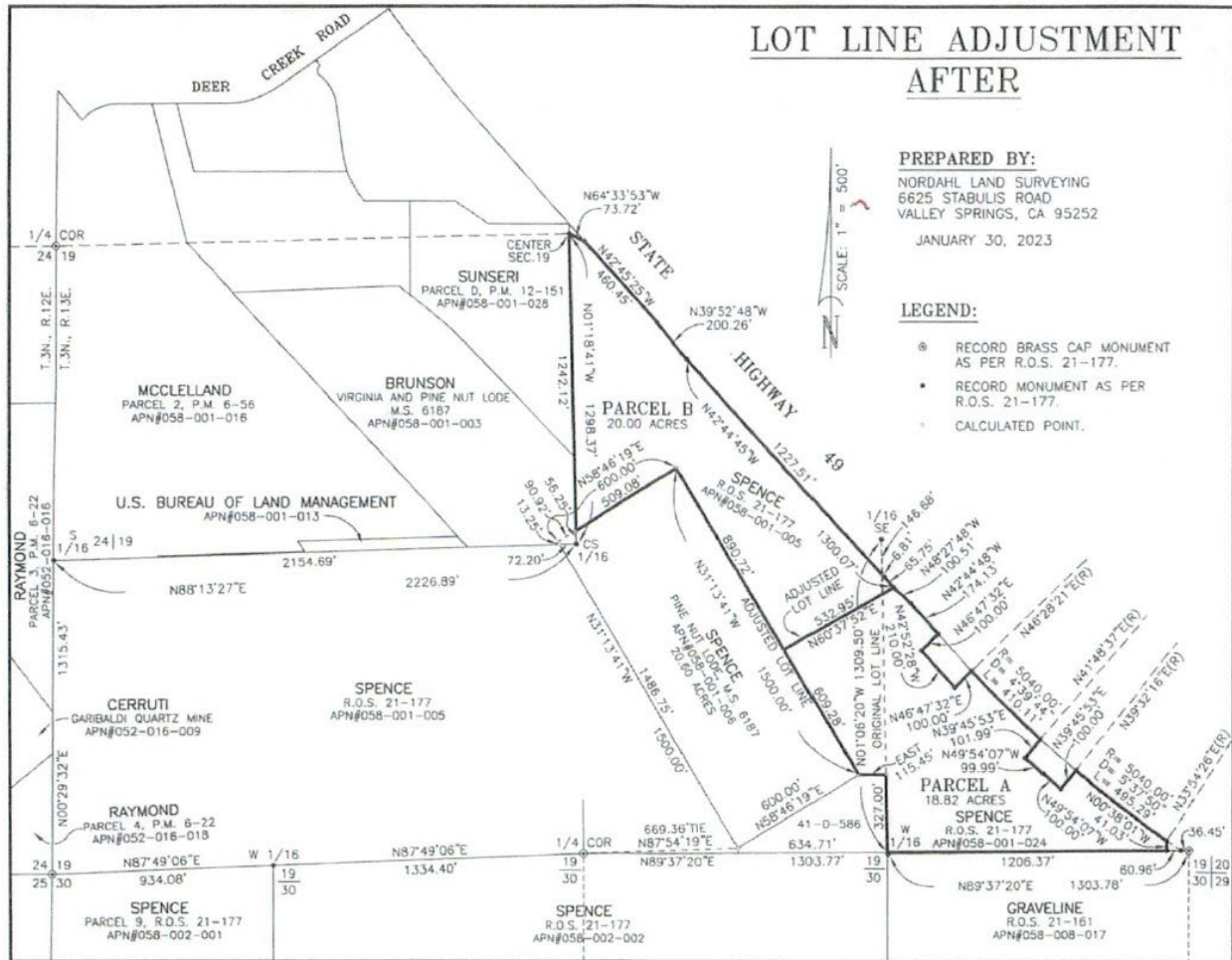


Figure 6- Proposed Boundary Line Adjustment

Biological Resources: The subject parcel contains two intermittent streams which drain into Coopers Creek to the north. The subject parcel contains oak trees in the northeastern portion along Highway 49. Although the California Natural Diversity Database does identify special status species such as the tri-colored blackbird and pallid bat within a 5-mile radius of the subject parcel, no development is proposed with this application and no intrusion or disturbance of these habitats is anticipated. The parcel is not located in any designated critical habitat areas of the County.

ENVIRONMENTAL REVIEW: Pursuant to § 15061(b)(3) this project is exempt from the California Environmental Quality Act (CEQA) and a notice of exemption has been prepared. This activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Amending the land use designation of the subject parcel from RP to WL will not result in more intensive permitted uses being allowed to occur but will instead facilitate the removal of the commercial use (and commercial zoning) on one of the parcels through the Lot Line Adjustment. The proposed land use designation is less intensive than the current land use

designation. The potential for residential development will not change as one (1) single family residence and one (1) accessory dwelling unit are permitted per legal parcel of land in the A1 zone, and there is already a residence on the parcel.

CONCLUSION: Staff finds the proposed General Plan Amendment from Resource Production to Working Lands consistent with the General Plan including the General Plan Implementation Measures requiring review of development applications and compatibility with surrounding land uses and zoning. The project will not have a significant effect on the environment due to the zoning restrictions and existing site limitations. The change is from a more intensive land use designation to a less intensive one. The proposed land use designation is also consistent with the current use of the property.

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

1. Adopt Planning Commission Resolution 2023-010, recommending the Board of Supervisors approve the Notice of Exemption finding that the project is exempt from CEQA pursuant to § 15061(b)(3), and
2. Recommend to the Board of Supervisors an amendment to the General Plan land use designation of APN: 058-001-005 from Resource Production to Working Lands.

ATTACHMENTS

1. Draft Planning Commission Resolution 2023-010
2. Notice of Exemption
3. Project Application
4. Assessor Parcel Map

Attachment #1

Draft Planning Commission Resolution 2023-010

**COUNTY OF CALAVERAS, STATE OF CALIFORNIA
PLANNING COMMISSION**

RESOLUTION NO. 2023-010

**>>A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS APPROVE
THE NOTICE OF EXEMPTION AND AMEND THE GENERAL PLAN LAND USE
DESIGNATION OF APN 058-001-005 FROM RESOURCE PRODUCTION TO
WORKING LANDS TO FACILITATE A BOUNDARY LINE ADJUSTMENT**

WHEREAS, the Planning Department of the County of Calaveras received an application on February 2, 2023, from William Spence to amend the General Plan land use designation of a parcel from Resource Production to Working Lands; and

WHEREAS, the General Plan Amendment to a single land use designation appropriate to the subject parcel's size is required before the County can approve a Lot Line Adjustment; and

WHEREAS, after the concurrent boundary line adjustment is completed, the existing split zoning on two parcels will be removed from one of the parcels, and the boundary will no longer bisect a commercial structure; and

WHEREAS, the proposed project is located at 1523 Highway 49, Angels Camp; APN: 058-001-005 being in the S½ of Section 19 of T03N, R13E, MDM; and

WHEREAS, pursuant to §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 August 10, 2023, the Planning Commission considered all of the information presented to it, including its staff report, information presented by the project proponent, and public comments; 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 there is no possibility that the activity in question may have a significant effect on the environment. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to § 15061(b)(3). The Notice of Exemption reflects the independent judgment and analysis of the County.

Evidence: Amending the General Plan land use designation of the subject parcel from Resource Production to Working Lands will not result in more intensive permitted uses on the property. Specifically, the potential for residential development will not change as one (1) single family residence and one (1)

accessory dwelling is permitted per legal parcel of land in the A1 zone and there is already a residence on the subject parcel. As it currently exists, APN 058-001-005 is developed with a portion of a commercial structure, residential structures, and compacted gravel driveway surfaces. Although the California Natural Diversity Database does identify special status species such as the tri-colored blackbird and pallid bat within a 5-mile radius of the subject parcel, no development or change in use is proposed with this application. The amendment will facilitate a concurrent lot line adjustment that will result in the removal of the commercial use from the subject parcel, leaving the existing primary use as residential.

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

Evidence: The subject parcel is zoned A1-ME (General Agriculture – Mine Extraction) with a 300 ft. by 500 ft. portion containing the feed store zoned as RC (Rural Commercial). The A1 zone is consistent with both the Resource Production and Working Lands designations. The RC zone around the commercial structure is not consistent with either land use designation. The proposed General Plan Amendment will, however, allow for a concurrent boundary line adjustment that will remove the inconsistent zoning from the subject parcel and assign it a single land use designation consistent with a 24.3-acre parcel and its existing residential use. This will create consistency between the General Plan, zoning, and the existing development of the subject parcel. It will also not allow for any expansion of the existing split zoning on the adjacent parcel. The surrounding land use designations are a mix of Working Lands, Resource Production, Rural Transition A and Rural Residential. The proposed GPA is therefore consistent with the goals and policies of the General Plan and the surrounding land uses. The parcel is not located within the Angels Camp Sphere of Influence and there are no General Plan Implementation Measures requiring development application review applicable to this request.

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

Evidence: The amendment from a Resource Production to a Working Lands designation is not controversial, and it is in the public interest to remove land use conflicts where they exist. This request serves the interest of the land owners in that it eliminates the problem of having a lot line bisect a building on their property. Additionally, no comments have been received from neighboring landowners within a 300-foot radius. As stated above, this GPA is consistent with policies of the Calaveras County General Plan.

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

Evidence: The purpose of the General Plan Amendment is to facilitate a Lot Line Adjustment with the adjacent parcel to the east, which is under the same ownership and designated Working Lands. No development is proposed with this application,

and there is no change of use proposed that would affect surrounding properties. The subject parcel currently has split zoning (A1-ME/RC) and has both commercial and residential uses due to a boundary line passing through the middle of an existing commercial structure straddling both parcels. With the amendment of the land use designation, the landowner will be able to adjust the boundary line to move the commercially zoned portion on the adjacent parcel to the east – APN 58-001-024, thereby removing the split. The single-family residence will remain on the subject parcel. No existing uses of the properties will be expanded as a result of this action, and no new development will be authorized through it.

4. 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. The proposed designation of Working Lands is appropriate given the design, location, shape, size, and other characteristics to ensure that any future 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. However, the Title 17 ensures that future design, location, shape, size, and characteristics are met. The general welfare and goals and purposes of the Zoning Code are served by assigning a single, more appropriate land use designation given the size of the parcel and by allowing for a concurrent lot line adjustment that will remove inconsistent zoning from the subject parcel.

BE IT FURTHER RESOLVED, the Planning Commission recommends approval of the General Plan Amendment based on the following conditions:

I GENERAL CONDITIONS

- I-1 The Applicant(s) and Owner(s); and their Heirs, Successors, and Assigns shall abide by all terms of the Indemnification Agreement on file in the Planning Department's records for 2023-004.

PASSED AND ADOPTED by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on August 10, 2023, on a motion by Commissioner _____ and seconded by Commissioner _____.

AYES:

NOES

ABSTAIN:

ABSENT:

Chair, Planning Commission

ATTEST:

Madeleine Flandreau, Planner III

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.

Attachment #2

Notice of Exemption

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): Calaveas County Planning
891 Mt. Ranch Rd.

San Andreas CA 95249

(Address)

Project Title: 2023-004 General Plan Amendment

Project Applicant: William Spence

Project Location - Specific:

1523 Highway 49, Angels Camp, CA, APN: 058-001-005

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

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is requesting a General Plan Amendment (GPA) to change the General Plan land use designation of APN: 058-001-005 from Resource Production (RP) to Working Lands (WL) for consistency with the adjacent parcel APN: 058-001-024, under the same ownership.

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

Name of Person or Agency Carrying Out Project: Calaveras County Planning Department

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: 15061(b)(3) Commonsense Exemption
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

No possibility that activity will significantly affect the environment because it will facilitate the removal of the commercial use (and commercial zoning) on one of the parcels through the Lot Line Adjustment. The proposed land use designation is less intensive than the current land use designation.

Lead Agency

Contact Person: Madeleine Flandreau 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: Planner III

▪ 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: _____

Attachment #3

Project Application

Project No. 200 2023-0004 GPA



Calaveras County Planning Department

Phone (209) 754-6394

Fax (209) 754-6540

www.planning.calaverasgov.us

APPLICATION FOR LAND USE DEVELOPMENT

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

General Plan Amendment (GPA)
Zoning Amendment (ZA)
Tentative Subdivision Tract Map (TSTM)
Tentative Parcel Map (TPM)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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 Spence, William A Trustee

Project Address 1523 Hwy 49 City Angels Camp

Mailing Address PO Box 172 Altaville City/ZIP 95221

Phone (Business) _____ (Home) _____

Email _____

Landowner (s):

Name Spence, William A Trustee

Mailing Address PO Box 172 Altaville City/ZIP 95221

Phone (Business) _____ (Home) _____

Email _____

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 Smith, Richard A

Mailing Address _____ City/ZIP _____

Phone (Business) 209-286-1216 (Home) _____

Email info@rasmithtitle.com

Project No. 2023-0004 GPA

Assessor's Parcel Number(s): 058-001-005 Parcel Size: 24.30 acres

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

1523 Hwy 49, 1.75 miles N of the Hwy 49 & Hwy 4 intersection in Angels Camp

Detailed Project Description (or attach separate document):

Pursuant to Calaveras County Planning Dept. condition of LLA 22-25;

This application proposed to amend the GP LUD of the subject parcel from
Resource Production to Working Lands for consistency with the adjacent parcel,
APN: 058-001-024. The purpose of LLA 22-25 is to amend the boundary
between the subject parcel and APN: 058-001-024. Currently, the boundary
line between the two parcels bisects the existing on-site structure, "Spence
Ranch Feed & Supply". The intent is the alleviate the trespass so that the
applicant's residence and the feed store are on two separate legal parcels.

EXISTING LAND USE INFORMATION

Describe the existing use of the property:

☒

Agricultural
Timber

☒

Commercial
Industrial

☒

Residential
Multi-family Residential

☐

Public Service
Recreational

Existing General Plan Designation(s): Resource Production

Existing Zoning Designation(s): A1-ME / RC

Project No. 2023-0004 GPA

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

1-SFR + residential accessory structures

1-on-site wastewater system & 1-on-site well

Hay barn and Portion of main Warehouse (Spence Ranch Feed & Supply)

Improved driveway off Hwy 49

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.

The 2019 GP does not delineate archaeological sensitivity. This site is complex
disturbed and no new development is proposed with this application.

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

This parcel is moderately sloped, with scattered oaks and grassland.

The residence has been planted with commercial landscaping.

There is a delineated blue line parallel to Hwy 49 and is drainage from a pond
located on the adjacent parcel north of the subject parcel. There are no other
bodies of water or wetlands on this site.

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: (See Page 3 (a) of 7 Attached

South: (See Page 3 (a) of 7 Attached

East: (See Page 3 (a) of 7 Attached

West: (See Page 3 (a) of 7 Attached

Land Use Application
Page 3 (a) of 7

Land use within 500 feet of subject property

Northeast of state Hwy 49

APN 057-001-067 - Ranchette – with manufactured home
APN 058-001-021 - Ranchette – Vacant
APN 058-001-022 - Ranch – with improvements
APN 058-001-023 - Ranchette-with improvements
APN 058-001-029 - Grazing
APN 057-001-110 - Grazing

Southwest of State Hwy 49

APN 058-001-003 – Mining – Vacant
APN 058-001-005 - (Westerly Portion) Grazing
APN 058-001-006 – Grazing – with manufactured home
APN 058-001-007 – Commercial
APN 058-001-024 – Commercial
APN 058-001-025 – Grazing
APN 058-001-028 - Grazing

Project No. 2023-0004 GPA

Access:

Name of road on which property fronts: Hwy 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: N/A

Project No. 2023-0004 GPA

ANSWER THE FOLLOWING QUESTIONS APPLICABLE TO YOUR APPLICATION

GPA Proposed General Plan Designation: Working Lands

ZA Proposed Zoning: N/A

TSTM Proposed Land Division:

& TPM Total Acres: _____ Number of Lots: _____

Minimum Lot Size: _____ Average Lot Size: _____

TSTM Type of proposed land uses for land divisions:

& TPM 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. _____

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

Project No. 2023-0004 GPA

ACKNOWLEDGMENT / AUTHORIZATION / VERIFICATION PAGE¹

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): William A Spence, Trustee

Authorized Signature: William A Spence Date: 1-31-2023

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, Trustee

Authorized Signature: William A Spence Date: 1-31-2023

Authorized Signature: _____ Date: _____

FOR OFFICIAL USE ONLY

Receipt Number 350752
Application Number 2023-0004 GPA
Method of Payment [] Cash [x] Check # 26668
Amount 7,160.00

Date Stamp
RECEIVED

FEB 02 2023

(Revised August 11, 2022)
Calaveras County
Planning Department

¹ May be signed in counterparts.

Attachment #4

Assessor's Parcel Map

