Appendices

1 Land Use
1A Sample General Plan Consistency Checklist

2 Housing
2: City of Angels Camp 2001-2009 General Plan Housing Element
2A: Potential Funding Sources
2B: Weatherization Programs
2C: Housing Conditions Survey
2D: Cooperative Housing
2E: Angels Camp Development Standards – Roads
2F: Angels Camp Land Development Standards
2G: Development Fees
2H: Vacant/Under-Developed Residential Parcels
2I: California Density Bonus Law
2J: Model Ordinance for Providing Reasonable Accommodation under the Fair Housing Amendments Act

3 Circulation
3A: City of Angels Functional System of Roadways
3B: Road System Operating Conditions
3C: Angels Camp Street and Highway Master Plan Map
3D: Planned Regional Transportation Facility Improvements (Other than *Low-Impact Modes of Transportation*)
3E: *Low Impact Modes of Transportation Plan*; Bicycle/Pedestrian Facilities; Construction Standards (2001 Regional Transportation Plan)
3F: State Route 4/49 Bridge Intersection Project Principles and Guidelines
3G: Transit Models (South Lake Tahoe "BlueGo")
3H: Bibliography of Transportation Studies

4 Conservation & Open Space
4A: Mineral Resources in the Angels Camp Sphere of Influence
4B: Statewide Mineral Land Classification System
4C: Resources for *Best Management Practices*
4D: Biological Resources Occurring in and around the Angels Camp Sphere of Influence
4E: Soils within and around the Angels Camp Sphere of Influence
4F: Creek Preservation and Management Plan Resources
4G: Sample Right-to-Farm Ordinances and Guidelines
4H: Timber Production Values of Soils in the City's Sphere of Influence
4I: Flood Hazard Zones

4J: Sources and Types of Non-Point Source Discharges Common in Urban Runoff that Could be Present in City's Waterways as Runoff
4K: Public Open Space Inventory Map

5 Noise
5A: Noise Sources Level Exposure Areas (No Bypasses and Both Bypasses, 2010)

6 Public Safety
6A: Emergency Response Preparedness Resources for Citizens
6B: Underground River Locations (Tertiary Calaveras River Basin Location)

7 Public Facilities & Services
7A: City Services Impact Mitigation Fees
7B: City Facilities
7C: Water and Wastewater Capital Improvement Fees
7D: Non-City Public Facilities & Services within Angels Camp
7E: Standard of Response Coverage Assessment/Study Reference Materials
7F: Fire Department Emergency Response Equipment and Anticipated Future Assets
7G: Police Department Assets
7H: Volumes and Nature of Calls for the Angels Camp Fire Department, 2004-present
7I: Volumes and Nature of Reports Taken for the Angels Camp Police Department, 2000-present

8 Cultural Resources
8A: Secretary of the Interior's Standards for the Treatment of Historic Properties
8B: Standards for Conducting Cultural Resource Studies
8C: Standards for Cultural Resource Professionals
8D: California Register and National Register: A Comparison
- California Historical Resource Status Codes

8E: California Register of Historical Resources: Questions and Answers
8F: DPR (Department of Parks and Recreation) forms
8G: Cultural Resource Management Ordinances – OHP
8H: Financial Incentives
- Mills Act
- Federal Historic Preservation Tax Incentives
- Marks Historic Rehabilitation Act

8I: State Historical Building Code
8J: California Environmental Quality Act, Cultural Resources Guidelines
8K: Certified Local Government Program
8L: Historic Preservation Resources
8M: Angels Camp History Reference Materials
8N: Native American Consultation Guidelines

9 Air Quality (No Appendices)

10 Economic Development

10A: Occupations with the Greatest Job Growth- Regional Projections, 2001-2008
10B: Fastest-Growing "Absolute Growth" Occupations Projections through 2006
10C: Occupation Classes by Mean Annual Wage

11 Community Identity

11A: Design Guideline Resources
11B: Healthy Communities References
11C: Art-In-Public Places References

12 Parks & Recreation

12A: *Low-Impact Modes of Transportation Plan*
12B: Facility Construction Standards
12C: Resources for Dog Parks

Maps

Map 1A: Angels Camp 2020 General Plan *Land Use* Map

Map 1B: Angels Camp 2020 General Plan *Primary and Secondary Spheres of Influence* Map

Map 1C: Angels Camp 2020 General Plan *Area of Interest/Comment* Map

Map 6A: Angels Camp 2020 General Plan *Watershed Area of Interest* Map

Appendix 3C: Angels Camp 2020 General Plan *Street and Highway Master Plan* Map

Appendix 1: Land Use

1A Sample General Plan Consistency Checklist (El Dorado County)

Appendix 1A:
Sample General Plan Consistency Checklist

Source: El Dorado County

GENERAL PLAN CONSISTENCY CHECKLIST
NON-RESIDENTIAL AND MULTIFAMILY PROJECTS

Implementing Policy (2.2.5.20):

> *Development involving any structure greater than 120 square feet in size or requiring a grading permit shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance.*

BASIC INFORMATION

Permit Number(s): _____

APN(s): _____

Applicant/Owner: _____
(name, address, phone and/or email) _____

Agent (if applicable): _____
(name, address, phone and/or email) _____

Note: Much of the following information can be found on the County's website at: www.co.el-dorado.ca.us/planning/ParcelData/EnterAPN.aspx. You will need to enter the assessor's parcel number to access the appropriate data.

Designations: General Plan (2004) Land Use _____ Zoning _____

Planning Area (Select one)

- ☐ Community Region (name) _____
- ☐ Rural Center (name) _____
- ☐ Rural Region (any area other than a Community Region or Rural Center)

I affirm that the information contained in this application is true and correct to the best of my knowledge and any material misinformation in this application can result in the denial or revocation of my permit(s).

Signature _____ **Date** _____
(Owner or Authorized Representative)

Reviewing Planner (Initials) _____

1. **Floor Area Ratio and Impervious Surfaces** (Policy 2.2.1.5)

Requirement:
The General Plan requires that all projects conform to the following standard for **floor area ratios and maximum impervious surfaces**:

Land Use Designation	Floor Area Ratio	Maximum Impervious Surface in Percent*
Multifamily Residential	N/A	75
Commercial	0.25	85
Research and Development	0.25**	50
Industrial	0.25	85

Definitions:

"Floor Area Ratio" is the proportion of total floor area to the site area.
"Impervious" means incapable of being penetrated.
"Pervious" means open to passage or that which can be penetrated.
Note that in all cases, the ability of an object to allow the passage of water is the critical factor in determining whether it is considered "impervious" or "pervious."

Calculations:

Floor Area Ratio

1. Total the square footage of floor area for the site. Total Square Footage= _____

2. Divide the total square footage of floor area (calculated in #1) by the total square footage of the parcel (acreage multiplied by 43,560 square feet per acre).
   Floor Area Ratio = _____

Impervious Surfaces

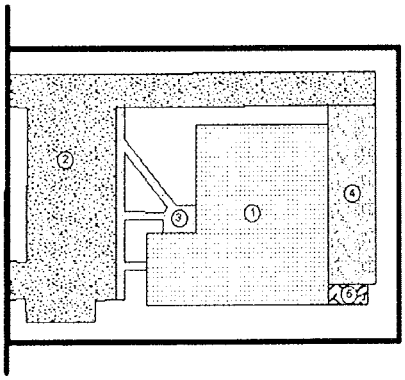
1. Total the square footage for all impervious surfaces: all structures, including garages, patios, sheds, decks, swimming pools, and all pavement (***see the diagram on the next page.***) Any pervious concrete is not included.
   Total Square Footage = _____

2. Divide the total square footage of impervious surfaces (calculated in #1) by the total square footage of the parcel (acreage multiplied by 43,560 square feet per acre) = _____ (Floor area ÷ parcel area = % of impervious surfaces)

If the Floor Area Ratio or the Impervious Surface Percentage exceeds the maximum listed above, your project cannot be approved without modification(s).

**For the El Dorado Hills Business Park, the FAR may be increased to 0.30. However, any floor area ratio in excess of 0.25 shall be subject to review and approval by the County. Contact a planner for additional information.

Impervious Surface Calculation Diagram



1 Main structure

2 Parking lot and drive aisle

3 Sidewalk, walkways and other landscaping

4 Loading space

5 Loading dock, mechanical equipment, trash enclosure, etc.

2. **Employment Cap** (Policy TC-1y)

For Commercial, Research and Development or Industrial Projects, only:

Requirement:

The Circulation Element of the General Plan limits employment for two Traffic Analysis Zones (TAZs). The combined **total employment** for TAZ 148 and 344 is **10,045**. The limitation is based upon roadway capacity.

Is your parcel located in TAZ 148 or 344 and will the proposed development generate employment? (TAZ 148 and 344 are approximately coincident with the El Dorado Hills Business Park, and are located south of U.S. Highway 50 and White Rock Road, west of the Sacramento County/El Dorado County line, and east of Latrobe Road. See map at the Development Services public counter. Development Services staff will establish a link to the map on the County website in the near future.)

Check one:

☐ Yes*

☐ No

***If you have checked "Yes," you must report your total anticipated number of employees for your proposed project. Staff tracks the total number of employees and will determine if your project can proceed without traffic mitigation.**

Total Number of Employees: _____

3. **Bicycle and Pedestrian Facilities** (PolicyTC-4i)

For Commercial, Research and Development or Industrial Projects, only:

Is your project located in a **Community Region or Community Center**?

Check one:

- ☐ Yes*
- ☐ No

***If you checked "Yes" then your project must include pedestrian/bicycle paths connecting adjacent Commercial, Research and Development or Industrial projects and any schools, parks or other public facilities. Please refer to the El Dorado County Bicycle Transportation Plan (El Dorado County Transportation Commission, January 25, 2005.) Chapter 5 of this document describes the proposed improvements and necessary support facilities. The document may be viewed at the Development Services public counter or on-line at http://www.edctc.org/_bikeped_edc_plan.htm .**

4. **Solid Waste and Recycling Facilities** (Policy 5.5.2.2)

For Multifamily Projects only:
Is the parcel **located within 0.25 mile (1320 feet) of any landfill sites or material recovery facilities**? (See map at the Development Services Department public counter. Development Services will make this information available on-line in the near future.)

Check one:

- ☐ Yes*
- ☐ No

***If you have checked "Yes," a disclosure statement indicating that you are aware of the facility's location is required prior to Building Permit issuance for the project. The form may be obtained at the Development Services Department public counter. The Development Services Department will establish a link to this form in the near future.**

5. **Scenic Corridors** (Policy 2.6.1.2)

Is the project site **located adjacent to** one of the following identified **State Officially Designated Scenic Corridors**?

- U.S. Highway 50 from Placerville to Echo Summit (Post Miles 16.8 to 74.4); or
- State Highway 89 (Post Miles 0.0 to 27.4.) (See the map at the Building Services Department public counter. The Development Services Department will make this map available on-line in the near future.)

Check one:

- ☐ Yes*
- ☐ No

***If you have checked "Yes", your project must place any new utilities underground; no new overhead utility poles are permitted.**

6.	**Asbestos** (Policy 6.3.1.1)

Will the project result in any earth disturbance **within an area that is likely to contain naturally occurring asbestos** as mapped by the California Department of Conservation? (See map and the accompanying report, "Areas More Likely to Contain Natural Occurrences of Asbestos in Western El Dorado County, California" (Open-File Report 2000-002, California Department of Conservation, Division of Mines and Geology) at http://www.consrv.ca.gov/cgs/minerals/hazardous_minerals/asbestos/el_dorado.htm or at the Development Services Department public counter. Locations within one-half mile of the areas shown on these maps may contain naturally occurring asbestos.)

Check one:
- ☐ Yes*
- ☐ No

***If you have checked "Yes" you must have a California-registered geologist inspect the project area for the presence of asbestos using appropriate test methods and submit a copy the report to the Air Quality Management District (AQMD). If the presence of asbestos is indicated, warning signs must be posted at the work/construction site and compliance with El Dorado County Environmental Management and AQMD fugitive dust prevention and contingent asbestos dust mitigation plan provisions will be required during grading and construction. <u>You may also conform to the additional dust mitigation requirements voluntarily and eliminate the need for testing</u>.**

Note: While the General Plan policy refers to the areas described on the California Department of Conservation map, it is widely recognized that the data used to develop this map is based upon information that is at a scale that is not adequately detailed for use on a parcel-specific basis. The Open-File Report recommends that testing should be accomplished in the areas depicted on the map and in a buffer area that surrounds those areas depicted on the map. The El Dorado County Environmental Management Department is proposing a rule that would require a half-mile buffer area. The requirement for testing is based upon the proposed rule.

7.	**Hazardous Materials** (Policy 6.6.1.2)

Will the project **result in any earth disturbance within an area** known to be or suspected to be **contaminated by hazardous materials**? (See the parcel list at the Development Services Department public counter. The Development Services Department will make this information available on-line in the near future.)

Check one:
- ☐ Yes*
- ☐ No

***If you have checked "Yes" you must have a site investigation prepared by a Registered Environmental Assessor or other person experienced in identifying hazardous wastes and submit the report to the El Dorado County Environmental Management Department.**

If contamination is found to exist, it must be corrected and remediated in compliance with applicable laws, regulations, and standards prior to the issuance of any permit.

8. **Aviation Noise and Hazards** (Policies 2.2.5.13, TC-7a, 6.5.2.1, 6.8.1.1)

Is the project located within the area **covered by an airport Comprehensive Land Use Plan** (CLUP) and/or **zoned AA** (overlay)? (See the map located at the Planning Department public counter. The Planning Department will make this information available on-line in the near future.)
If yes*, check the airport that is located in proximity to your property:

- ☐ Placerville:
- ☐ Cameron Park:
- ☐ Georgetown:
- ☐ South Lake Tahoe:

***If you have checked that your project is in an area covered by one of the airport CLUPs, it may be subject to density limitations or limitations on the maximum height of structures. The CLUP's are not presently available on-line. You may view a hard copy at the Development Services Department public counter or obtain additional information by calling the Development Services Department at (530) 621-5355.**

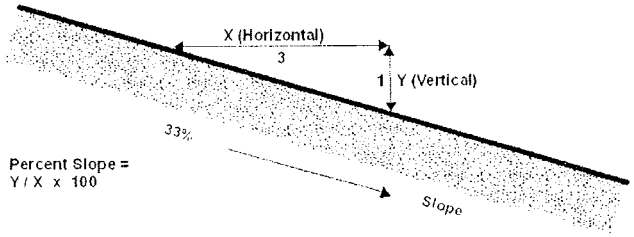
9. **Soil Conservation** (Policy 7.1.2.1)

Does the area of ground disturbance (may not be the entire parcel) contain slopes greater than 30%?

Check one:

- ☐ Yes*
- ☐ No

Percent slope can be calculated by dividing the change in elevation by the horizontal distance, multiplied by 100.



***If you have checked "Yes" you may need to modify the project to avoid areas containing greater than 30% slope (Note: Exceptions may be allowed for necessary access driveways, for public safety, for repairs to existing infrastructure or buildings, or if reasonable use of the property would otherwise be denied).**

10. Mineral Resources (Policy 7.2.2.3)

For Multifamily projects, only:

Is the parcel located **adjacent to an existing mining operation** and is the proposed use a **new, non-mining use** with the potential to restrict future mining (such as residential or other noise-sensitive uses)? (See the map at the Development Services Department public counter. The Development Services Department will make this information available on-line in the near future.)

Check one:

- ☐ Yes*
- ☐ No

***If you have checked "Yes," you must sign a disclosure statement indicating that you are aware of the location of the mining operation. The form may be obtained at the Development Services Department public counter. The Development Services Department will establish a link to this form in the near future.**

11. Conservation of Water Resources (Policies 7.3.3.4, 7.3.3.5, 7.3.4.2, 7.4.2.5, 5.4.1.2)

Requirement: General Plan policy requires the following **setbacks from water features** (for all development, including structures, infrastructure, or any ground disturbance but excluding road and bridge repair or construction, trail construction or any recreational access structure, such as docks and piers):

Water Feature	Setback Requirement
Perennial Stream or River	100 feet from top of bank
Lake	100 feet from top of bank or water's edge
Intermittent Stream	50 feet from top of bank
Wetland	50 feet from water's edge or location of wetland plants

Definitions:

Intermittent Stream: An intermittent stream is a stream that flows for part of the year when it receives water from springs, rainfall, or from surface sources such as melting snow. These are marked on U.S.G.S. topographical maps by a line with blue dashes.
Top of Bank: The visible high water mark of any lake, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil.
Wetlands: Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. (33 CFR 328.3(b); 40 CFR 230.3(t)) See also http://ceres.ca.gov/wetlands/introduction/defining_wetlands.html for additional information.

Does your parcel contain any of the above water features?

Check one:
- ☐ Yes
- ☐ No

***If you have checked "Yes" then your project may be subject to the setback requirements required by the General Plan policies listed above. Your project plans will need to show the distance between the proposed area of disturbance and any water feature. A planner is available to assist you in determining the applicable setback for your project. In some cases a site visit by the planner may also be necessary.**

12. Forest and Woodland Resources (Policies 7.4.4.4, 7.4.4.5)

Requirement: General Plan policy requires the **retention of tree canopy** as listed in the following table:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9**	90% of existing canopy

**Note that if the existing canopy cover is between one and nine percent, the retention of canopy only applies to parcels greater than one acre in size.

Are any trees proposed to be removed as part of the proposed project? (Note that tree removal that is required as part of an approved **Fire Safe Plan to protect existing structures** is excluded from this requirement. (See www.edcfiresafe.org/index.htm for information concerning Fire Safe Plans sponsored by the El Dorado County Fire Safe Council in cooperation with the California Department of Forestry and Fire Protection. Other Fire Safe Plans may have been approved in conjunction with a discretionary project, such as a subdivision map or a specific plan, by the El Dorado County Planning Commission or the Board of Supervisors.))

Check one:
- ☐ Yes*
- ☐ No

***If you checked "Yes," you will need to provide documentation demonstrating compliance with the above requirement. The use of aerial photography or a ground survey by a qualified biologist or licensed arborist may be used to determine the canopy cover. An aerial photo of your parcel may be obtained through the Development Services Department public counter or you may contact the Development Services Department for additional information at (530) 621-5355. Older photography and topographic information may also be found on-line at http://terraserver-usa.com.**

(Note: Mitigation, in the form of a fee or tree replacement requirement may be available in the future. However, until the County adopts an appropriate ordinance describing such a program, mitigation is not feasible without discretionary approval.)

13. Preservation of Cultural Resources (Policy 7.5.1.6, 7.5.2.2, 7.5.4.1)

Does the project site contain any of the following **features that may indicate the presence of cultural resources**: 1) a structure over 50 years of age; 2) indications of the former presence of a structure over 50 years of age, such as the remains of a foundation; 3) location near a perennial stream; or 4) the presence of mounds?

Check one:

☐ Yes*
☐ No

***If you checked "Yes" and ground disturbance within 100 feet of any identified features is proposed or if you propose to demolish a structure over 50 years in age, then you must submit a cultural resources study prepared by a professional historian, archaeologist, or other qualified consultant assessing the potential significance of cultural resources and addressing mitigation and/or other appropriate protective measures.**

14. Other Requirements

In addition to consistency with General Plan policy, the project is also subject to other existing County requirements, which may include, but not be limited to, the following:

- Setbacks adjacent to agricultural property (see Section 17.06.150 of the Zoning Ordinance);
- Other setbacks, height requirements, and development standards applicable to the zone district;
- Subdivision or parcel map requirements;
- Fire safe regulations;
- Ecological Preserve requirements (see Chapter 17.71 of the Zoning Ordinance);
- Easements from Title Report;
- Building and Fire Codes;
- Title 24 (Energy Compliance;
- Disabled Accessibility
- Department of Transportation Requirements (encroachment permit, drainage report, soils report, Storm Water Pollution Prevention Permit (SWPPP));
- Environmental Management – Fugitive Dust Plan; and
- Environmental Management – El Dorado County Health Permit.

Please contact a Planner at (530) 621-5355 if you have questions concerning any of these additional requirements that may apply to your property.

The information that you have provided in this checklist will be reviewed by Development Services as part of the plan review process. If any further information or clarification of the information that you provided is necessary, you will be notified by the Department. If you believe that you are unable to comply with any of the requirements noted above, please contact a Planner for assistance.

February 3, 2009

Appendix 2: Housing

Appendix 2:	City of Angels Camp Housing Element 2001-2009
Appendix 2A:	Potential Funding Sources
Appendix 2B:	Weatherization Programs
Appendix 2C:	Housing Conditions Survey
Appendix 2D:	Cooperative Housing/Co-Housing
Appendix 2E:	City Development Standards – Roads
Appendix 2F:	City Development Standards – Non-Road Standards
Appendix 2G:	Development Fees
Appendix 2H:	Vacant/Under-Developed Multi-family Residential Parcels
Appendix 2I:	Density Bonus Law – California Government Code Section 65915, et. seq.
Appendix 2J:	Model Reasonable Accommodation Ordinance

Appendix 2A: Potential Funding Sources

Funding available through the California Department of Housing and Community Development

Building Equity and Growth in Neighborhoods (BEGIN)
Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for down payment assistance for low and moderate income homebuyers. Proposition 46 - $72 million – one allocation per year for two years. Contact: (916) 327-2855

CalHome Self-Help Component
Grants to organizations to assist low and moderate income households who build their own homes. Proposition 46 - $9.5 million – 1 allocation per year for two years. (916) 445-9581

CalHome Program
Enables low and very-low income households to become or remain homeowners.

Grants to local public agencies for first-time homebuyer down payment assistance, **home rehabilitation, acquisition and rehabilitation**, homebuyer counseling, acquisition, self-help mortgage assistance programs, or technical assistance for self-help and shared housing homeownership. A portion of this funding is set aside for homeowners of manufactured homes. All funds to individual homeowners are in the form of loans. Proposition 46 - $108 million. One funding round per year for 4 years. Contact: (916) 327-2855

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 327-3646

California Housing Down Payment Assistance Program
Deferred payment down payment assistance loans for first-time moderate income homebuyers. Proposition 46 - $111.6 million. Contact: (916) 322-1497

Downtown Rebound Planning Grants Program

Funds local planning for infill housing, adaptive reuse (Conversion) of commercial and industrial space into residential units

Eligible activities: infill site inventories, infill development feasibility studies, strategic action plans to remove barriers and promote infill. Activities may include **updates of general plans and zoning ordinances to encourage adaptive reuse, higher density residential development, mixed use development, residential development within walking distance of transit nodes, employment centers** and other urban amenities, and seismic and structural feasibility studies on candidate buildings for adaptive reuse.

Grants to cities and counties. Applications invited by Notices of Availability. Contact: (916) 323-3180

Downtown Rebound Capital Improvement Program

Financing for **adaptive reuse (conversion**) projects of vacant or underused commercial or industrial structures into residential units, **residential infill**, and development of high density housing adjacent to existing or planned mass transit facilities.

Deferred payment development loans of 3%. Affordability term is 55 years.

Applications invited by Notices of Availability. Contact: (916) 327-2811

HOME Investment Partnership Program (HOME)

Funding to assist cities and nonprofit community housing development organizations (CHDOs) to create and retain affordable housing.

Grants to cities; loans to state-certified CHDOs operating in state-eligible jurisdictions. 25% match required. Maximum grants: $1,000,000 for **rental activities**; $750,000 for **first-time homebuyer** projects; $500,000 for **homeownership programs**; and $250,000 for **tenant-based rental assistance**. **50% funds to be awarded to rural applicants**. Most assistance is in the form of loans by the city recipient to project developers to be repaid to local HOME accounts for reuse.

Applications invited through issuance of Notices of Funding Availability. Contact: (916) 322-0356.

Homeownership in Revitalization Areas Program
Down payment assistance targeted to first-time low income homebuyers purchasing in revitalization areas. Proposition 46 - $11.9 million. Contact: (916) 322-1497

Multi-family Housing Program (MHP)
Assists in **new construction, rehabilitation and preservation** of permanent and transitional rental housing for lower income households.

Deferred payment loans. Loan term 55 years, 3%. Applications are invited through issuance of Notices of Funding Availability. Contact: (916) 327-2886

Preservation – Interim Repositioning Program
Short-term loan to organizations for preservation of "at-risk" subsidized development.

Proposition 46 funding: $4.8 million. Contact: www.hcd.ca.gov/ca/ (916) 327-2867

Preservation Opportunity Program
Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA. Proposition 46 - $42.75 million. Contact (916) 327-3022

State Community Development Block Grant Program
Provides federal Community Development Block Grant (CDBG) program benefits to non-entitlement cities for **economic development, planning and technical assistance grants which contribute to the provision of affordable housing**. Grant maximums of $500,000. Planning and Technical Assistance grants to $70,000. Available funding includes:

CDBG Economic Development Allocation: Over-the-Counter Component – Creation and preservation of jobs for low and very low income persons.

Planning/Technical Assistance Grants: Local planning and evaluation studies for housing, public works, community development and economic development.

Contact: (916) 445-6000.

Appendix 2B: Weatherization Programs

- U.S. Department of Energy's Weatherization Assistance Program in partnership with state and local programs to reduce heating and cooling costs for low-income families (www.doe.gov);

- California Department of Community Services & Development's (CDCSD) Program assisting low-income households in administering the Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings (www.csd.ca.gov);

- The U.S. Department of Energy's Low-Income Weatherization Assistance Program (LIWAP) providing installation and weatherization measures to increase energy efficiency of dwelling units occupied by low-income persons. The California Department of Community Services and Development in Sacramento implements this program on behalf of the Department of Energy www.csd.ca.gov.

- HUD's Public/Private Partnership "Pathnet" Program www.pathnet.org promoting the creation and use of technology to improve quality, durability, environmental performance, energy efficiency and afford ability of American homes.

- Other programs may be found through the following:
  www.epa.gov/region9/
  www.energy.ca.gov
  energia@energy.ca.gov
  www.energy.ca.gov/consumer/home/index.html.

Appendix 2C: Housing Conditions Survey Form

February 3, 2009

City of Angels
Planning Department
P.O. Box 667
Angels Camp, CA 95222
(209) 736-1346(phone)♦(209) 736-9048(fax)

Housing Conditions Survey Form - 2003

Address:

- ☐ Occupied
- ☐ Vacant
- ☐ For Sale
- ☐ Housing Survey Completed with Occupant

Exterior Housing Condition (*must be completed by Surveyor*)

Construction Type:
- ☐ Wood Frame
- ☐ Masonry
- ☐ Mobile
- ☐ Modular
- ☐ Other _____

Structure Type:
- ☐ Single Family, without Garage
- ☐ Single Family with Detached Garage
- ☐ Single Family with Attached Garage
- ☐ Duplex
- ☐ Multi-Family _____# of Units; Unit #_____
- ☐ Other _____

Frontage Improvements:

Yes	No	
☐	☐	Curbs
☐	☐	Gutters
☐	☐	Adequate Site Drainage
☐	☐	Paved Street
☐	☐	Sidewalk
☐	☐	Driveway

Foundation:
- 0 ☐ No Repair Needed
- 10 ☐ Repairs Needed
- 15 ☐ Needs a Partial Foundation
- 25 ☐ No Foundation Exists

Windows:
- 0 ☐ No Repair Needed
- 1 ☐ Broken Window Panes
- 5 ☐ In Need of Repair
- 10 ☐ In Need of Replacement

Roof:
- 0 ☐ No Repair Needed
- 5 ☐ Shingles Missing
- 5 ☐ Chimney Needs Repair
- 10 ☐ Needs Re-Roofing
- 25 ☐ Roof Structure Needs Replacement & Re-Roofing

Electrical:
- 0 ☐ No Repair Needed
- 5 ☐ Minor Repair
- 10 ☐ Replace Main Panel

Siding/Stucco:
- 0 ☐ No Repair Needed
- 1 ☐ Needs Re-Painting
- 5 ☐ Needs to be Patched and Re-Painted
- 10 ☐ Needs Replacement and Painting
- 10 ☐ Asbestos/Lead-Based Paint Hazard

Comments:

Foundation	Roofing	Siding	Windows	Electrical	Total

Sound:	**9 or less**
Minor:	**10-15**
Moderate	**16-39**
Substantial:	**40-55**
Dilapidated	**56 and over**

Dilapidated: A unit suffering from excessive neglected, where the buildng appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

Appendix 2D: Cooperative Housing

Cooperative Housing

Co-housing communites are cooperative neighborhoods frequently designed and developed in cooperation with the communities' future residents. Co-housing communities have been built for persons of all income levels. Co-housing developments include individual, self-sufficient homes which are clustered around a Common House which includes facilities such as a dining room, large kitchen, children's playroom, and library and sometimes washer/dryer facilities. Parking is typically in lots rather than in individual driveways, and homes are linked with pedestrian walkways. Most cohousing communities share 2 or 3 meals a week in the Common House, as well as other community projects and celebrations. Communities often include a workshop with gardening tools and equipment used by all residents.

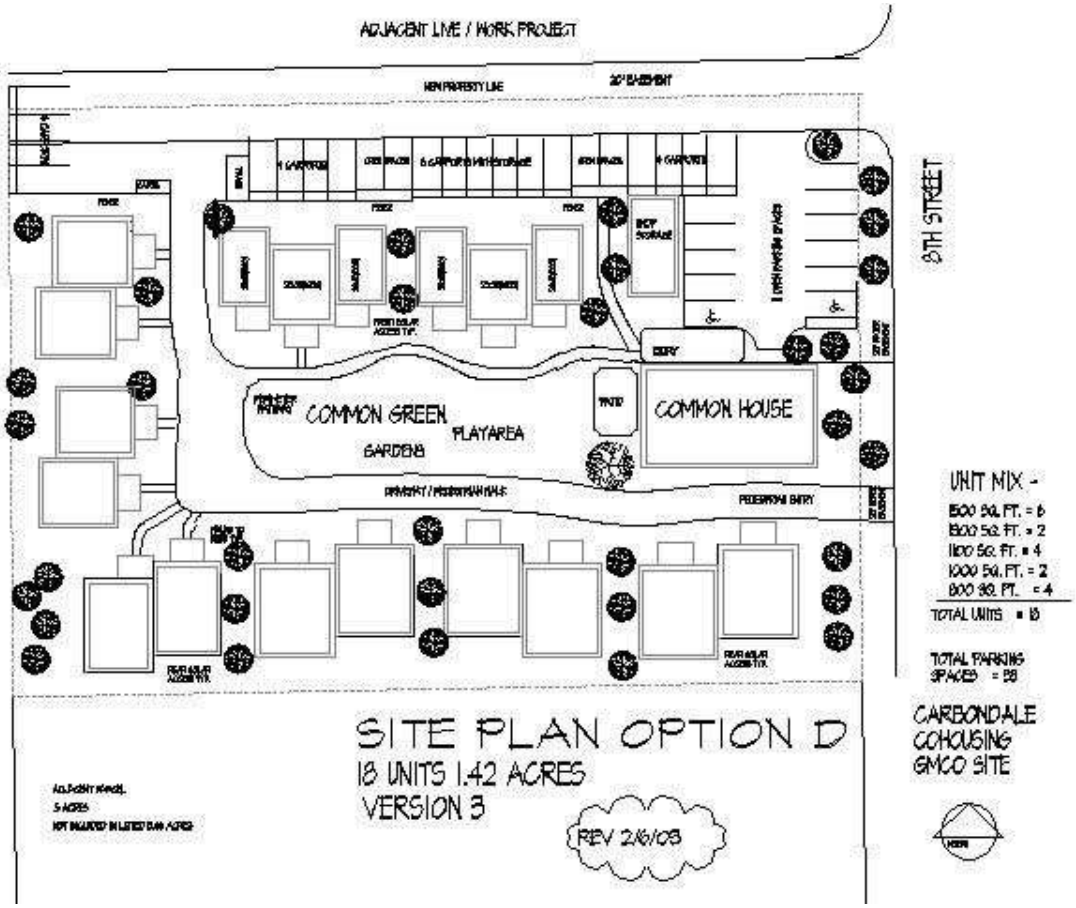
Homes within co-housing communities may be owned or rented. Ownership in co-housing communities is frequently based on a condominium concept or similar ownership model with residents owning land in from of, under and behind their houses and sharing ownership of a commont outdoor spaces and facilities—although other ownership models have been used. A Homeowner's Association often oversees the maintenance of common area and facilities and is often comprised of one member from each household, Decisions are made by consensus.

Cohousing originated in Denmark more than 20 years ago, and was brought to the U.S. in 1988 by architects Kathryn McCamant and Charles Durrett of Berkely, California. Cohousing has been called "the 50s neighborhood of the modern day," with its focus on knowing one's neighbors and providing a safe and nurturing environment for children (although some cohousing communities are designed for seniors-only).

The first co-housing project built in the United States is Muir Woods in Davis, California. It includes 26 homes on just under three acres. Homes include complete kitchens and private backyards and range in size from 808 square feet to 1,381 square feet. Muir Commons also features a garden and orchard and a 3,668 square foot Common House with large kitchen, sitting room with a fireplace, children's playroom, exercise room, recreation room, office, laundry room and a guest room. Other facilities include a 900 square foot woodworking and automotive shop, bicycle sheds and a hot tub.

The CoHousing Association of the United States (formerly the CoHousing Network) identifies 152 co-housing communities throughout the United States ranging in size from 5 units to 67 units. California is the leader in co-housing with 28 communities

including Northern California develoments in Sebastopol, Berkeley, Concord, Cotati, Santa Crus, Emeryville, Arcata, Oakland, Davis, Paso Robles, Mountain View, Sacramento, Chico, and Santa Rosa. Nevada City is currently in the process of developing a 34-unit co-housing community on 11 acres within walking distance of its "Gold Country" Main Street. Washington state and Massachusetts follow California in numbers of co-housing facilities.



Typical Co-Housing Site Plan (Carbondale CoHousing Project), Colorado

Berkeley CoHousing

Nevada City CoHousing

Pleasant Hill CoHousing

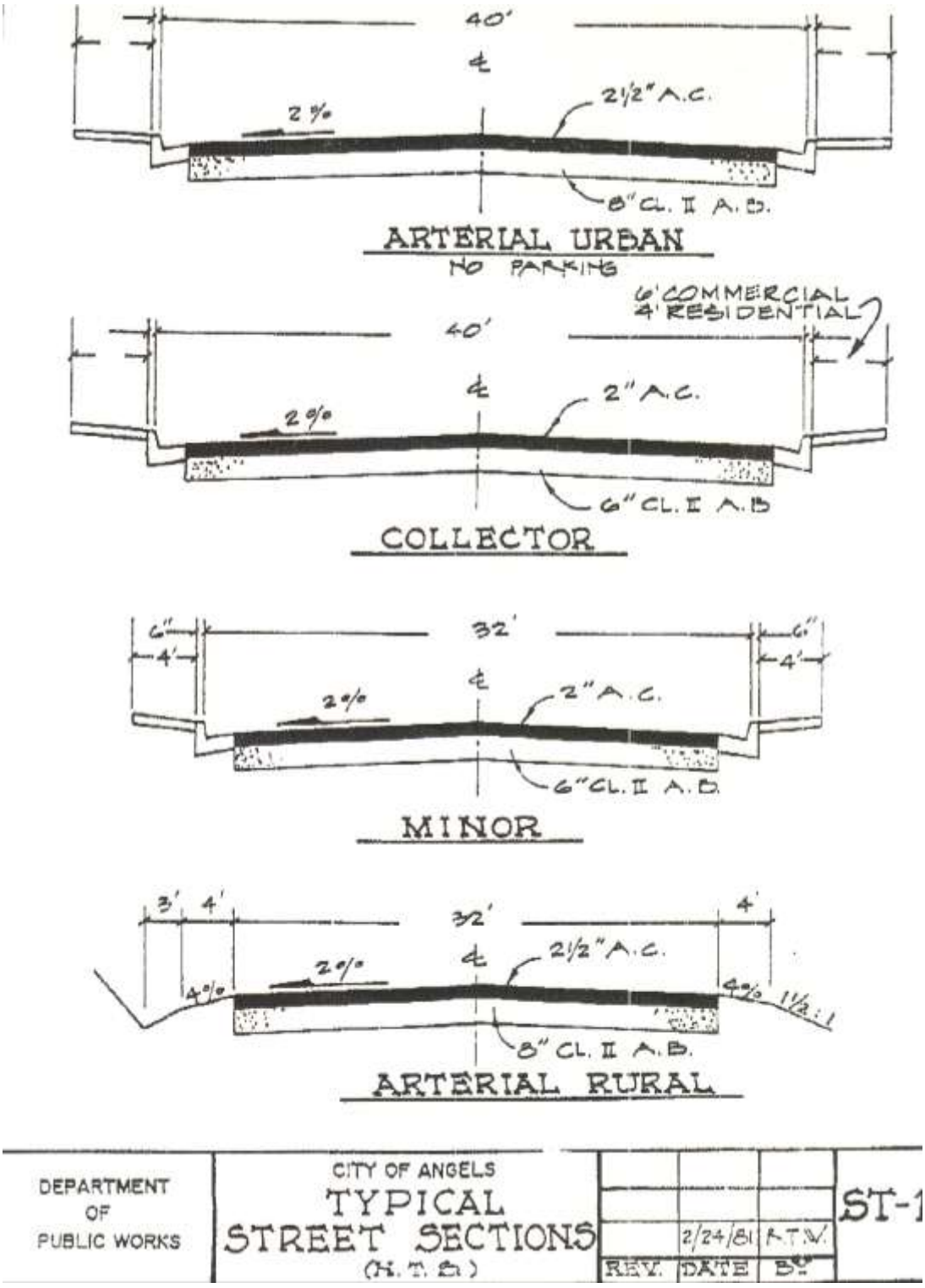
Hearthstone Co-Housing (Colorado)

All photos: The CoHousing Company, 1250 Addison Street #113, Berkeley, CA

Southside Park Cohousing (Sacramento)

All photos: The CoHousing Company, 1250 Addison Street #113, Berkeley, CA

Appendix 2E: Development Standards – Roads


40'
℄
2 %
2½" A.C.
8" CL. II A.B.
ARTERIAL URBAN
NO PARKING
6' COMMERCIAL
4' RESIDENTIAL
40'
℄
2 %
2" A.C.
6" CL. II A.B
COLLECTOR
6"
4'
32'
6"
4'
℄
2 %
2" A.C.
6" CL. II A.B.
MINOR
3'
4'
32'
4'
℄
2 %
2½" A.C.
4 %
4 %
1½:1
8" CL. II A.B.
ARTERIAL RURAL
DEPARTMENT OF PUBLIC WORKS
CITY OF ANGELS
TYPICAL STREET SECTIONS
(N.T.S.)
2/24/81
R.T.W.
REV.
DATE
BY
ST-1

Appendix 2F: Angels Camp Land Development Standards

Zoning Districts Permitting Housing - Development Standards
(Per City of Angels 1995 General Plan)

Zoning		Development Standards								
District	**Vacant Acres**	**Public Water**	**Public Sewer**	**Setbacks**	**Lot Coverage**	**Roads**	**Parking/g/**	**Design Standards**	**Sidewalks**	**Height**
RA: Residential Agricultural, five acre minimum	250	Y	Y	F=20 R=10 S=20	10,000 sq. ft. per 5 acres	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35’
R-1: Single-family residential	72	Y	Y	F=20 R=20 S=5	10,000+ sq. ft lot = 25% 8,001-91999 sq. ft. = 30% - 25% 8,000 and less sq. ft. lot=30%	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35’
R-1:PD Single-family residential; Planned Development	23	Y	Y	F=20/a/ R=10-20/a/ S=5/a/	35%	Case-by-Case See Appendix E	See 17.69 Below	Per PD Permit	See Below	35’
R-2: Two-family residential district	15	Y	Y	F= 20 R =10 S=5	35%	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35’
R-2:PD Two-	0	Y	Y	F=20	35%	Case-by-Case	Per PD	Per PD	See Below	35’

Zoning Districts Permitting Housing - Development Standards

(Per City of Angels 1995 General Plan)

Zoning		Development Standards								
District	**Vacant Acres**	**Public Water**	**Public Sewer**	**Setbacks**	**Lot Coverage**	**Roads**	**Parking/g/**	**Design Standards**	**Sidewalks**	**Height**
family residential district/Planned Development				R=10 S=5		See Appendix E		Permit		
R-3: Multiple-density residential	61	Y	Y	F=20 R=10 S=5	35%	Case-by-Case See Appendix E	See 17.69 Below	No	See following	35’
R-3:PD Multiple-family residential, planned development	9	Y	Y	F=20 R=10 S=5	40%	Case-by-Case See Appendix E	See 17.69 Below	Per PD Permit	See following	40’
Total	**430**									

/a/ Varies by lot in Unit 2 – Greenhorn Creek Subdivision

Y= Required
●= May be required under certain circumstances
○ = Not Required
F= Front setback
R = Rear setback
S = Side setback

Parking Requirements Section 17.69 of the City of Angels Municipal Code	
Use	**Parking Requirements**
Retail sales	1 per 250 sq. ft
Barber & Beauty Shop	2 per 250 sq. ft
Restaurant, Sit-down	1.2 per 200 sq. ft
Restaurant, fast-food	1 per 200 sq. ft
Restaurant, drive-in	1 per 200 sq. ft
Beer parlors & nightclubs	1.2 per 200 sq. ft
Offices, clinics (with or without customer service)	1 per 250 sq ft.
Bank	1 per 250 sq. ft
Warehouse, mini-storage	1 per 30 storage spaces
Laundromat	.25 per machine
Residential, single family	2 per dwelling unit
Residential, duplex	2 per dwelling unit
Residential, multi-family	2 per dwelling unit
Residential, mobilehome	2 per dwelling unit
Residential, granny flat	1 per dwelling unit
Residential hotel	1 per dwelling unit
Rooming house, boardinghouse, dormitory, convalescent hospital	0.4 times the lawful occupancy level
Mobilehome parks and manufactured home subdivisions	2 per mobilehome site
Libraries, museums, art galleries	1 per 300 sq. ft.
Automobile machinery sales and bulky retail sales, including furniture, appliances, nurseries, garden supply and building materials	1 per 500 sq ft plus + 1 per 200 square feet of outdoor sales or service area + 1 space for each employee + 1 off-street loading area
Public administrative and service buildings	1 per 250 sq. ft
Nursing homes, homes for the aged, group care homes, convalescent hospitals, etc.	1 per 3 beds
Schools	1 per employee or faculty + 1 per 42 sq. ft seating area in auditorium or assembly area + 1 off-street loading area per school bus regularly serving the school
Hotel or motel	1.2 per unit
Places of assembly, theaters, churches	0.35 times the seating capacity
Golf courses	7 per hole
Bowling alley	5 per lane + parking per other uses
Industrial uses	1 per employee per max. shift
Flea markets, craft fairs, miniature golf	1 per 500 sq. ft indoor and outdoor area occupied
Parks and playgrounds	5% total gross area to be reserved for vehicle parking
Ball fields	1 per 4 fixed seats
Swimming and tennis clubs, health clubs, recreational clubs and similar uses	1 per 100 sq. ft. pool area+ 2 spaces per tennis court + 1 space per 2 occupants per occupancy load as determined in the Uniform Building Code

Sidewalk requirements:

Chapter 12.20 of the City of Angels Municipal Code requires construction of curbs, gutters and sidewalks along all portions of State Highways 49 and 4 for any new construction or enlargement of an existing building on any parcel:

- adjoining Highway 49 or 4;
- along all city streets for new commercial construction or enlargement of commercial structures,
- along all new streets constructed as part of a new subdivision,
- along existing city streets for any parcel created by a new subdivision adjoining an existing street; and
- along existing city streets and private driveways open to the public if it is determined by the city to benefit the health, welfare and safety of the public

Appendix 2G: Development Fees

Angels Camp
Land Development Application Fees
(Effective October 14, 2006, adopted by Resolution No. 2006-34)

PLANNING APPLICATIONS	
Entitlement	**Application Fee**
Sign Permit	
New sign - Administrative review	$75.00
Change copy on existing sign - Administrative review	$25.00
New / change copy in H Historical Combining District	$75.00
Conditional Use Permit for off-site sign	$1,650.00
Variance	
Variance – No zoning violation existing	$1,135.00
Variance - Application due to zoning violation	$1,650.00
Site Plan Review	
Minor Modification in H Historical Combining Dist.	$175.00
Administrative Site Plan Review	$1,135.00
Improvements less than or equal to $1,000,000	$1,650.00
Improvements more than $1,000,000 and less than $3,000,000	$2,520.00
Improvements more than $3,000,000	$3,750.00 + $750.00 per each additional $1,000,000 in improvements
Site Plan Review with Negative Declaration	Additional $1,000.00 fee
Conditional Use Permit	
Change in use with no expansion	$1,135.00
Improvements less than or equal to $1,000,000	$1,650.00
Improvements more than $1,000,000 and less than $3,000,000	$2,520.00
Improvements more than $3,000,000	$3,750.00 + $750.00 per each additional $1,000,000 in improvements
Conditional Use with Negative Declaration	Additional $1,000.00 fee
General Plan Amendment (map change)	
To Public, Open Space	$750.00
To all other designations	$3,000.00
Zoning Amendment	
To Public, Open Space, Historic, Down zoning, Combining	$750.00
To All Other Districts	$3,250.00
Miscellaneous Permits	
Temporary Use/Special Events - Non-profit	$25.00 /c/
Temporary Use/Special Events - Other	$130.00 /c/
Temporary Use Renewal – No change in use	$25.00 /c/
Home Occupation Permits	$25.00 /d/

Entitlement	Application Deposits
Planned Development/Specific Plan	
Specific Plan 10 acres or less	$7,500.00 deposit + Actual Applicant Cost/b/
Specific Plan more than 10 acres	$15,000.00 deposit + Actual Applicant Cost/b/
Development Agreement	$5,000.00 deposit /b/
Environmental Impact Report	$15,000.00 deposit + Actual Applicant Cost /b/
Annexation	$15,000.00 deposit + Actual Applicant Cost /b/
Preliminary Review, Major Projects	$1,000.00 deposit /e/

Surveying & Engineering Applications	
Entitlement	**Application Fees/Deposits**
Tentative Subdivision Map Fee	
Creating 5 lots or more from one	$3,750.00 + $20.00/Lot
Tentative Parcel Map Fee	
Creating 4 or fewer lots from one parcel	$1,650.00 + $20.00/Lot
Time Extension Request Fee (requiring PC or CC review)	$225.00
Boundary Line Adjustment Fee	$290.00
Final Map Deposit	
Major subdivision (5+ lots)	$7,100.00 deposit /a/
Minor subdivision (4 or fewer lots)	$1,185.00 deposit /a/
Certificate of Compliance Fee	$185.00
Abandonment of roads & rights-of-way Fee	$1,000.00
Abandonment of easements Fee	$350.00
Street Improvement Waiver Fee	$1,135.00
Other Applications	
Appeals	
To City Council of Planning Commission Decision	$225.00 ***PLUS COST OF PREPARING RECORD***
To Planning Commission of City Staff Decision	$125.00
Building Permit Fees	
Zoning Compliance Check	$50.00 /f/

Copy Costs	
Description	**Cost**
General Plan	$15.00
Zoning Map	$3.00 for 11 x 17 $20.00 for 24 x 36
General Plan Map	$3.00 for 11 x 17 $20.00 for 24 x 36
Title 16 (Subdivisions)	$5.00
Title 17 (Zoning)	$10.00
Ordinance	$3.00
Copies	$0.50 per page, 8 ½ x 11 $1.00 per page, 11 x 17
Documents on Compact Disc	$5.00 / Disc
Negative Declarations	$5.00

City Services Impact Mitigation Fees (Adopted August 5, 2003)			
Purpose of Fee			**Total Proposed Fee Per Dwelling Unit***
Parks	**Land Acquisition or Dedication**	**Park Improve-ments**	
Subdivision – Single-family residential	$947.63	$294.03	**$1,241.66**
Subdivision – Multi-family residential	796.01	246.99	**$1,043.00**
Subdivision – Mobile home	682.29	211.70	**$893.99**
Non-Subdivision – Single-family residential	432.40	294.03	**$726.43**
Non-Subdivision – Multi-family residential	363.22	246.99	**$610.21**
Non-Subdivision - Mobile home	311.33	211.70	**$523.03**
Police Facilities			
Residential, single-family			**$293.12**
Residential, multi-family			**$439.68**
Residential, mobile home			**$439.68**
Fire Protection Facilities			
Residential, single-family			**$410.66**
Residential, multi-family			**$136.89**
Residential, mobile home			**$136.89**

Other Residential Development Fees 3/16/04		
Development Fees	**For**	**Amount (dollars)**
Traffic Impact Mitigation Fees	Single-family (per dwelling unit)	$2,994.00
	Apartment, duplex or any development on property zoned R-2 or R-3 (per dwelling unit)	$2,994.00
School Impact Fees		
	Bret Harte High School	**Residential** – 0.86/sq. ft. living area Commercial 0.14 cents/sq. ft.
	Mark Twain Elementary	**Residential** - $1.28/sq. ft. living area Commercial – 0.20/sq. ft.

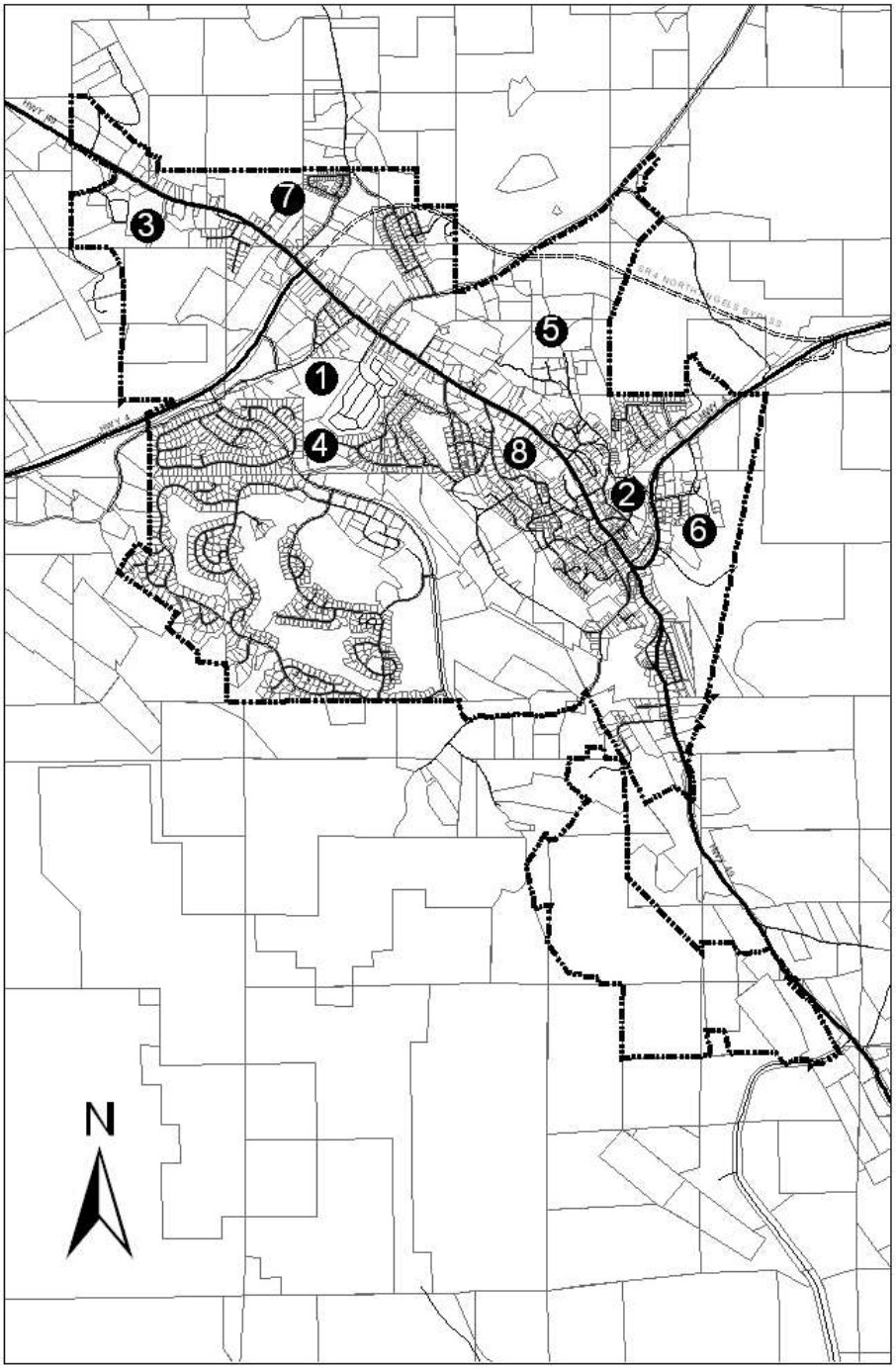
Appendix 2H:
Vacant/Underdeveloped Residential Parcels

February 3, 2009

Summary
Vacant/Underdeveloped Residential Parcels
Angels Camp 2020 General Plan

General Plan Zoning District	**Approximate # Parcels**	**Approximate Acreage**	**Projected (Adjusted) Development Potential (# Units)**
High Density Residential (HDR) Multi-family Residential (R-3)	28	131.56	1,417
Medium Density Residential (MDR) Medium Density Residential (R-2)	10	30.61	209
Single-Family Residential (SFR) Single-Family Residential (R-1)	16	71.12	294
Residential Estate (RE) Residential Estate one, two or three acre minimum (RE-1, RE-2, RE-3)	12	18.9 – 45.4	25-79
Special Planning (SP) Specific Plan (SP) Planned Development (PD) Specific Plan- R-1, R-2, R-3 Planned Development- R-1, R-2, R-3	27	270.44	1,263
Total	**93**	**522.63 – 549.13**	**3,208 – 3,262**

Vicinity Map

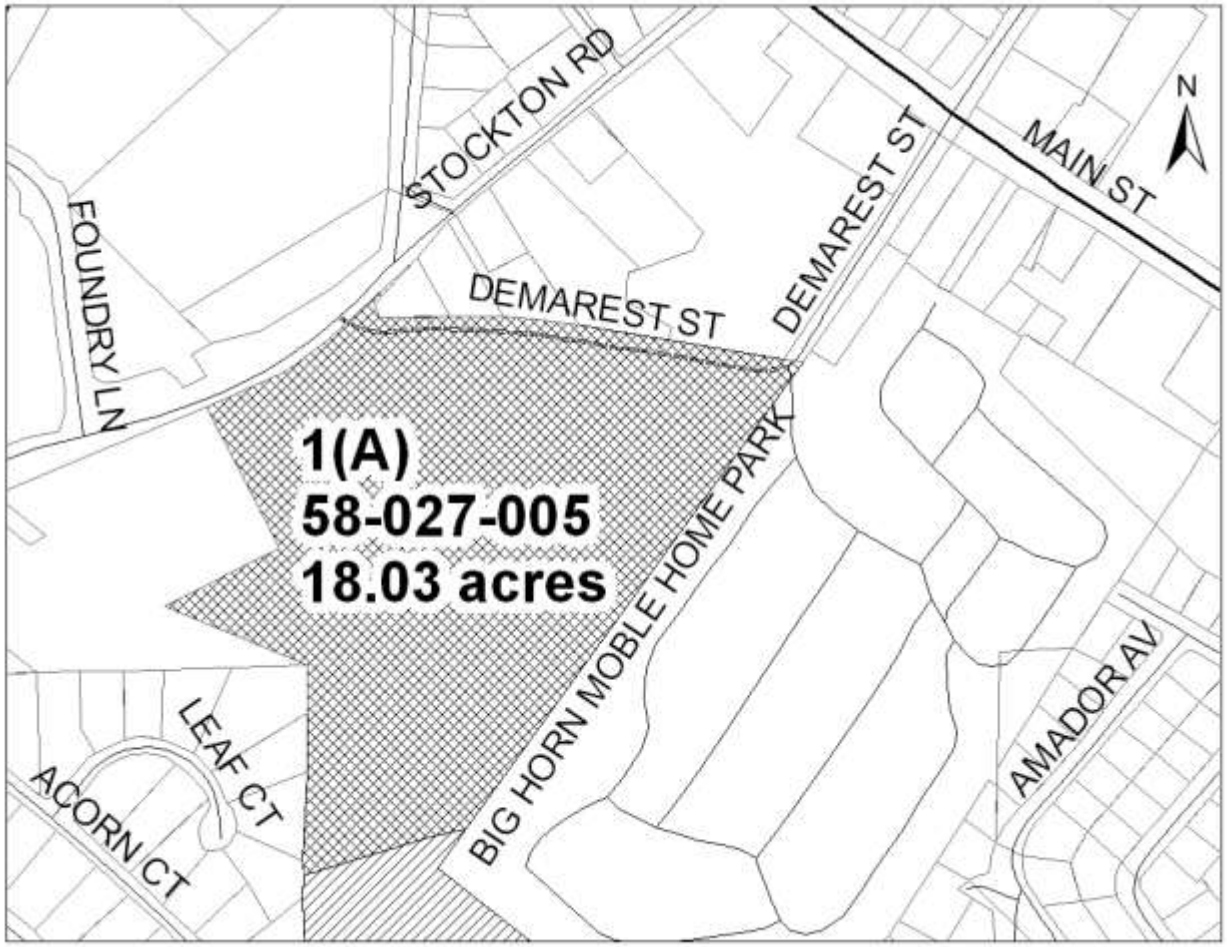


AREA 1 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
1(A) 58-027-005 "Cosgrave Parcel" Demarest Road/Stockton Road	R-3	18.03 ac.	15 du/acre (270-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Road improvements to bring existing dirt road to current standards required. Access: Stockton Road (existing) and Demarest Road Extension/Connector Topography: relatively gentle slopes Other: Site is vacant, located adjacent to shopping center Additional adjustments to density: Road improvements for Demarest connector could remove approximately 1 acre of developable land; therefore, up to 15 units could be affected	**178**
				Subtotal Area 1	**178**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 1 Parcels



AREA 2 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

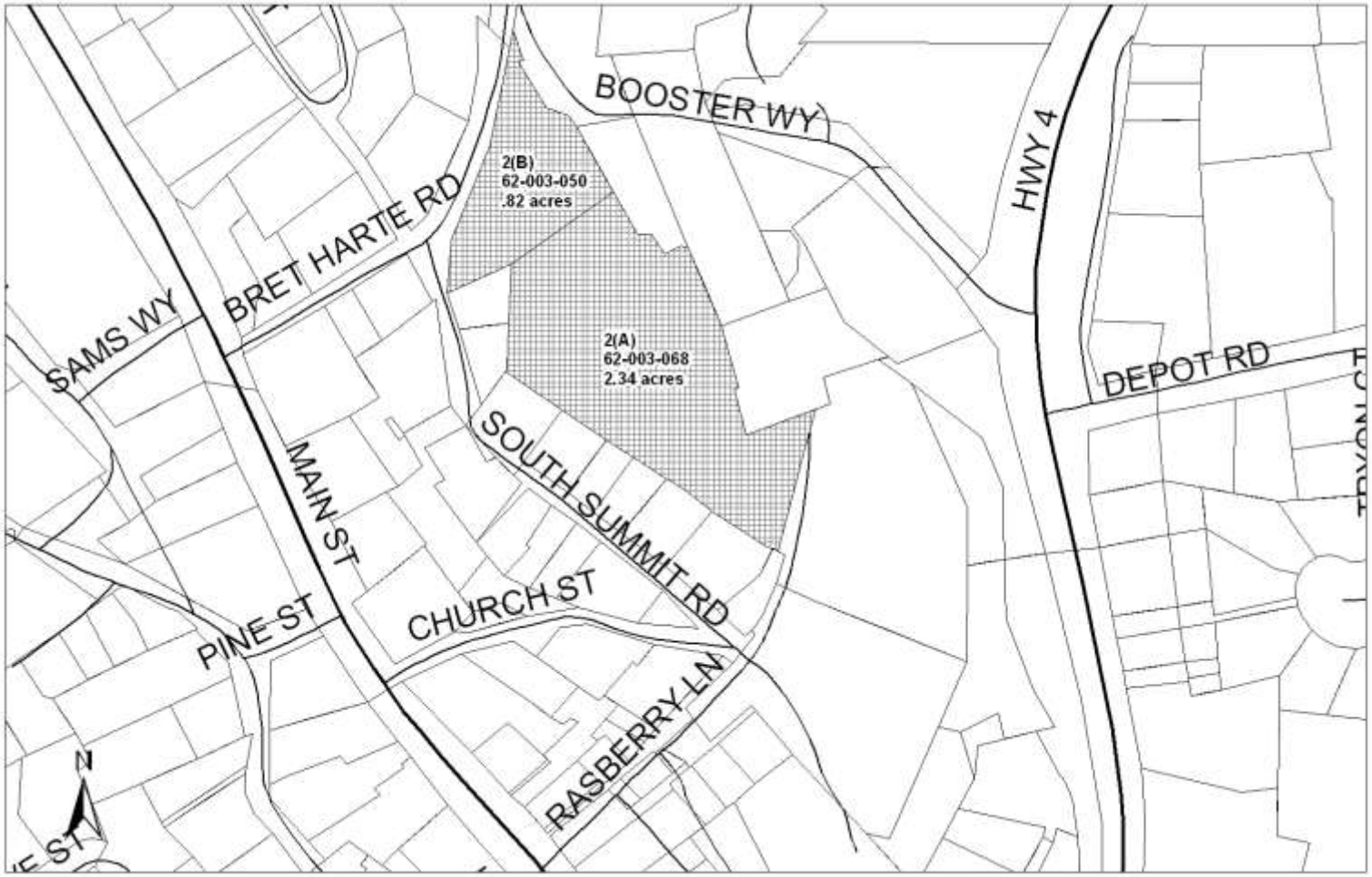
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
2(A) 62-003-068 "Homesource Development" (northwest side of Rasberry Lane)	R-3	2.34 ac.	15 du/acre (35-unit potential)	Water: Available, site slopes may render provision of adequate fire flow difficult Sewer: Available, site slopes may render installation of public system difficult Roads: Requires widening of Rasberry Lane; development limited by maximum length of cul-de-sac. Topography: Level at center with moderate upslope on northwest, downslope on northeast, affected by historical mining Other: Project site has mine shafts at perimeter of site; development should be clustered at flat area in center. Geotechnical studies will be necessary to determine extent of mine shafts, which may add to the cost of development on the site. Additional adjustments to density: Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	**0-24**
2(B) 62-003-050 1148 Booster Way	R-3	.82 ac.	15 du/acre (12 unit potential)	Water: Available Sewer: Available Roads: Accessible from Brett Hart Rd. and Booster Way; narrow and steep streets may limit access to site Topography: Moderate to steep slopes, uneven topography due to extensive historical mining Other: Historic stone building on site is used as residence; historic mining activities on site likely to add to the cost of development on the site.	**0-7**

AREA 2 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
				Additional adjustments to density: Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	
				Subtotal Area 2	**0-31**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 2 Parcels



AREA 3 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

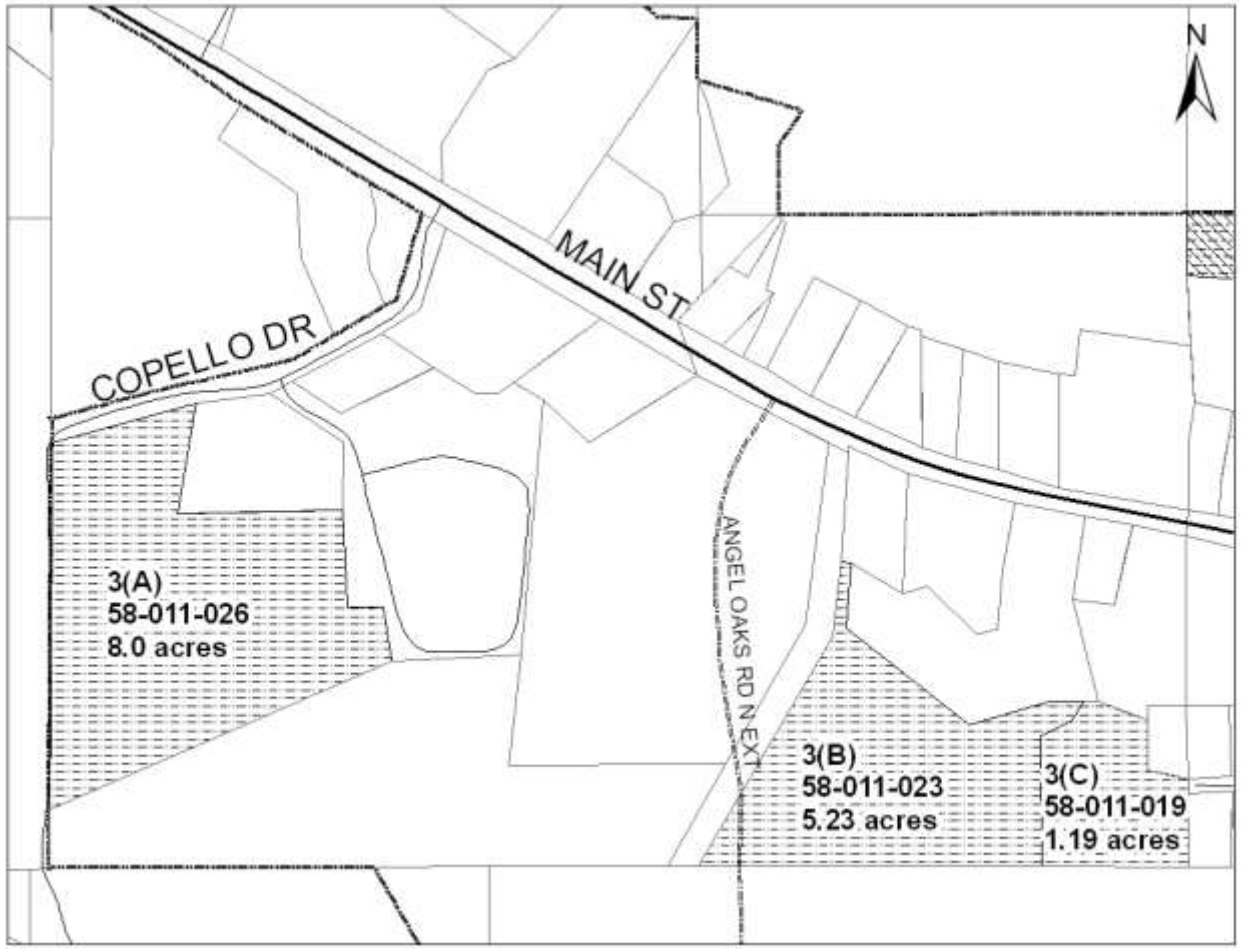
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
3(A) 58-011-026 (Immediately west of Altaville Apartments)	R-3	8 ac. of 16.92 ac.	15 du/acre (120-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Existing access from Copello Drive. Improvements to Copello Drive would be required, plus construction of connector to Angel Oaks Dr. N. Extension. Topography: Relatively gentle Other: Adjacent to existing Altaville Apartments- Copello Drive Additional adjustments to density: The immediate area has been identified as a prime location for a city business park. 8 acres to be zoned for R-3, remainder is to be zoned for Business Attraction & Expansion (BAE) only, due to compatibility issues between land uses.	**84**
3(B) 58-011-023 (Immediately west of 3(C), 281 Bennett St.)	R-3	5.23 ac.	15 du/acre (78-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Requires construction of Angel Oaks Dr. N. Extension Topography: Relatively gentle Other: Additional adjustments to density: None	**54**
3(C) 58-011-019 281 Bennett St.	R-3	1.91 ac.	15 du/acre (28-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Requires construction of connector to Angel Oaks Dr. N. Extension, with secondary access from Bennett St. Topography: Relatively gentle Other: See following. Additional adjustments to density: Currently has a single-family residence; current owners may prefer retaining single-family use.	**0-19**

AREA 3 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
				Subtotal Area 3	**138-157**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 3 Parcels

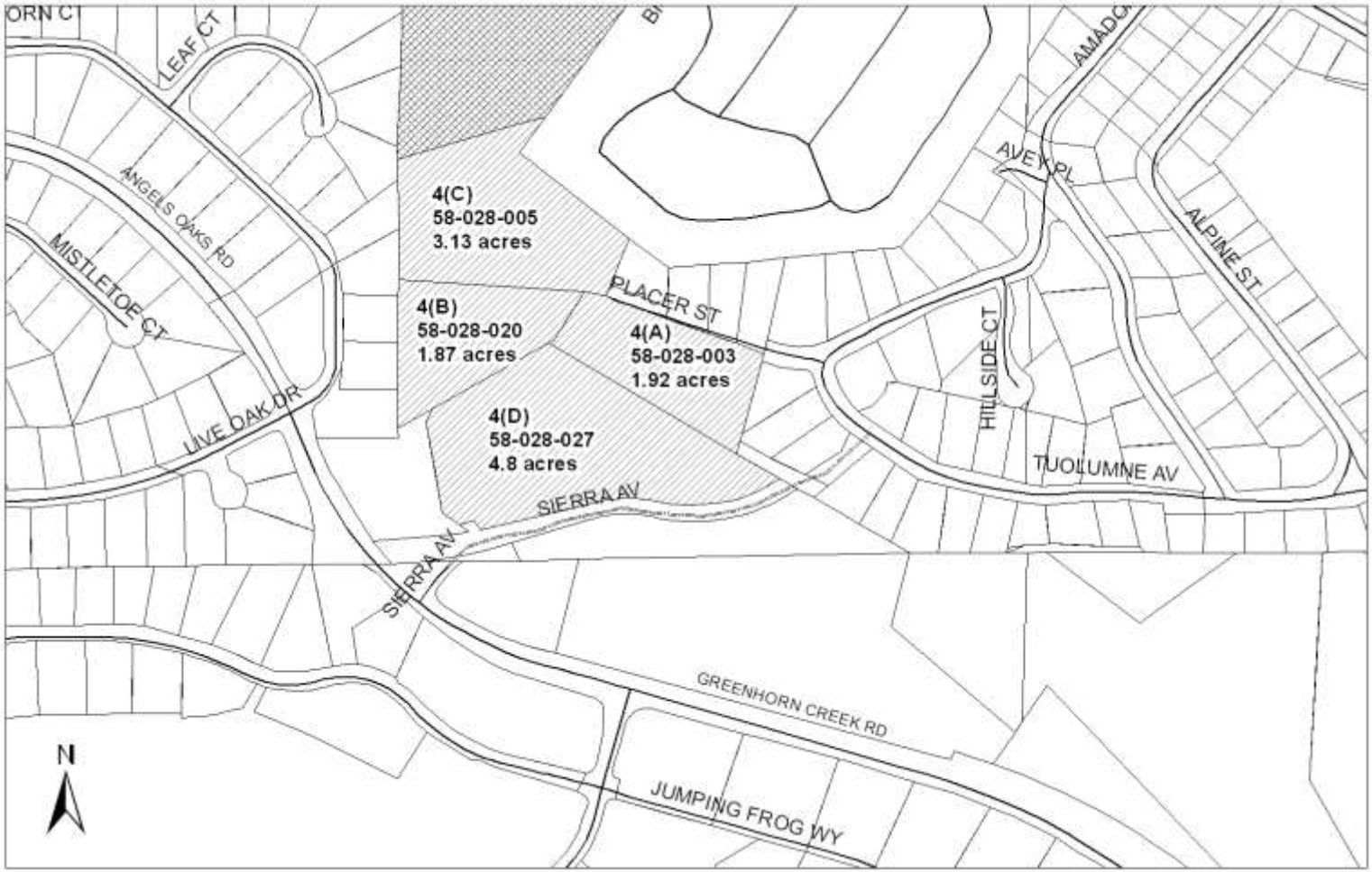


AREA 4 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
4(A) 58-028-003 644 Placer Rd. "Owen Parcel"	R-3	1.92 ac.	15 du/acre (28 unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Likely to require extension of Placer St. connection from Tuolumne Ave. to outlet through parcels to the south or north to Demarest St. Topography: Variable – gentle to moderate Other: Due to existing development (parcels are underdeveloped), parcels are more likely to develop during the subsequent planning period. Adjustments to density: None anticipated (See preceding)	**0-19**
4 (B) 58-028-020 750 Placer Rd. "Gran Parcel"	R-3	1.87 ac.	15 du/acre (28 unit potential)		**0-19**
4 (C) 58-028-005 649 Placer Rd. "Frederick Parcel"	R-3	3.13 ac.	15 du/acre (46 unit potential)		**0-32**
4(D) 58-028-027 "Davis Parcel (Sierra Avenue)"	R-3	4.8 ac.	15 du/acre (72 unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Construction of Sierra Avenue connector required Topography: Variable – gentle to moderate Other: None Adjustments to density: None	**50**
				Subtotal Area 5	**50-120**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 4 Parcels



AREA 5 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

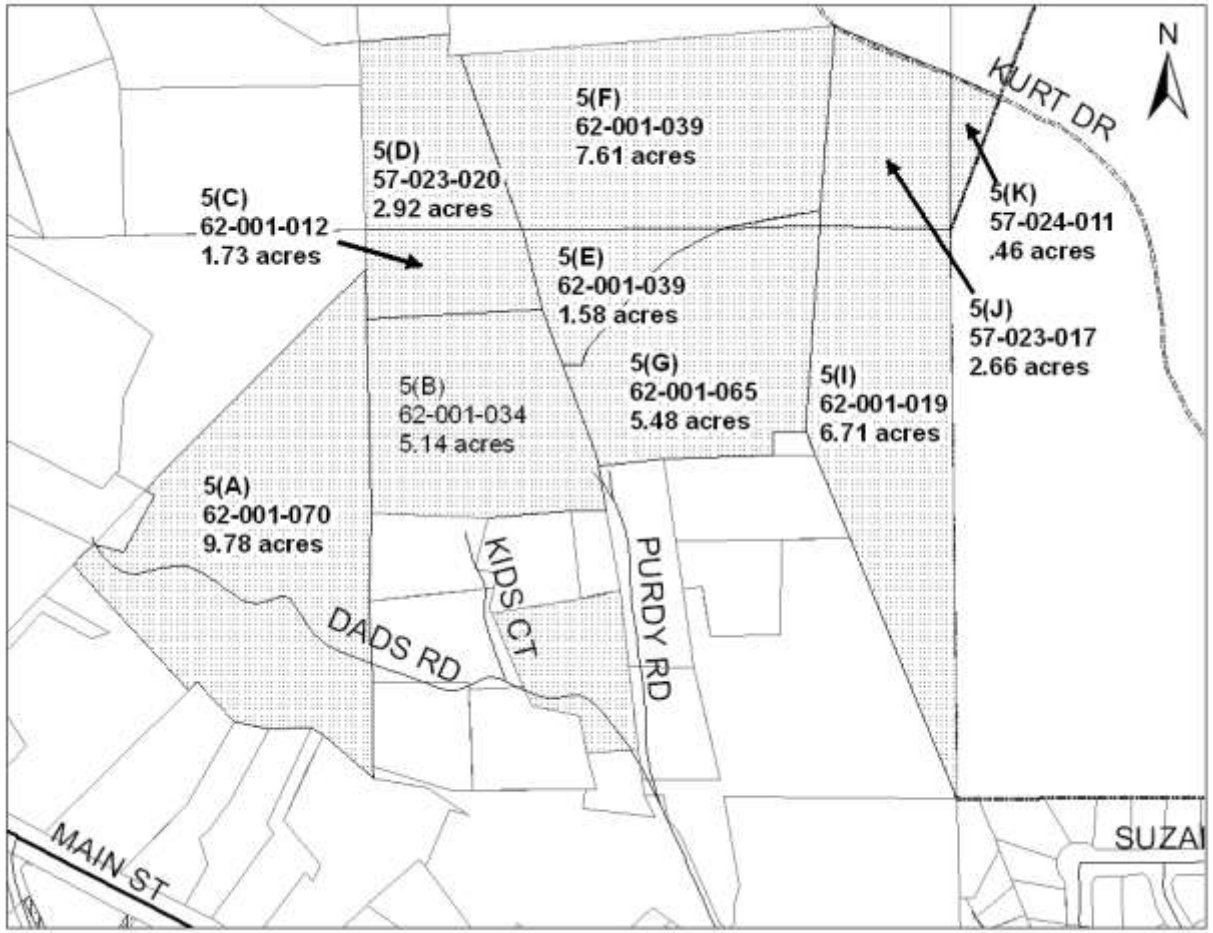
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
5(A) 62-001-070 761 Dad's Rd. "Dillashaw Parcel"	R-3	9.78 ac.	15 du/ac (146 unit potential)	Water: Will require extensions, but available Sewer: Will require extensions, but available Roads: Will likely require construction of Kurt Drive Extension from Murphys Grade Road and Purdy Connector for primary access from the north with emergency access and secondary access south on Purdy Rd. Topography: Variable – gentle to moderate Other: Unlikely to develop within the current planning period, but may develop in future planning periods. Adjustments to density: On 57-023-010, a large pond affects about ½ of property. On 62-001-014, the existing former church, could be converted to multi-family (4± units) or entire site could be redeveloped. If access to area can be resolved, additional adjustments to potential density are not anticipated.	**0-102**
5(B) 62-001-034 714/914 Purdy "Dillashaw Parcel"	R-3	5.14 ac	15 du/acre (77 unit potential)		**0-53**
5(C) 62-001-012 594 Purdy "Lien Parcel"	R-3	1.73 ac.	15 du/acre (25 unit potential)		**0-17**
5(D) 57-023-020 "Lien Parcel" (East of 660 Murphys Grade Rd./North of 594 Purdy)	R-3	2.92 ac.	15 du/acre (43 unit potential)		**0-30**
5(E) 62-001-039 691 Purdy "Diebold Parcel"	R-3	1.58 ac.	15 du/acre (23 unit potential)		**0-16**
5(F) 57-023-010 "Diebold Parcel" (East of 660 Murphys Grade Rd; North of 691 Purdy)	R-3	4 ac. of 7.61 ac. parcel suitable	15 du/acre (60 unit potential)		**0-42**

AREA 5 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
City of Angels 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
5(G) 62-001-065 715 Purdy Rd.. "Huthmacher Parcel," south of Parcels 5(E) and 5(F),)	R-3	5.48 ac.	15 du/acre (82 unit potential)		**0-57**
5(H) 62-001-014 815 Dad's Rd. (Former Assembly of God church)	R-3	1.82 ac.	15 du/acre (27 unit potential)		**0-18**
5(I) 62-001-019 ("Rolleri Parcel," east of Parcel 5(G),)	R-3	6.71 ac.	15 du/acre (100 unit potential)		**0-70**
5(J) 57-023-017 ("Rolleri Parcel," east of Parcel 5F)	R-3	2.66 ac.	15 du/acre (39 unit potential)		**0-27**
5(K) 57-024-011 ("Rolleri Parcel," east of Parcel 5J)	R-3	.46 ac.	15 du/acre (6 unit potential)		**0-4**
				Subtotal Area 5	**0-436**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 5 Parcels

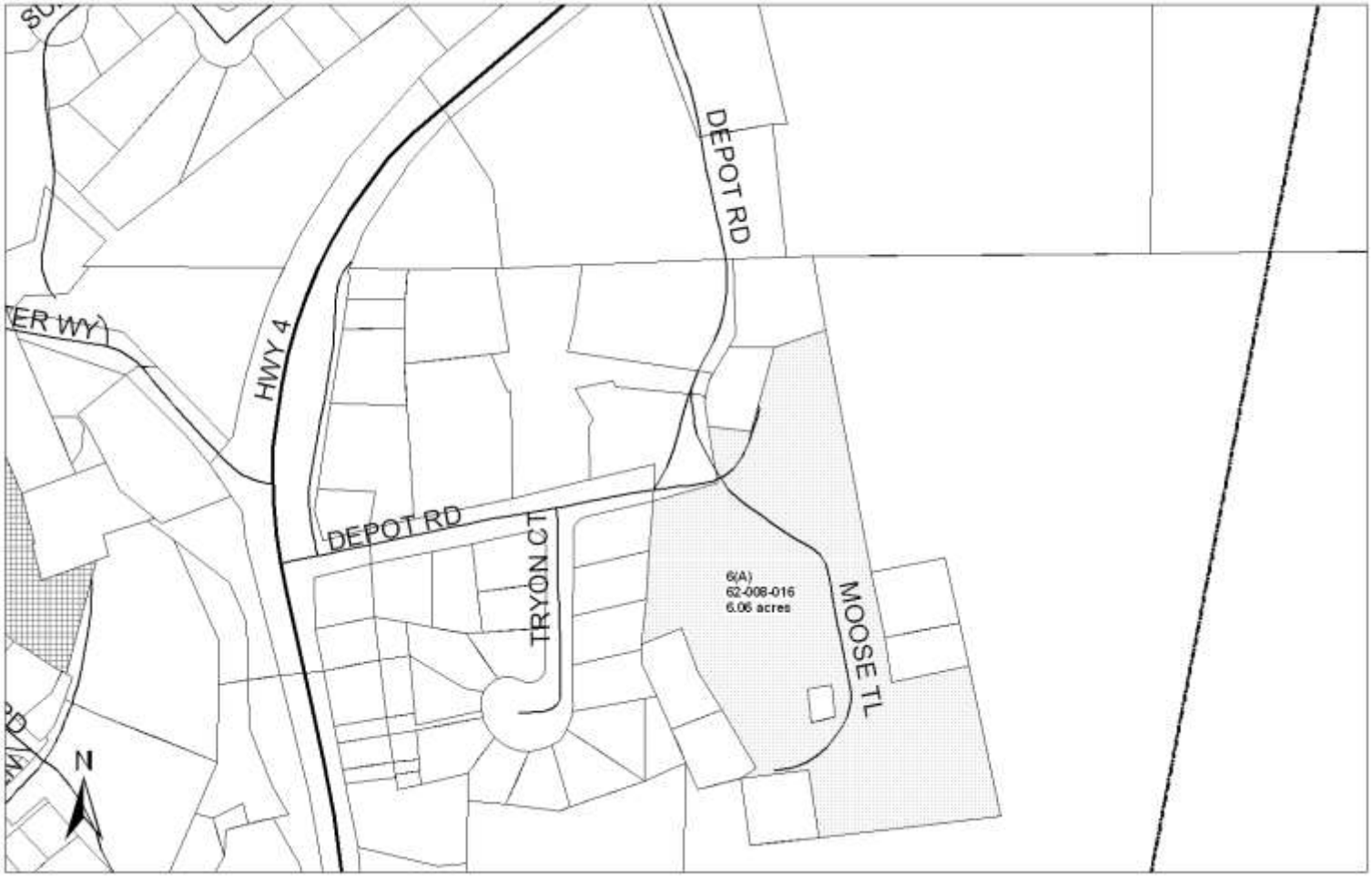


AREA 6 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
Angels Camp 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
6(A) 62-008-016 1638 Moose Trail Rd. "Tryon Parcel"	R-3	6.06 ac.	15 du/acre (90-unit potential)	Water: Available on parcel Sewer: Available on parcel Roads: Will require improvement of Depot Rd. Topography: Relatively gentle Other: Historic depot located on property, with possible limited commercial use in that structure. Under same ownership as large adjacent properties (61.32 acres) zoned SP Special Planning. Adjustments to density: None	**63**
				Subtotal Area 6	**63**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 6 Parcels



AREA 7 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
Angels Camp 2020 General Plan

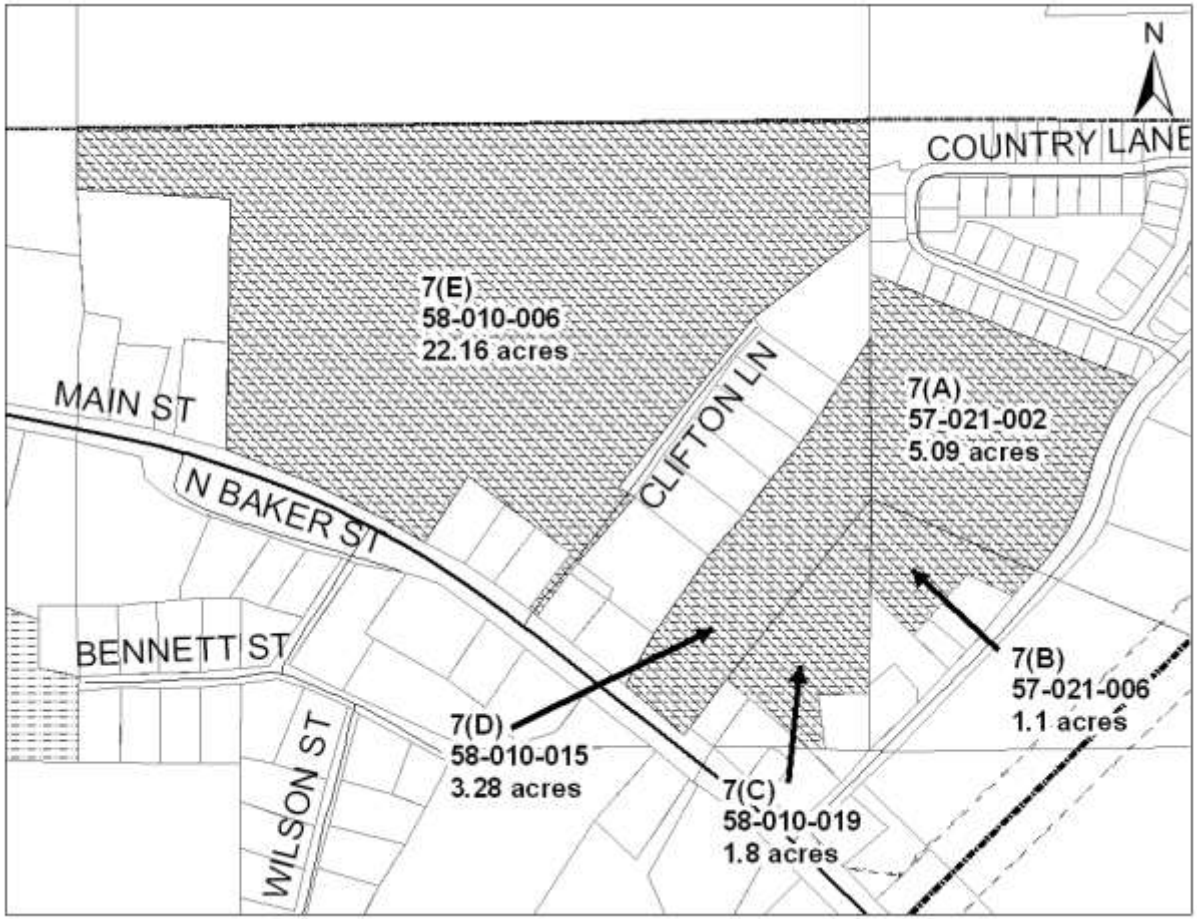
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
7(A) 57-021-002 207 Dogtown Rd. "Morrow Parcel"	R-3	5.09 ac.	15 du/acre (76-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Accessible from Dogtown Rd., Dogtown Rd. realignment may impact property Topography: Relatively gentle Other: Unlikely to develop within the current planning period, but may develop in future planning periods; existing house on property Adjustments to density: None	**53**
7(B) 57-021-006 167 Dogtown Rd. "EDK, Inc. Parcel"	R-3	1.1 ac.	15 du/acre (16-unit potential	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Accessible from Dogtown Rd., Dogtown Rd. realignment may impact property Topography: Relatively gentle Other: Existing house on property Adjustments to density: None	**0-11**
7(C) 58-010-019 98 N. Main St. "Brosemer Parcel"	R-3	1.8 ac.	15 du/acre (27-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Accessible via an easement from SR 49, improvement of easement to city street standards necessary to develop property Topography: Relatively gentle Other: Existing house on property; could be developed in conjunction w/ 7(D) Adjustments to density: None	**0-18**
7(D) 58-010-015	R-3	3.28	15 du/acre (49-unit	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels	**0-34**

AREA 7 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
Angels Camp 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
116 N. Main St. "Parks Parcel"			potential)	Roads: Accessible from SR 49 Topography: Relatively gentle Other: Existing historic house and significant trees on front 1/3 of property; access could be developed in conjunction w/ 7(C) Adjustments to density: None	
7(E) 58-010-006 252 N. Main St. "Clifton Property"	SC	22.16	15 du/acre minimum, 22 du/acre maximum (219-321 unit potential if 2/3 of property [14.6 acres] developed as multi-family)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Access is from SR 49 with possible secondary access from Clifton Lane Topography: Relatively gentle Other: Property is zoned for commercial, allows multi-family residential at a minimum density of 15 units/acre and a maximum of 22 units/acre; could be developed as commercial, multi-family or a combination of commercial and multi-family Additional adjustments to density: Assume 1/3 of parcel developed as commercial, 2/3 developed as multi-family housing at minimum density, 15 du/acre on 14.6 acres	**219**
				Subtotal Area 7	**272-335**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 7 Parcels

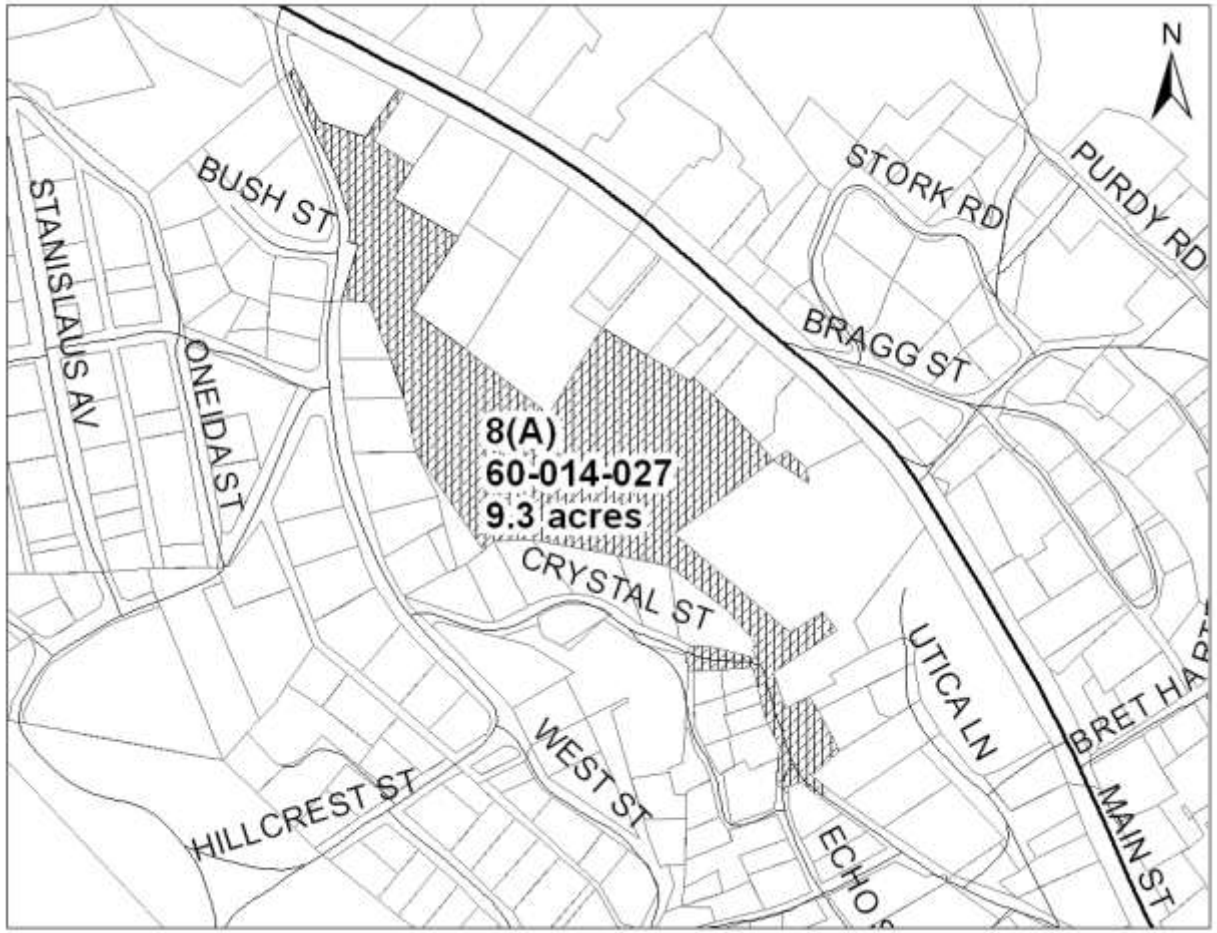


AREA 8 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development
Angels Camp 2020 General Plan

Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
8(A) 60-014-027 "Hanson Parcel," Utica Mine site	R-3	9.3 ac.	15 du/acre (139-unit potential)	Water: Available, on adjacent parcels Sewer: Available, on adjacent parcels Roads: Mark Twain Road; would require acquisition of other property to access from Main Street and Utica Lane; second access point required Topography: Moderate slopes, uneven topography due to extensive historical mining Other: Project site has extensive mine shafts. Geotechnical studies will be required, with recommendations for developing with the presence of these shafts. Mine shafts are likely to add to the cost of development on the site. Additional adjustments to density: Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	**0-97**
				Subtotal Area 8	**0-97**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

Area 8 Parcels



Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential
(Excludes Most Infill and Already-Approved Developments)

Assessor Parcel Number (or Total # of Parcels)	Zoning	Parcel Size (or Range)	Acres Vacant or Under-developed	Density (Maximum)	Potential Maximum Dwelling Units	Potential Constraints; Comments	Practical Density in Dwelling Units (70% of maximum)/a/
Single Family Residential (SFR)							
62-001-029 (5.37) 62-001-050 (.84) 62-001-067 (1.61) 62-001-068 (1.66) 62-001-071 (1.01) 62-001-072 (6.31) Purdy Road	R-1	.84 – 6.31 ac.	16.8± ac.	6/acre	100	Requires improvements to Purdy Road for further development and possible connection of Purdy to Kurt Dr. to Murphys Grade Rd. to north	**70**
57-020-017 Segale	R-1	3.02 ac.	3.02 ac.	6/acre	18	Would require construction of road along easement connecting parcels to Gardner Lane.	**12**
57-020-013 Segale	R-1	5.91 ac.	5.91 ac.	6/acre	35		**24**
62-014-002 Folendorf	R-1	11± of 24.74 acre site suitable	11± of 24.74 acre site suitable	6/acre	66	Sewer and water lines cross most of these parcels. May require Highway 49 encroachment. Portions of the parcels are within the floodplain of Angels Creek. Some portions of the site are constrained by steep slopes (west side of Finnegan Lane)	**46**
62-014-046 Heintz	R-1	5.03 ac.	5.03 ac.	6/acre	30		**21**
62-012-021 62-014-039 Deaver	R-1	2.35 - 3.84 ac.	6.19 ac.	6/acre	37		**26**
62-014-040 Martineau	R-1	11.47 ac.	11.47 ac.	6/acre	68		**48**
60-013-018 Starr	R-1	3.47 ac.	3.47 ac.	6/acre	20	Finnegan Lane access may limit development. City lien against property for abatement of buildings	**14**
62-012-005 Finch	R-1	2.53 ac.	2.53 ac.	6/acre	15	SR 49 frontage is narrow	**10**

Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential
(Excludes Most Infill and Already-Approved Developments)

Assessor Parcel Number (or Total # of Parcels)	Zoning	Parcel Size (or Range)	Acres Vacant or Under-developed	Density (Maximum)	Potential Maximum Dwelling Units	Potential Constraints; Comments	Practical Density in Dwelling Units (70% of maximum)/a/
62-008-018 Feinberg	R-1	5.7 ac.	5.7 ac.	6/acre	34	Would require road extension from Tryon Rd. and/or Moose Trail	**23**
						Subtotal SFR/R-1	**294**
Medium Density Residential (MDR)							
57-021-015 Miller	R-2	5.15 ac	5.15 ac	10/acre	51	Access from Dogtown Road; acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	**35**
57-021-019 Morrow	R-2	1.74 ac.	1.74 ac.	10/acre	17		**12**
57-021-014 Jordan	R-2	2.58 ac.	2.58 ac.	10/acre	25		**17**
57-021-020 58-017-021 Wilmshurst	R-2	.88 – 2.12 ac.	3.0 ac.	10/acre	30	Access from Dogtown Road; acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	**21**
57-022-048 Avey	R-2	3.35 ac	3.35 ac	10/acre	33	Road improvements along First Street and Easy Street likely to be required. Acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	**23**
57-020-030 Broglio	R-2	8.03 ac.	8.03 ac.	10/acre	80	Acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	**56**
62-001-054 Spreadborough	R-2	4.31 ac.	4.31 ac.	10/acre	43	Road improvement required, Purdy Rd. to Kurt Drive extension	**30**

Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential (Excludes Most Infill and Already-Approved Developments)							
Assessor Parcel Number (or Total # of Parcels)	**Zoning**	**Parcel Size (or Range)**	**Acres Vacant or Under-developed**	**Density (Maximum)**	**Potential Maximum Dwelling Units**	**Potential Constraints; Comments**	**Practical Density in Dwelling Units (70% of maximum)/a/**
062-001-011 Lenahan	R-2	1.18 ac.	1.18 ac.	10/acre	11		**7**
62-001-064 Durr	R-2	1.27 ac.	1.27 ac.	10/acre	12		**8**
						Subtotal MDR/R-2	**209**
Residential Estate (RE)							
60-008-007, -016, -038 60-015-0015, -002 60-013-040	RE-1, RE-2, RE-3	3.11-20.22 ac.	57.55 ± ac.	1 du/1 acre to 1 du/3 acres	19-57	Extensive development of these lots depends upon access improvements to Gold Cliff Rd.	**13-40**
58-030-006, -008, -009 64-001-019	RE-1, RE-2, RE-3	6.25-11.09 ac.	34.43 ac. ±	1 du/1 acre to 1 du/3 acres	11-34	Extensive development of these lots depends upon construction of Greenhorn Creek Rd. S Extension and/or Gold Cliff/Finnegan Connector	**7-23**
62-005-010, -011	RE-1, RE-2, RE-3	9.54-14.09	23.63 ac. ±	1 du/1 acre to 1 du/3 acres	7-23	Would require development of access from SR 4 East or through Tryon lands to the south	**5-16**
						Subtotal RE-1, RE-2, RE-3	**25-79**
GRAND TOTAL							**528-582**

/a/ Based on new designations proposed in the 2006 general plan update and excluding already-approved developments and scattered infill parcels.

Special Planning Parcels:
In addition to the preceding, there are 270 ± acres of land designated Special Planning (SP) that are suitable for residential development (out of 310 total acres designated as SP, as shown on Map 1A, *Angels Camp 2020 General Plan Land Use Map*). Until specific plans are received for these areas, the potential for residential use cannot be accurately estimated. However, based upon meetings with landowners and developers regarding these parcels, it appears there is a potential for an estimated additional 1263 residential units on lands slated for designation as Special Planning (SP) pursuant to the *Angels Camp 2020 General Plan Land Use Map*, including single-family, medium density and high density residential development.

Special Planning (SP) Parcels with Potential for Residential Development			
Assessor's Parcel Number	**Acres**	**Potential Development**	**Potential Dwelling Units**
58-035-031 Davis Angel Oaks Dr./Stockton Rd.	1.69	HDR – 15 du/acre, 25 units No adjustment to density	**25 units**
58-028-026 58-029-005, -006, -007, -013, -014 60-008-031 Folendorf/Angels Vista, Inc./Weber Greenhorn Creek Rd./Gold Cliff Rd.	41.94	SFR - 75 units on 27.56 acres per preliminary plan MDR – 10 du/acre, 143 units on 14.38 acres; adjusted density (70%) – 100 units Possible senior/assisted living facility	**175 units**
62-008-019 62-001-001 Tryon Depot Rd./Tryon Rd.	61.32	½ SFR @ 6 du/acre: 184 ½ MDR @ 10 du/acre: 306 Total: 490 units Adjusted density (70%) – 343 units	**343 units**
62-003-057, -069 62-004-069,-074, -075, -076, -82, -087 Johnson Rasberry Lane (southeast side)	5.08	Mixed use development, commercial and MDR @ up to 10du/acre – 50 units Adjusted density (70%) – 35 units	**35 units**
58-007-005, -007, -021, -024 58-074-014 58-014-021 Crespi/Altaville Sewer/Marchal SR4/Angel Oaks Dr./Foundry Ln. Extensions	97.53	¼ MDR @10du/acre: 241 ¼ HDR @ 15 du/acre: 362 Total: 603 units Adjusted density (70%) – 421 units	**421 units**
58-030-018, -019 60-008-037 Folendorf/Pinnell Greenhorn Creek Rd./Gold Cliff Rd.	62.88	SFR @ 6du/acre: 377 Adjusted density (70%) – 264 units	**264 units**
Total	**270.44**		**1263 units**

Appendix 2I: California Density Bonus Law

[Senate Bill 1818 (Hollingsworth), 2004]

California Codes - Government Code Section 65915-65918

65915.

(a) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant incentives or concessions for the production of housing units and child care facilities as prescribed in this section. All cities, counties, or cities and counties shall adopt an ordinance that specifies how compliance with this section will be implemented.

(b) A city, county, or city and county shall grant a density bonus and incentives or concessions described in subdivision (d) when the applicant for the housing development seeks and agrees to construct at least any one of the following:

(1) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code**.**

(2) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code**.**

(3) A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code**.**

(4) Ten percent of the total dwelling units in a condominium project as defined in subdivision (f) of, or in a planned development as defined in subdivision (k) of, Section 1351 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code**.**

(c) (1) An applicant shall agree to, and the city, county, or city and county shall ensure, continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Those units targeted for lower income households, as defined in Section 50079.5 of the Health and Safety Code, shall be affordable at a rent that does not exceed 30 percent of 60 percent of area median income. Those units targeted for very low income households, as defined in Section 50105 of the Health and Safety Code, shall be affordable at a rent that does not exceed 30 percent of 50 percent of area median income.

(2) An applicant shall agree to, and the city, county, or city and county shall ensure that, the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in the condominium project as defined in subdivision (f) of, or in the planned unit development as defined in subdivision (k) of, Section 1351 of the Civil Code**,** are persons and families of moderate income, as defined in Section 50093 of

the Health and Safety Code. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the percentage by which the initial sale price to the moderate-income household was less than the fair market value of the home at the time of initial sale.

(d) (1) An applicant may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county make a written finding, based upon substantial evidence, of either of the following:

(A) The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a condominium or planned development.

(B) Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a condominium or planned development.

(C) Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a condominium or planned development.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuse to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section. The city, county, or city and county shall also establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites. These procedures shall include, but not be limited to, such items as minimum lot size, side yard setbacks, and placement of public works improvements.

(e) In no case may a city, county, or city and county apply any development standard that will have the effect of precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. An applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

(f) The applicant shall show that the waiver or modification is necessary to make the housing units economically feasible.

(g) (1) For the purposes of this chapter, except as provided in paragraph (2), "density bonus" means a density increase of at least 20 percent, unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the applicant to the city, county, or city and county. The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b). For each 1 percent increase above 10 percent in the percentage of units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35 percent. For each 1 percent increase above 5 percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35 percent. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The density bonus shall not be included when determining the number of housing units that is equal to 5 or 10 percent of the total. The density bonus shall apply to housing developments consisting of five or more dwelling units.

(2) For the purposes of this chapter, if a development does not meet the requirements of paragraph (1), (2), or (3) of subdivision (b), but the applicant agrees or proposes to construct a condominium project as defined in subdivision (f) of, or a planned development as defined in subdivision (k) of, Section 1351 of the Civil Code, in which at least 10 percent of the total dwelling units are reserved for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, a "density bonus" of at least 5 percent shall be granted, unless a lesser percentage is elected by the applicant, over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the applicant to the city, county, or city and county. For each 1 percent increase above 10 percent of the percentage of units affordable to moderate-income households, the density bonus shall be increased by 1 percent up to a maximum of 35 percent. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The density bonus shall not be

included when determining the number of housing units that is equal to 10 percent of the total. The density bonus shall apply to housing developments consisting of five or more dwelling units.

(h) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county as provided for in this subdivision, the applicant shall be entitled to a 15 percent increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development. For each 1 percent increase above the minimum 10 percent land donation described in paragraph (2) of this subdivision, the density bonus shall be increased by 1 percent, up to a maximum of 35 percent. This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks both the increase required pursuant to this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

(1) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(2) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(3) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned for development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government prior to the time of transfer.

(4) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of dedication.

(5) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(6) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(i) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development that the following occur:

(A) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or a city and county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

(4) "Child care facility," as used in this section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

(j) "Housing development," as used in this section, means one or more groups of projects for residential units constructed in the planned development of a city, county, or city and county. For the purposes of this section, "housing development" also includes a subdivision or a planned unit development or condominium project, as defined in Section 1351 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(k) The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

(l) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

(2) Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable, financially

sufficient, and actual cost reductions. This subdivision does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act (Division 20 (commencing with Section 30000) of the Public Resources Code).

(n) Nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Development standard" includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation.

(2) "Maximum allowable residential density" means the density allowed under the zoning ordinance, or if a range of density is permitted, means the maximum allowable density for the specific zoning range applicable to the project.

(p) (1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:

(A) Zero to one bedrooms: one onsite parking space.
(B) Two to three bedrooms: two onsite parking spaces.
(C) Four and more bedrooms: two and one-half parking spaces.

(2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on street parking.

(3) This subdivision shall apply to a development that meets the requirements of subdivision (b) but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to subdivision (d).

65915.5.

(a) When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by a city, county, or city and county pursuant to this section, the city, county, or city and county shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. A city, county, or city and county may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

(b) For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

(c) For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require a city, county, or city and county to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city, county, or city and county might otherwise apply as conditions of conversion approval.

(d) An applicant for approval to convert apartments to a condominium project may submit to a city, county, or city and county a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The city, county, or city and county shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The city, county, or city and county shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

(e) Nothing in this section shall be construed to require a city, county, or city and county to approve a proposal to convert apartments to condominiums.

(f) An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Section 65915.

65916.
Where there is a direct financial contribution to a housing development pursuant to Section 65915 through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the city, county, or city and county shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 65915 shall specify the mechanisms and procedures necessary to carry out this section.

65917.
In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.

65917.5.
(a) As used in this section, the following terms shall have the following meanings:

(1) "Child care facility" means a facility installed, operated, and maintained under this section for the nonresidential care of children as defined under applicable state licensing requirements for the facility.

(2) "Density bonus" means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city, including a charter city, city and county, or county of:

(A) A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.
(B) A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures. For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

(3) "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors to make application for development approvals for the development or redevelopment of a commercial or industrial project.

(4) "Floor area" means as to a commercial or industrial project, the floor area as calculated under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

(b) A city council, including a charter city council, city and county board of supervisors, or county board of supervisors may establish a procedure by ordinance to grant a developer of a commercial or industrial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude a city council, including a charter city council, city and county board of supervisors, or county board of supervisors from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and local agency. If the child care facility is not located on the site of the project, the local agency shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

(c) The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

(d) If the developer uses space allocated for child care facility purposes, in accordance with subdivision (b), for any purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or

county board of supervisors in accordance with procedures to be developed by the legislative body of the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. Any penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant to this subdivision shall be deposited by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors into a special account to be used for childcare services or child care facilities.

(e) Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the city, city council, including a charter city council, city and county board of supervisors, or county board of supervisors shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

(f) The requirements of Chapter 5 (commencing with Section 66000) and of the amendments made to Sections 53077, 54997, and 54998, by Chapter 1002 of the Statutes of 1987 shall not apply to actions taken in accordance with this section.

(g) This section shall not apply to a voter-approved ordinance adopted by referendum or initiative.

65918.
The provisions of this chapter shall apply to charter cities.

Appendix 2J: Model Ordinance for Providing Reasonable Accommodation under the Fair Housing Amendments Act

MODEL ORDINANCE FOR PROVIDING REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING AMENDMENTS ACT

The following documents have been prepared for use by cities and counties to provide a process for making reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

Developed by Mental Health Advocacy Services, Inc.
December 1997
FHIP Grant #FH700G96034

For More Information, Contact:
Kim Savage, Staff Attorney
Mental Health Advocacy Services, Inc.
1336 Wilshire Blvd., Suite 102
Los Angeles, CA 90017
(213)484-1628

INTRODUCTION

The Fair Housing Amendments Act of 1988 prohibits cities and counties from discriminating against individuals with disabilities through land use and zoning decisions and procedures. Not only must local governments not discriminate, but the Fair Housing Act requires that cities and counties provide reasonable accommodation to rules, policies, practices and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing.

The model ordinance presented here provides cities and counties with a comprehensive reasonable accommodation procedure, including forms and guidelines, for implementing the federal mandate. Requesting reasonable accommodation is appropriate where changing an existing rule, policy or procedure would provide an individual with a disability equal opportunity to housing of choice or a developer the flexibility necessary for developing housing for individuals with disabilities.

Adopting a reasonable accommodation ordinance will not cure a zoning ordinance which on its face discriminates against individuals with disabilities. Nor will an offer of reasonable accommodation ever excuse a city or county from liability for intentional discrimination. In fact, adopting a reasonable accommodation ordinance is just one of several necessary components for complying with fair housing laws. Other parts include reviewing zoning ordinances for the purpose of identifying and eliminating facially discriminatory policies and procedural requirements and developing trainings to address discriminatory attitudes about individuals with disabilities.

We urge cities and counties to take a comprehensive approach to eliminating discrimination and furthering housing opportunities for individuals with disabilities. By adopting a reasonable accommodation ordinance, reviewing and revising as necessary local zoning ordinances and addressing discriminatory attitudes through trainings, local governments will go a long way in meeting the mandate of fair housing laws.

REGULATIONS GOVERNING REQUESTS FOR REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING ACT

NOTE: These regulations should be read in conjunction with the attached "Guidelines for Regulations Governing Requests For Reasonable Accommodation Under the Fair Housing Amendments Act of 1988" for a more comprehensive understanding of the regulations and to ensure that the decision making process for requests for reasonable accommodation is in compliance with federal law.

Sec. 1. Purpose

It is the policy of the jurisdiction, pursuant to the Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. In these regulations, "use of housing" includes, but is not limited to, housing related services and the use and enjoyment of the property.

Sec. 2. Definitions

Act. The Fair Housing Amendments Act of 1988.

Applicant. The individual making the request for reasonable accommodation pursuant to these Regulations.

Code. The municipal zoning code or ordinance which sets forth the jurisdiction's land use and zoning regulations.

Department(s). The department(s) within the jurisdiction responsible for administering requests for reasonable accommodation pursuant to these Regulations.

Designee or Appeals Designee. The person(s), commission or other group of persons designated to make determinations on fair housing accommodation requests pursuant to these Regulations.

Disability. Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment or; anyone who has a record of such impairment. People who are currently using illegal substances are not covered under the Act, unless they have a separate disability.

Sec. 3. Notice to the Public of Availability of Accommodation Process

At all counters where application is made for a permit, license or other authorization for the siting, funding, development or use of housing, notice in the form set forth in Exhibit A shall be prominently displayed advising applicants that they may request a reasonable accommodation of existing rules, policies, practices and procedures. Forms for requesting an accommodation shall be available in all departments where decisions are made regulating the siting, funding, development and use of housing.

Sec. 4. Requesting Reasonable Accommodation

A. In order to make specific housing available to an individual with a disability, any person may request a reasonable accommodation in the rules, policies, practices and procedures regulating the siting, funding, development or use of housing by completing the "Fair Housing Accommodation Request" form (Exhibit B) and filing it with the Department.

B. If an individual needs assistance in making the request for reasonable accommodation, the department shall provide the assistance necessary to ensure that the process is accessible to the applicant.

C. A request for reasonable accommodation in rules, policies, practices and/or procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing; at the outset or during the approval process.

Sec. 5. Review of Requests for Reasonable Accommodation

A. When a request for reasonable accommodation is filed with the Department, it is referred to the designee for review and consideration. The designee shall issue a written decision within thirty (30) days of the date of the application and may grant the reasonable accommodation request or deny the request. See Notice of Decision on Fair Housing Accommodation Request form (Exhibit C) for designee's use.

B. If necessary to reach a decision on the request for reasonable accommodation, the designee may request further information from the applicant consistent with the Act, specifying in detail what information is required.

C. Not more than thirty (30) days after receiving a written request for reasonable accommodation, the designee shall issue a written decision on the request; provided that, in the event that the designee requests further information pursuant to the above paragraph, the running of this period shall be tolled (stopped) until the applicant responds to the request.

Sec. 6. Factors for Considering Requests for Reasonable Accommodation

The designee shall consider the following criteria when deciding whether a requested accommodation is reasonable:

- Is the housing, which is the subject of the request for reasonable accommodation, to be used by an individual protected under the Act?
- Is the request for accommodation necessary to make specific housing available to an individual protected under the Act?
- Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction?
- Whether the requested accommodation would require a fundamental alteration in the nature of a program?

Sec. 7. Written Decision on the Request for Reasonable Accommodation

A. The designee's written decision on the request for reasonable accommodation shall explain in detail the basis

of the decision, including the designee's findings on the criteria set forth in Sec. 6, above. All written decisions shall give notice of the right to appeal and to request reasonable accommodation in the appeals process as set forth below. The designee's Notice of Decision shall be sent to the applicant by certified mail.

B. If the designee fails to render a written decision on the request for reasonable accommodation within the time period allotted by Sec. 5, above, the request shall be deemed granted.

Sec. 8. Appeals

A. Within thirty (30) days of the date of the designee's written decision, the applicant may appeal an adverse decision by filing the Appeal of Denial of Fair Housing Accommodation Request form (Exhibit D).

B. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted. If an applicant needs assistance in filing an appeal, the Department shall provide the assistance that is necessary to ensure that the appeal process is accessible to the applicant.

C. All appeals shall contain a statement of the grounds for the appeal.

D. Nothing in these Regulations shall preclude an aggrieved individual from seeking any other state or federal remedy available.

NOTICE OF FAIR HOUSING ACCOMMODATION PROCEDURES FOR PEOPLE WITH DISABILITIES

THIS IS NOT A COMPREHENSIVE EXPLANATION OF YOUR RIGHTS UNDER THE FEDERAL FAIR HOUSING AMENDMENTS ACT.

You may request a reasonable accommodation to rules, policies, practices and procedures for the siting, development and use of housing, including housing related services or facilities, if you meet all of the following:

- you have a disability* or the housing is for people with disabilities;
- you may need a reasonable accommodation to existing rules and regulations to have equal opportunity to housing AND;
- your request for accommodation would not be an undue burden on the city or county.

If you believe that you satisfy the above criteria and are entitled to a reasonable accommodation under the Fair Housing Amendments Act of 1988, you may obtain a Fair Housing Accommodation Request form from the front desk. If you need assistance in applying for a reasonable accommodation, the Department will assist you.

*The Fair Housing Act defines "disability" as any of the following: a physical or mental impairment that substantially limits one or more major life activities; a record of having such an impairment or; being regarding has having such an impairment. The Fair Housing Act does not protect individuals currently using illegal substances, unless they have a separate disability.

EXHIBIT A

FAIR HOUSING ACCOMMODATION REQUEST

EXPLANATION OF RIGHTS UNDER THE FAIR HOUSING AMENDMENTS ACT

Before completing the request for a reasonable accommodation, below, please read the following information about who is protected by the Fair Housing Amendments Act and what accommodation may be available under the law. This is not a comprehensive explanation of your rights under the Fair Housing Amendments Act.

Do the protections of the Fair Housing Amendments Act apply to me?
You are protected by the Fair Housing Amendments Act if you have a disability or the housing is for people with disabilities. "Disability" means any one of the following: a physical or mental impairment that substantially limits one or more major life activities or a record of having such an impairment or being regarded by others as having such an impairment. The Fair Housing Amendments Act does not protect an individual currently using illegal substances, unless that person has a separate disability.

What kind of accommodation may I request under the Fair Housing Amendments Act?
If you have a disability or the housing is for people with disabilities, the Fair Housing Amendments Act requires that the city or county provide you with reasonable accommodation in rules, policies, practices and procedures that may be necessary for people with disabilities to have equal opportunity to use and enjoy a dwelling. More specifically, the city or county must provide you with reasonable accommodation in decisions and procedures regulating the siting, funding, development or use of housing, including housing related services or facilities.

How do I request reasonable accommodation from the City or County?
To make a request for reasonable accommodation, answer the questions on the attached one page request form, sign and date the form and return it to the Department. If you need help in answering the questions on the request form, you may ask for assistance from the Department. Your accommodation request will be reviewed by the designee who will issue a written decision on your request within thirty (30) days of the date of the request. If the designee does not issue a written decision within 30 days, your request will automatically be granted. If the designee needs additional information consistent with the Fair Housing Amendments Act to consider your request, the 30 day time period will stop running until you respond to the request.

What if my request for reasonable accommodation is denied?
If your request for accommodation is denied, you may appeal the adverse decision by filing a Notice of Appeal with the appeals designee within thirty (30) days of the decision. You may request reasonable accommodation in the procedure by which an appeal may be conducted. You may also contact your local fair housing or disability rights organization or legal services office for further assistance. Nothing in this accommodation request procedure limits your right to any other available state or federal remedy.

EXHIBIT B

APPLICATION FOR REQUEST FOR REASONABLE ACCOMMODATION

NOTE: If you need help in completing this request form, the Department will assist you. Please contact the person at the counter where you received this request form for assistance.

1. Name of Applicant Telephone Number

_____

2. Address

_____

3. Address of Housing At Which Accommodation Is Requested

_____

4. Describe the accommodation you are requesting and the specific regulation(s) and/or procedure(s) from which accommodation is sought.

_____

_____

5. Give the reason that the reasonable accommodation may be necessary for you or, the individuals with disabilities seeking the specific housing, to use and enjoy the housing. You do not need to tell us the name or extent of your disability or that of the individuals seeking the housing.

_____

_____

6. If we have questions about your request for reasonable accommodation and you would like us to contact someone assisting you with this request, instead of you, please give us that person's name, address and telephone number.

_____

7. Signature of Applicant _____ Date _____

PLEASE ATTACH ANY DOCUMENTS THAT YOU THINK SUPPORT YOUR REQUEST FOR REASONABLE ACCOMMODATION AND WOULD ASSIST US IN CONSIDERING YOUR REQUEST.

NOTICE OF DECISION ON FAIR HOUSING ACCOMMODATION REQUEST

1. Date of Application: _____

2. Date of Decision: _____

3. The request for a Fair Housing Accommodation is:

_____ Granted _____ Denied (See Notice below re right to appeal decision.)

4. The reasons for this decision are as follows:

_____
_____
_____
_____
_____
_____

5. The facts relied on in making this decision:

_____
_____
_____
_____
_____
_____

Signature of Designee _____ Date _____

NOTICE: If your request for accommodation was denied, you may appeal the Designee's decision to the Appeals Designee within thirty (30) days of the date of this decision. To file an appeal, complete and file an Appeal of Denial of Fair Housing Accommodation Request form with the Department. You may request reasonable accommodation in the procedure by which an appeal may be conducted.

EXHIBIT C

APPEAL OF DENIAL OF FAIR HOUSING ACCOMMODATION REQUEST

NOTICE: PLEASE ATTACH TO THIS APPEAL FORM (1) A COPY OF YOUR FAIR HOUSING ACCOMMODATION REQUEST ALONG WITH ANY ATTACHMENTS SUBMITTED WITH THE REQUEST AND (2) THE NOTICE OF THE DECISION DENYING YOUR ACCOMODATION REQUEST.

1. Date of Adverse Decision: _____

2. Date Appeal Filed: _____

3. State why you think the denial of your request for accommodation was wrongly decided:

_____
_____
_____
_____
_____
_____

4. Provide any new information, facts or documents that support your request for accommodation:

_____
_____
_____
_____
_____
_____

5. Signature _____ Date_____

EXHIBIT D

GUIDELINES FOR REGULATIONS GOVERNING REQUESTS FOR REASONABLE ACCOMMODATION UNDER THE FAIR HOUSING ACT

Sec. 1. Purpose

The Fair Housing Amendments Act of 1988 (hereafter "the Act") prohibits local governments from making housing opportunities unavailable to people with disabilities through discriminatory land use and zoning decisions. The Act creates an affirmative duty to "make reasonable accommodations in rules, policies, practices, or services when accommodation may be necessary to afford such person[s] equal opportunity to use and enjoy a dwelling."[1]

When the jurisdiction considers an application or proposal for the siting, funding, development or use of housing in which people with disabilities are likely to reside or when the jurisdiction applies existing codes, regulations, or other standards to such housing, the jurisdiction must comply with all applicable fair housing laws and administer local policies, procedures and practices in a manner that affirmatively furthers those laws.[2]

In addition to federal law protections, in 1994 California enacted its own fair housing legislation.[3] This state's law explicitly prohibits discriminatory "public or private land use practices, decisions and authorizations" including, but not limited to, "zoning laws, denials of use permits, and other [land use] actions . . . that make housing opportunities unavailable" to people with disabilities.[4]

Sec. 2. Definitions

Disability. The Act protects any of the following: an individual with a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having any such impairment or; anyone who has a record of having such an impairment.[5]

The Act protects individuals in recovery from drug or alcohol abuse.[6] However, individuals currently using illegal substances are not protected under the law, unless they have a separate disability.

The protections afforded people with disabilities under the Act extend to those who are associated with them, including providers and developers of housing for people with disabilities.[7]

Note that for the purposes of these Regulations, the term "handicap" and "disability" and any derivative of these terms, shall have the same meaning as the term "handicap" in the Fair Housing Amendments Act.

Sec. 3. Notice to the Public of Availability of Accommodation Process

Under the Act, a jurisdiction has an affirmative duty to make reasonable accommodations in rules, policies, practices and procedures where accommodation may be necessary to ensure that people with disabilities have equal access to housing.[8] By providing the public with notice of the availability of its procedure for requesting accommodation, the jurisdiction takes an affirmative step in accordance with the federal mandate to make accommodation available to people with disabilities.[9] To reach all individuals who may need to request accommodation, notice should be posted in all departments where decisions are made regulating the siting, funding,

development and use of housing. Accommodation request forms should be available in those same departments. Both a notice for posting and an accommodation request form, for a jurisdiction's use, are included with the regulations governing requests for accommodation. (Exhibits A and B.)

Sec 4. Requesting Reasonable Accommodation

Note: The imposition of a fee for requesting reasonable accommodation or, appealing an adverse decision on a request, is contrary to the Act.[10]

A. A request for accommodation may be made by any individual for the purpose of making specific housing available to individuals with disabilities. For example, a reasonable accommodation request may be made by an individual with a disability, a family member or friend of a person with a disability, or a developer of housing for people with disabilities.

B. The process for making a reasonable accommodation request must be accessible to an individual with a disability. Therefore, the department must provide assistance necessary to an individual who needs help in requesting accommodation and offer flexibility in the procedure set forth in the Regulations. For example, the department might record on the application form information provided by an individual who because of a disability is unable to complete the form alone.

C. The Regulations provide flexibility in the time to request an accommodation because unforeseen circumstances often arise in the approval process for the siting, funding, development or use of housing. For example, a developer seeking initial approval of building plans for housing specifically designed for people with disabilities might need an accommodation on a side yard requirement. Or, a project already approved may need to be modified to accommodate an additional change due to state licensing requirements.

Sec. 5. Review of Requests for Reasonable Accommodation

A. This section outlines the time frame for review, consideration and issuance of a written decision by the designee. The term "designee" is used because each jurisdiction will have to determine who in the jurisdiction will make determinations on requests for reasonable accommodation. In selecting the designee(s), a jurisdiction should consider the following: (1) individuals knowledgeable in both land use and zoning and fair housing issues; (2) a decision making system that will further timely review and issuance of written decisions on requests for accommodation and; (3) the relationship, if any, between the designee and an appeals designee. Possible choices for a designee include planning department personnel, the city attorney or some combination of the two to act as a team in the decision-making process. Small jurisdictions with limited personnel may have requests for accommodation go directly to the planning or zoning administrator for review and determination.

B. The designee may request additional information necessary for making a determination on the request for reasonable accommodation that does not conflict with the Act and privacy rights of the individual with a disability to use the specific housing. For example, questions as to why the requested accommodation is necessary or what, if any, land use impact would result from granting the accommodation are within the legal scope of inquiry under the Act. Inquiries seeking information as to the nature, extent or severity of a disability are contrary to fair housing laws and privacy rights.[11]

C. If the designee requests additional information consistent with the Act from the applicant, the 30-day time period for making a determination on the request stops running until the additional information is provided to the designee. This procedure is intended to expedite the information gathering process and facilitate the issuance of a timely decision by the designee. It is in the best interest of the applicant seeking accommodation to provide the requested information as soon as possible to obtain a speedy decision.

Sec. 6 Factors for Considering Requests for Reasonable Accommodation

Factor 1: Is the housing, which is the subject of the request for reasonable accommodation, to be used by an individual protected under the Act?

An individual is protected under the Act if he or she meets the definition of disability set forth in Sec. 2, above.[12] Additionally, if the specific housing is for people with disabilities, this prerequisite is met.

Factor 2: Is the request for accommodation necessary to make specific housing available to an individual protected under the Act?

Under the Act, cities and counties have an affirmative duty to provide individuals with disabilities reasonable accommodations to "rules, policies, practices, or services, when such accommodation may be necessary to afford such persons equal opportunity to use and enjoy a dwelling. . ."[13] Whether an accommodation is necessary requires a "fact-specific inquiry regarding each such request."[14] Failure to make reasonable accommodation is a violation of the Act.[15]

Factor 3: Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction?

Once an individual establishes that an accommodation is necessary for equal access to housing, then the jurisdiction must provide the requested accommodation unless they present evidence that granting the accommodation would impose an undue financial or administrative burden on the jurisdiction.[16] Here again, the analysis is a fact-specific inquiry. If the jurisdiction establishes an undue burden, then the accommodation is not reasonable and should not be granted by local government. In the land use and zoning context, many requests for accommodation will be a request to modify or waive a regulation or procedure. It costs a jurisdiction nothing to waive a rule, meaning that ". . . the accommodation request amounts to nothing more than a request for non-enforcement of a rule." In those instances, a jurisdiction would not be likely to demonstrate undue burden.[17]

Factor 4: Whether the requested accommodation would require a fundamental alteration in the nature of a program?

In addition to not imposing an undue financial or administrative burden, a reasonable accommodation must also not result in the fundamental alteration in the nature of a program.[18] "Fundamental alteration" has been defined as, "(1) a substantial change in the primary purpose or benefit of a program or activity; or (2) a substantial impairment of necessary or practical components required to achieve a program or activity's primary purpose or benefit."[19] In the land use and zoning context, "fundamental alteration in the nature of the program" means an alteration so far reaching that it would change the essential zoning scheme of a municipality. The case law indicates that in most instances granting a request to modify or waive a zoning policy or procedure, does not

result in a fundamental alteration in the nature of a program.[20]

Sec. 7. Written Decision on the Request for Reasonable Accommodation

A. The designee's written decision is to be based on a consideration of the four factors set forth in the preceding section. The designee shall not rely on discriminatory stereotypes.[21]

B. This provision encourages prompt decision-making on requests for reasonable accommodation as delays in the development process may increase costs or even jeopardize the future of a project.

Sec. 8 Appeals

A. An individual denied a reasonable accommodation request has 30 days from the date of the decision to file an appeal. An appeals form is provided for the jurisdiction's use (Exhibit D).

B. As with the filing of the original appeal, the Department must make all necessary efforts to ensure that the appeals process is accessible to individuals with disabilities. An individual with a disability may request flexibility in the appeals process including modifying or waiving certain procedures which the individual cannot satisfy because of a disability. For example, an individual may request a face to face meeting with the appeals designee in order that he or she may better explain the need for the accommodation. Or, an individual may want to submit new information explaining the need for the requested accommodation at the appeals stage because the applicant was unable to obtain the information at the time of the original request.

C. The statement of the grounds for appeal is necessary for the appeals designee to review the appeal and reconsider the individual's request for accommodation.

D. The jurisdiction's administrative procedure for requesting accommodation and the appeals process in no way limits an individual's right to any other available remedy including, but not limited to, filing a complaint with the Department of Housing and Urban Development, the state Fair Housing and Employment Department or commencing an action in state or federal court.

[1] 42 U.S.C. §§ 3601 et seq. The analysis in these guidelines is based on the Fair Housing Amendments Act of 1988. Two other significant federal anti-discrimination laws offer protection against discrimination to people with disabilities, including land use and zoning activities. Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794, prohibits discrimination on the basis of disability in any program or activity that is conducted by the federal government or that receives federal financial assistance. The Americans With Disabilities Act (ADA), 42 U.S.C. §§ 12101 et seq., prohibits discrimination against individuals with disabilities in a number of areas, including all public services – irrespective of federal financial assistance. Both § 504 and the ADA require reasonable accommodation and the accommodation analysis under these federal laws is very similar to that of the Fair Housing Act.

[2] The federal regulations that implement the Fair Housing Amendments Act state that its fundamental purpose is to prohibit practices that "restrict the choices" of people with disabilities to live where they wish or that "discourage or obstruct choices in a community, neighborhood or development. 24 C.F.R. § 100.70(a)(1994). The legislative history is precise in identifying discriminatory land use practices:

> The Act is intended to prohibit the application of restrictive covenants, and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice in the community.

54 Fed. Reg. 3246 citing House of Representatives Report No. 100-711, 100th Congress, 2d Session at 24.

[3] Government Code §§ 12900 et seq.

[4] In a statement of legislative intent that accompanied the amendments, the following findings were made:

> a. That public and private land use practices, decisions, and authorizations have restricted, in residentially zoned areas, the establishment and operation of group housing, and other uses
> b. That people with disabilities. . . are significantly more likely than other people to live with unrelated people in group housing.
> c. That this act covers unlawful discriminatory restrictions against group housing for these people.

Stats. 1993 ch 1277, § 18 (emphasis added).

[5] 42 U.S.C. § 3602(h); 24 CFR § 100.201.

[6] 24 C.F.R. § 100.201. See United States v. Southern Management Corp., 955 F.2d 914 (4th Cir. 1992); Oxford House v. Town of Babylon, 819 F.Supp.1179 (E.D.N.Y. 1993).

[7] See Judy B. v. Borough of Tioga, 889 F.Supp. 792 (M.D. Pa 1995) (a person who is not himself handicapped, but who is prevented from providing housing for handicapped persons by a municipality's discriminatory acts, has standing to sue under the Act); Epicenter of Steubenville, Inc. v. City of Steubenville, 924 F.Supp. 845 (S.D. Ohio 1996) (operators of adult care facilities have standing to challenge a city's moratorium on new facilities where the operator couldn't get a permit and thus was prevented from opening a new facility); Simovits v. Chanticleer Condominium Ass'n, 933 F.Supp. 1394 (N.D. Ill. 1996) (a fair housing agency may sue under the Act if it shows deflection of the agency's time and money from counseling to legal efforts directed against discrimination).

[8] 42 U.S.C. § 3604(f)(3)(B). Turning Point, Inc. v. City of Caldwell, 74 F. 3d 941 (9th Cir. 1996) (cities have an affirmative duty to provide reasonable accommodation). Additionally, the opportunity to obtain a variance is not a reasonable accommodation because the process is an excess burden not imposed on others. See Horizon House v. Township of Upper Southampton, 804 F.Supp. 683 (E.D. Pa. 1992) aff'd mem., 995 F.2d 217 (3d Cir. 1993); Oxford House v. Township of Cherry Hill, 799 F.Supp. 450 (D.N.J. 1992).

[9] The Department of Housing and Urban Development (HUD) has promulgated regulations under both § 504 of the Rehabilitation Act of 1973 and the Fair Housing Act that require a notice of rights under federal law. Under § 504, which is looked to for interpretation of the Fair Housing Act, HUD requires "initial and continuing steps to notify program participants, beneficiaries, applicants" . . . of its policy of nondiscrimination under the law. 24 CFR § 8.54. Under Fair Housing regulations, HUD requires that a fair housing poster be displayed at any place of business where a dwelling is offered for sale or rent, real estate-related transactions are conducted and brokerage services are provided to the public. 24 CFR § 110.10. Additionally, under federal assisted housing programs, HUD requires notice of the availability of reasonable accommodation at the time of the prospective tenant's application interview for housing and in any written letter of rejection. Handbook 4350.3, par. 12-23j; par. 12-30c.

[10] Requiring a fee for requesting an accommodation is analogous to the burden imposed on an individual with a disability who is required to apply for a variance. As indicated in note 8, above, the variance process has been rejected, in part because it is a costly burden that is not similarly imposed on other persons.

> Reasonable accommodation means changing some rule that is generally applicable to everyone so as to make its burden less onerous on the handicapped individual. . . Here defendant's suggestion that making the process of applying for a C.O. more onerous for plaintiffs than it is for the majority of applicants, somehow constitutes a "reasonable accommodation," stands the concept on its head. It is analogous to arguing that a rule requiring only handicapped people to pay a special fee before entering a building constitutes a reasonable accommodation.

Oxford House v. Township of Cherry Hill, 799 F.Supp. at 462, note 25; see also Alliance For Mentally Ill v. City of Naperville,

923 F.Supp. 1057 (N.D. Ill. 1996).

[11] See Cason v. Rochester Housing Authority, 748 F.Supp.1002 (W.D.N.Y.1990)(inquiry as to whether an applicant has the "ability to live independently" is contrary to the Fair Housing Act). The scope of inquiry made to prospective tenants of HUD housing is as follows:

> It shall be unlawful to make an inquiry to determine whether an applicant for a dwelling, a person intending to reside in that dwelling after it is so sold, rented or made available, or any person associated with that person, has a handicap or to make inquiry as to the nature or severity of a handicap of such person.

24 CFR § 100.202. See also the discussion of factors for considering requests for reasonable accommodation , Sec. 6, infra.

[12] The Fair Housing Amendments Act of 1988 specifically adds persons with disabilities

[9] the list of those protected by federal fair housing laws.

[13] See note 8.

[14] U.S. v. California Mobile Home Park Management Co., 29 F.3d 1413 (9th Cir. 1994); Department of Justice Memorandum to National League of Cities, March 4, 1996 at 6.

[15] Oxford House-C v. City of St. Louis, 843 F.Supp. 1556 (E.D. Mo. 1994) (forcing a group home to use the variance process was not a reasonable accommodation where compliance would have a discriminatory effect and the process, which required a public hearing and notice, stigmatized the prospective residents, increased their stress and evidence showed that any attempt to obtain a variance would be futile); United States v. City of Philadelphia, 838 F.Supp. 223 (E.D.Pa. 1993), aff'd w/o opinion, 30 F.3d 1488 (3d Cir. 1994) (the City of Philadelphia violated the Act by refusing to allow substitution of a side yard for the zoning requirement that a building have a rear yard for a home for chronically homeless people with mental disabilities); Oxford House v. Babylon, 819 F.Supp.1179 (E.D.N.Y. 1993) (group home established as reasonable their request that the town accommodate them by modifying its interpretation under the ordinance of the term "family"); Parish of Jefferson v. Allied Health Care, Inc., C.A. No.91-1199, (E.D.La., June 10, 1992), 1992 WL 142574 (E.D. La.1992) (allowing six individuals with mental retardation to reside in a dwelling was a reasonable accommodation to a zone restricting single family dwelllings to a maximum of four unrelated persons).

[16] The "undue financial or administrative burden" standard for determining whether an accommodation is reasonable under the Fair Housing Act is borrowed from case law interpreting Section 504 of the Rehabilitation Act. Southeastern Community College v. Davis, 442 U.S. 397, 99 S.Ct. 2361, 60 L.Ed. 2d 980 (1979); H.R. Rep.No.711, 100th Cong.,2d Sess. 25 (1988).

[17] Proviso Ass'n v. Village of Westchester,914 F.Supp. 1555 (N.D. Ill. 1996).

[18] The "fundamental alteration" test, like "undue financial or administrative burden," derives from Section 504 of the Rehabilitation Act and is also explained in Southeastern Community College v. Davis, 442 U.S. 397. See note 16.

[19] Robert Burgdorf, "Equal Access to Public Accommodations," in West, Jane, ed., *The Americans with Disabilities Act, From Policy to Practice*, Milbank Memorial Fund (1991), p.190. Elaborating on what constitutes a fundamental alteration, Professor Burgdorf explains:

> Lower court have further outlined the concept: reasonable accommodations are not mandated if they would endanger a program's viability; massive changes are not required; nor are modifications that would 'jeopardize the effectiveness' of the program or would involve a 'major restructuring' of an enterprise; and modifications that would so alter an enterprise as to create, in effect, a new program are not required.

[20] U.S. v. City of Taylor, 872 F.Supp. 423 (E.D. Mich. 1995); U.S. v. City of Taylor, 798 F.Supp. 442 (E.D. Mich. 1992) and Smith & Lee Assoc. v. City of Taylor, 13 F.3d 920 (6th Cir. 1993)(rehearing and suggestion for rehearing En Banc denied March 11, 1994) (allowing a 12-person adult foster care home to locate in a single family residential zone is fundamentally consistent with the single family uses surrounding the proposed home and would not constitute an undue burden or a fundamental alteration of the city's master plan); Martin v. Constance, 843 F.Supp. 1321 (E.D. Mo. 1994)(it would be neither an undue burden nor undermine the basic purpose of maintaining the residential character of a neighborhood to not enforce a restrictive covenant against a state operated home for individuals with developmental disabilities); Oxford House v. Babylon, 819 F.Supp. 1179 (E.D.N.Y. 1993) (modifying city's interpretation under the ordinance of the term "family" was reasonable where the group home had no adverse effect on the residential character of the neighborhood and neither the operation of the group home nor the residents caused any financial or administrative burdens on the town); United States v. Marshall, 787 F.Supp. 872 (W.D. Wis. 1992) (granting a variance under state law to allow a group home for people with mental disabilities to locate within 2500 feet of a group home for the elderly would not "undermine the basic purpose which the requirement seeks to achieve" where the

homes would not be separated by a wide portion of a river with no bridge connection).

[21]United States v. Borough of Audubon, 797 F.Supp. 353 (D.N.J. 1991) aff'd 968 F.2d 14 (3d Cir. 1992) (the Court sanctioned the Borough and permanently enjoined it from interfering with the living arrangements of the residents of the home and held that when acts are undertaken with improper discriminatory motive, the Act may be violated even though those acts may have otherwise been justified under state law); A.F.A.P.S. v. Regulations & Permits Admin., 740 F.Supp. 95 (D.P.R. 1990) (the denial of an application for a special use permit to operate a residence for persons with AIDS violated the Act where the intent and effect of the denial discriminated against AIDS patients and the asserted reason for the denial was pretextual).

City of Angels Camp

2001-2009 Housing Element

(January 1, 2001 to June 30, 2009)

Adopted by Angels Camp City Council
February 3, 2004 (Resolution No. 2004-06)
As Amended
March 16, 2004 (Resolution No. 2004-12)

NOTE: This Housing Element is being updated in 2009 for the 2007-2014 Planning Period. Only specified changes to implementation programs made in conjunction with adopting 2020 General Plan on February 3, 2009 have been incorporated herein. Land development acreages available for housing have been updated to reflect data in the 2020 General Plan Draft EIR, but do not reflect minor changes from the final adopted 2020 General Plan Land Use Map (to be incorporated in conjunction with the element update in 2009).

Table of Contents Page

I. Introduction 1
A. Requirements 1
B. Public Participation 3

II. Executive Summary 4

III. Review of the 1992-1997 Housing Element 11

IV. Analysis of Existing Conditions 14
A. Population Characteristics 14
1. Growth Trends 15
2. Age & Gender of Population 16
3. Ethnicity of Population 18
4. Jobs/Housing Balance 19
B. Household Characteristics 29
1. Household Type, Size, Presence of Children 29
2. Household Income & Housing Costs 31
3. Overpayment 33
4. Household Income Characteristics 34
5. Overcrowding 34
6. Group Quarters 35
C. Housing Characteristics 36
1. Housing Stock 36
2. Housing Conditions 36
3. Occupancy & Vacancy Rates 39
4. Owner/Renter Occupation 40

V. Special Needs Housing 41
A. Households 65 Years of Age and Older 41
B. Single Heads of Households 42
C. The Disabled 42
D. Large Households 43
E. The Homeless 43
F. Farm Workers 45
G. Poverty 46

VI. Projected Needs 47
A. Regional (City-wide) Needs 47
B. Housing Needs by Income Group 47

VII. Resource Inventory 51

A. Land Suitable for Residential Development 51
B. Assisted Developments/At-Risk Developments 57
C. Housing Programs 58
D. Energy Conservation 58

VIII. Housing Constraints 60
A. Governmental 60
General Plan/Municipal Code 60
Permit and Processing Procedures 83
Building Codes & Enforcement 88
Process and Policy for Substandard Units and Rehabilitation 89
Development Fees 89
Infrastructure 93
B. Non-governmental Constraints 97

IX. Housing Goals, Policies and Implementation Programs 98
(Refer to Chapter 2, Housing, of the Angels Camp 2020 General Plan)

X. Housing Implementation Plan-5 Year Schedule and Action Plan
Government Code Section 65583(c) 99

2. Housing

The cabin is a queer sort of shanty, about thirty feet long, built into the bank so that the roof comes down even with it. There are two doors, one narrow and the other five feet wide. There is a wheelbarrow track leading out of the wide door to a dump-pile of waste dirt and a Tom set in the ravine below, where, evidently, the pay dirt is washed. I could see at once that they were tunneling into the hill from the back of the cabin, although if it had not been for the dump-pile, Long Tom, and wheelbarrow track no one would have suspected that any mining was going on in the vicinity.

The Diary of a Forty-Niner, by Unknown, published 1906,
Chauncey L. Canfield, Editor

Angels began as a tent town with many flimsy wooden structures and, in 1855 the first fire took its toll by destroying almost everything from Angels Creek to St. Patrick's Church. In rebuilding, many structures were built of rock with iron doors and roofs insulated with dirt and sand. Most of these buildings are standing today. The rest were again destroyed and rebuilt with only a handful of the original in evidence.

Historic Angels Camp Walking Tour & Driving Map
Angels Camp Business Association (undated)

Requirements

Government Code Sections 65302 and 65580 through 65588 requires local jurisdictions to prepare and implement a plan for providing affordable housing that:

- Identifies and analyzes existing and projected housing needs
- Analyzes population and employment trends in relation to the locality's existing and projected housing needs for all income levels
- Analyzes household characteristics and housing stock conditions
- Inventories adequate sites for housing, including vacant sites and sites having the potential for redevelopment with an analysis of the relationship of zoning and public services to these sites
- Analyzes governmental and non-governmental constraints upon maintenance, improvement, or development of housing for all income levels
- Analyzes special housing needs for the handicapped, elderly and persons in need of emergency shelter

- Analyzes opportunities for energy conservation with respect to residential development
- Addresses preservation of subsidized housing units

This Housing Element is intended to meet the requirements of HCD's 2001-2009 planning cycle and to reflect the housing needs of the city's population pursuant to the 2000 Federal Census.

A. Public Participation

The following agencies and individuals contributed to the development of the 2001-2009 Housing Element:

Calaveras County Housing Coalition
Calaveras County Human Resources Council
Calaveras County Mental Health Services

Calaveras County Economic Development Company
Calaveras County Association of Realtors
Central Sierra Planning Council
Gold Country Alliance for the Mentally Ill

City of Angels City Council Endorsement of Draft Regional Housing Needs Assessment; May 20, 2003

City of Angels General Plan Planning Committee Meeting July 1, 2003
City of Angels Planning Commission Meeting July 10, 2003
City of Angels General Plan Planning Committee Meeting July 15, 2003
City of Angels City Council Meeting August 5, 2003
City of Angels General Plan Planning Committee Meeting December 16, 2003
City of Angels General Plan Planning Committee Meeting January 6, 2004
City of Angels Planning Commission Meeting January 8, 2004
City of Angels City Council Meeting January 20, 2004
City of Angels City Council Meeting February 3, 2004

II. Executive Summary

The "typical" City of Angels Camp resident has a median age of 41.4 years old, is white, female, earns a median income for a family of four of $52,800, is living in a rented single-family structure built in 1968 and is one of 3,000± individuals residing within the city limits in 2003. To meet the needs of this "typical" Angels Camp resident and all other residents of the city now and in the future, the city has prepared this 2001-2009 Housing Element.

Angels Camp anticipates that 282 residential units will be necessary to fill the city's housing needs for the planning period of 2001 to 2009. 108 of these units are needed to house low and very low income households. The Central Sierra Planning Council Regional Housing Needs Allocation Plan estimates that Angels Camp will need the following number of housing units through 2009.

Table 2-1
Projected Housing Needs
By Income Group
City of Angels 2001-2009

Income Group (Gross Annual Wage-Family of 4)	New Units Needed By 2009/a/
Very low $ 26,400 and below	64
Low $ 26,401- $42,250	44
Moderate $42,251- $63,350	59
Above Moderate $ 63,351 and above	115
Total	**282**

Primary Constraints

Two primary constraints to the city's ability to provide affordable housing

1. Infrastructure: The city's ability to provide new water and wastewater services to accommodate development through 2009 may be the most critical controlling factor in the city's ability to meet its housing goals. The provision of new water connections through 2009 is contingent upon infrastructure improvements which are currently scheduled for completion in 2013—consistent with the city's projected growth rate of 2%. However, spikes in the city's growth rate of up to 5% have occurred in recent years and may accelerate the need to provide infrastructure improvements prior to 2013. **Chapter VIII** includes a complete discussion and analysis of this issue.

   The provision of new wastewater connections for development through 2009 is contingent upon acquisition of a National Pollution Discharge Elimination Permit (NPDES) for wet weather stream discharge into Angels Creek. If this discharge permit is denied by the state, the city will be forced to pursue construction of a new wastewater storage facility which may result in an unavoidable constraint to development prior to 2009. **Chapter VIII** includes a complete discussion and analysis of this issue.

2. Jobs/Housing Balance: The city currently is experiencing growth in residential development with accompanying growth in commercial development to serve the growing residential population. Newly created jobs emphasize minimum-wage commercial and service positions which may provide income to local families insufficient to afford adequate housing. The city anticipates implementation of its jobs/housing programs will assist in addressing the need for higher-wage job creation within the city. **Chapter IV** includes a complete discussion and analysis of this issue.

Rehabilitation to Increase the Stock of Affordable Housing by 10 Units for Low and Very Low Income Households

Based on a sampling of 21% of the city's housing units in 2003, approximately 10% are substandard. 37.2% of the city's housing units are more than 50 years of age. 29% of Angels Camp's households pay more than 30% of their gross income for housing (over-payers). 28 households in the city are considered overcrowded (more than one person per room). The city plans to implement the following program to encourage rehabilitation of up to 10 substandard housing units through 2009 for affordable housing:

Housing Rehabilitation Loan Program/CDBG Reuse Plan

This program provides no or low-interest loans of up to $30,000 for the rehabilitation of existing housing units owned and/or occupied by low-to-moderate income households. The city successfully implemented this program in 1995 when 12 units were rehabilitated for low and very low income households. The program includes a homeowner's program, rental program and deferred loan program. The city also proposes to include the following in establishing priorities for rehabilitation projects:

- Encourage room additions in conjunction with city-assisted rehabilitation efforts to ease overcrowding
- Give priority to over-payers for city-assisted homeowner rehabilitations
- Target substandard, dilapidated, and vacant housing in need of repair for re-entry into the housing stock

This housing element proposes that a new position of housing coordinator be considered to ensure that funding for this program is secured and funds are distributed to low and very low income households as necessary to meet the city's housing goals (See **Chapter IX, Program 2.A.a**). In addition, **Chapter IX, Program 2.C.k** establishes the process adopted by the city for pursuing funding and implementation of this program. Implementation of **Chapter IX, Program 2.C.k** already has been initiated by the city.

New Construction to Increase the Stock of Affordable Housing by 108 (to 158) Housing Units for Low and Very Low Income Households

The city anticipates that the following programs will provide up to 108 affordable housing units through new construction through 2009. If attempts to conserve the city's 50 at-risk units fail, then the city will find it necessary to increase the stock of affordable housing by an additional 50 units (for a total of 158 new units)

✓Second Dwelling Ordinance. Adoption of a second unit ordinance which allows for the construction of small, second residential units as a permitted use on residentially zoned land primarily subject to size restrictions. It is anticipated that approximately 30 new affordable housing units will be added to the city's housing through 2009 as a result of this new ordinance which is expected to allow for ministerial approval of second units. **Chapter IX, Program 2.B.d** details the city's proposed strategy to achieve this goal.

✓Increase the Availability of Land for Multi-Family Developments. The city currently has 93.2± acres of land (contained in 45 parcels) available for development of multi-family housing. The city is currently updating its General Plan Land Use Element. Under the Angels Camp 2020 General Plan update (land use element), the city is proposing131.56 acres of multi-family residential land on 28 parcels that are predominantly vacant. **Chapter VII** includes a list of these parcels and evaluation of development constraints associated with these parcels. **Appendix H** includes a map of each identified parcel. The majority of these high-density parcels are located adjacent to the city's employment and commercial centers.

✓Duplexes, triplexes, fourplexes. The city will continue to allow the construction of duplexes, triplexes and fourplexes as infill projects in appropriately zoned areas. Incentives to encourage this infill development are included in **Chapter IX, Programs 2.A.b** and **2.B.c** and include alternative development standards and fee waivers.

✓Municipal Code The city intends to adopt provisions in the zoning ordinance to permit residential units above commercial establishments and to amend the code to permit multi-family

housing developments subject to a site plan review rather than requiring issuance of a conditional use permit (**Chapter IX, Programs 2.B.i** and **2.B.k**).

✓Homebuyers Assistance Program. 32.4% (417 householders) of city residents rent their homes. 67.6% of city residents (869 householders) own their homes. In comparison, 78.7% of county residents own homes with 21.3% of occupied housing units rented in the county. To encourage more affordable home ownership, the city will pursue implementation of a Homebuyer Assistance Program in the city to assist low income families with the purchase of a home within Angels Camp. This housing element proposes that a new position of housing coordinator be considered to ensure that funding for this program is secured and funds are distributed to low and very low income households as necessary to meet the city's housing goals. **Chapter IX, Programs 2.A.a, 2.C.k** and **2.D.f** are proposed by the city to meet these housing objectives.

✓Developer Incentives/Development Agreements. The city proposes formulating a policy to use development agreements on parcels designated as Specific Plan (SP) and including large, integrated developments, to include up to 25% of new housing as housing for low and very low income households. The city proposes to adopt incentives for developers providing affordable housing (e.g., fee deferrals, fee waivers, and a density bonus) **Chapter IX, Programs 2.A.b, 2.A.c, 2.B.c, 2.B.b, 2.B.e** are a few of the programs intended to assist the city in meeting these housing goals.

Preservation of At-Risk Affordable Housing Units

There is one state or federally-assisted housing project providing 50 housing units within the city limits that is at risk of conversion to non-affordable housing during the 2001-2009 planning period—the Altaville Apartments. No other affordable housing projects in the city will be at risk of conversion to non-affordable housing between 2009-2020 The city plans to support the efforts of non-profit organizations seeking to purchase these units and retain the 50 units as affordable housing. **Chapter IX,** Programs **2.C.b, 2.C.c** and **2.C.d** detail the city's strategy for assisting in the preservation of at-risk units.

Special Needs Households

✓Single-family heads of households. There are 188 households within the city headed by a single family member (male or female). Fifty-three (28.2%) of these households have income below the poverty level (see below for additional discussions related to poverty in the city). The city anticipates addressing this need through the provision of new affordable housing, including housing with two or more bedrooms (for families with two or more children), through implementation of the programs described in the preceding paragraphs and through implementation of Municipal Code amendments detailed in **Chapter IX, Program 2.D.b**.

✓Elderly There are 407 households with residents 65 years of age or older. All of the city's population in group quarters (24 individuals) consists of residents 65 years of age or older living in a nursing home. Of the 387 individuals living below the poverty level within the city, 13% are aged 65 or older. Municipal Code amendments detailed in **Chapter IX, Programs 2.D.a** and **2.D.b** are intended to assist in the provision of affordable housing for the elderly in the city.

✓Farm workers The city's farm worker population is primarily migrant. The city anticipates the need to provide approximately 2 affordable housing units to meet the needs of this population. These units should provide a minimum of four bedrooms, given the average 3.97 person size of migrant farm worker households. Municipal Code amendments detailed in **Chapter IX, Program 2.D.b** are intended to assist in the provision of housing for farm workers in the city.

✓Homeless Shelter. The city will provide assistance to local non-profits or similar agencies in identify potential sites and appropriately zoned parcels and in preparing applications for appropriate permits for the maintenance of a homeless shelter within the city limits. Municipal Code amendments detailed in **Chapter IX, Program 2.D.b** are intended to assist in the provision of housing for the homeless in the city.

✓Disabled The city has a population of 647 (21.5% of the total population) disabled persons. The city's disabled are largely composed of those with physical and mental disabilities. However, a large segment of the disabled population is employment disabled and unable to leave their homes. The city will continue to enforce federal and state regulations pertaining to the Fair Housing Act. In particular, rehabilitation projects supported with city funds shall include consideration of construction design which facilitates access into and movements within housing units by the elderly and physically disabled. In addition, municipal code amendments permitting reduced setbacks for access ramps and similar provisions are included in this element to facilitate access to housing by the disabled. Municipal Code amendments detailed in **Chapter IX, Programs 2.D.b** and **2.D.d** detail the city's proposed programs for assisting in the provision of housing for the disabled in the city. In addition, a discussion and analysis of disabled needs and potential constraints to the provision of housing for the disabled are included in **Chapters V** and **VIII** of this element.

✓Poverty There are 387 individuals within the city living below the poverty level. 336 of these are below the age of 65. These individuals reside in 191 households. 110 of these households are non-family households with 101 of the 110 households composed of individuals living alone. The majority of these one-person households consist of women under the age of 65 living alone. The largest segment of the city's single women between the ages of 18 and 65 are divorced (18% of the total female population) indicating that divorced women in the city compose a relatively large segment of the city's population living below the poverty level. Job training programs are anticipated to assist some of these women in securing wages lifting them above the poverty level. **Chapter IX, Programs 2.A.e** (job training) and **2.D.b** are intended to assist in the provision of job training and affordable housing for those living at or below the poverty level in the city.

Jobs/Housing Balance

The city proposes the following primary strategies for achieving a balance between jobs and housing within the city:

- ✓ Increase multi-family housing adjacent to the city's commercial and employment centers (through the city's 2004 General Plan Update and **Chapter IX, Program 2.A.d**)
- ✓ Revise the municipal code to permit residential units above commercial establishments (**Chapter IX, Program 2.B.k**)
- ✓ Increase the amount of vacant land designated for light industrial uses to increase the number of "living wage" jobs available in the city (through the city's 2004 General Plan Update)
- ✓ Pursue establishment of a housing/economic development coordinator (to assist in establishing a city-owned business park) [**Chapter IX, Program 2.A.a**]
- ✓ Support re-training low-wage earners for higher paying jobs in target industries (**Chapter IX, Program 2.A.e)**
- ✓ Pursue funding to accelerate construction of improvements in the city's water and wastewater facilities (**Chapter IX, Programs 2.B.f, 2.B.g,** and **2.B.h**)

Several of the preceding programs are the product of a recent economic-development study completed by the city entitled: *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002.*

Other Programs

As necessary to support implementation of many of the city's housing programs and to achieve the city's housing goals, the city also proposes to strengthen existing programs and establish new partnerships. In particular, the city anticipates that there will be mutual benefits gained by increasing coordination between city and county planners with respect to housing. The 2001-2009 Housing Element includes a program to encourage this coordination.

In addition the city's housing element includes the following important programs:

- Draft a Hillside Management Ordinance (**Chapter IX, Program 2.B.j**) to establish slope/density requirements and alternative development standards consistent with the topography of the city and on lots established in the city prior to establishment of the city's development standards.
- Pursue formation of a Redevelopment District/Agency (**Chapter IX, Program 2.C.f**) to assist in upgrading the city's infrastructure and in the provision of affordable housing. The city proposes public education and input during the 2001-2009 planning period.
- Adopt the Mills Act (**Chapter IX, Program 2.C.g**) to assist in encouraging the reuse of historic buildings for residential purposes.
- Encourage Cooperative Housing (**Chapter IX, Program 2.A.f**) to assist in the provision of affordable housing. Target groups served by this housing type include single-heads of households (assistance with child care) and the elderly (assistance with property maintenance).
- Encourage Tri-level Living Communities (**Chapter IX, Program 2.D.a**) to provide the elderly with an opportunity to live with their spouses throughout their lives.

III. Review of the 1992-1997 Housing Element

Overview of Achievements

The 1992 City of Angels Housing Element was adopted on August 4, 1992 and amended on April 14, 1994 and April 19, 1994.

New construction. The 1992-1997 Housing Element established a goal of building 163 new housing units through July, 1997, with 74 of those units occupied by low and very low income families. The City's Building Department reports that 115 new housing units (70.5 percent of the city's goal for total housing units) were constructed during that period – primarily for moderate and above-moderate income households.

Rehabilitation. The 1992-97 Housing Element established a goal of rehabilitating 25 housing units prior to July, 1997 with 10 of those rehabilitations to be occupied by low and very low income families. With the assistance of CDBG funding in 1995, 12 units were rehabilitated during that period for low and very low income families, thereby exceeding the city's rehabilitation goal for low and very low income families.

Conservation. The 1992-1997 Housing Element established a goal of conserving 25 housing units through July, 1997, with 10 of those units to be used by low and very low income families. No units required conservation during the planning period, therefore, none were conserved.

Programs (All citations are from the City of Angels 1992 Housing Element)

Economic Development (Job Creation):

- *Establish an Economic Development Program (1992 Housing Element, Policy 1.12)*
- *Require preparation of marketing plans for projects containing employment generating uses (1992 Housing Element, Policy 1.13)*
- *Seek a responsible balance of new jobs with new residences as part of the land use planning and development process (1992 Housing Element, Policy 1.1)*

Accomplishments: The city cooperated with Calaveras County using USDA Rural Development Funding to undertake and complete a business attraction and expansion study. The program culminated in the *Feasibility Study City-Owned Industrial Park, City of Angels Camp* (Applied Development Economics, November, 2002). The findings of this study have been incorporated in the jobs/housing balance programs included in this 2001-2009 Housing Element.

Public Facility Financing

- *Promote financing by new development of public facilities and services which are necessitated to be financed by new development (1992 Housing Element, Policy 1.2)*

Accomplishments: The city has continued to update its water and wastewater master plans to reflect infrastructure needs and to ensure that connection fees for new development keep pace with infrastructure needs.

Housing Variety

- *Encourage the development of housing appropriate for executives of businesses and industry located or seeking to locate in the city (1992 Housing Element, Policy 2.12)*
- *Continue to use the Planned Development District to create housing diversity by allowing flexibility in design and development standards (1992 Housing Element, Policy 2.13)*
- *Encourage Planned Development Zone districts (1992 Housing Element, Policy 2.41)*
- *Support use and implementation of specific plans in newly developing areas (1992 Housing Element, Policy 1.3)*
- *Continue to implement the second-unit ordinance provisions of the city code1992 Housing Element, Policy 3.5, 3.51)*

Accomplishments: The city approved the Greenhorn Creek subdivision using the Planned Development District. This subdivision provides housing appropriate for executives of businesses and industry located or seeking to locate in the city. The city continued approving granny flats during the 1992-97 planning period.

Housing Conditions

- *Pursue available funding from county, state and federal sources for housing programs to meet lower income housing needs (1992 Housing Element, Policy 3.1)*
- *Support programs to conserve and rehabilitate the housing stock (1992 Housing Element, Policy 5.1)*
- *Secure grants to improve infrastructure in older areas (1992 Housing Element, Policy 5.21)*

Accomplishments: With the assistance of CDBG funding in 1995, 12 units were rehabilitated for low and very low income families.

Fair Housing

- *Advocate and encourage the practice of fair housing (1992 Housing Element, Policy 4.0)*
- *Enforce building codes to ensure adequate handicapped accessibility(1992 Housing Element, Policy 4.22)*

Accomplishments: The city has continued to promote fair housing and to enforce building codes to ensure adequate handicapped accessibility.

Maintain and Improve Existing Neighborhoods

- *Encourage efforts to maintain and improve existing residential neighborhoods (1992 Housing Element, Policy 5)*
- *Investigate programs to generate new investment in older areas (1992 Housing Element, Policy 5.2)*
- *Continue programs which include enhancement of streetscapes, undergrounding of utility lines, and the implementation of the Historic District design guidelines (1992 Housing Element, Policy 5.51)*

Accomplishments: The city pursued establishment of a Redevelopment District in 1994-1995. The proposal was ultimately defeated after the completion of extensive work (including formation of a Redevelopment Agency, Redevelopment Plan and environmental documents). The 2001-2009 Housing Element includes a plan to once again consider establishing a Redevelopment District—this time with an extensive community education program prior to bringing a proposal to the city council.

The city has continued to implement the Secretary of the Interior Standards for all new construction, signs and alterations to buildings within the Central Commercial (historic) district.

Remove Governmental Constraints

- *Maintain fees within the context of new development paying for its share (1992 Housing Element, Policy 6.1)*
- *Institute a periodic review to insure fees cover costs for the services City staff provides (1992 Housing Element, Policy 6.11)*
- *Regularly update handouts on Development Standards (1992 Housing Element, Policy 6.23)*
- *Implement standards to provide and maintain efficient processing of development applications (1992 Housing Element, Policy 6.24)*
- *Implement the most recently established building codes (1992 Housing Element, Policy 6.32)*

Accomplishments: The city has continued to update fees and implement current building codes, throughout the 1992-97 planning period. Since the beginning of 2001, the city also has prepared multiple new handouts with development standards, adopted new flat-rate application fees for the planning department, revised site development permit requirements to allow for in-house issuance of minor site plan reviews, and removed the requirement for city council approval of boundary line adjustments.

IV. Analysis of Existing Conditions

A. Population Characteristics

1. Growth Trends

Table 2-2
Historical Population Growth 1912-2000/a/
Angels Camp (Incorporated 1912)*

Year	Population	Change from Preceding Census Year		
		# Persons	10 Yr. % Change	Gross Annual Growth Rate
*1912**	*4,000*	--	--	--
1920	941	-3,059	--	--
1930	915	-26	-2.8%	0.28%
1940	1,163	+248	+27.1%	2.71%
1950	1,147	-16	-1.4%	0.14%
1960	1,121	-26	-2.3%	0.23%
1970	1,710	+589	52.5%	5.25%
1980	2,302	+592	34.6%	3.46%
1990	2,409	+107	4.6%	0.46%
2000	3,004	+595	24.7%	2.47%
2002	*3,290*	*+286*	--	1.8%
2003	*3,349*	*+59*	--	

/a/ Source: Historical Census Populations of Places, Towns and Cities in California, 1850-1990; California Department of Finance

Growth Summary 1912-2000:

80-year gross annual average (1920-2000):	1.71%
50-year gross annual average (1950-2000):	2.25%
20-year gross annual average (1980-2000):	3.20%
10-year gross annual average (1990-2000):	1.47%
2-year gross annual average (2002-2003):	1.80%

Table 2-3
Projected Population Growth
City of Angels: 2005 – 2020

Year	County Population/a/	Projected City Population as 7.4% of County Total
2005	47,800±	3,537±
2009/a/	51,532±	3,813±
2010	53,400±	3,952±
2015	57,900±	4,285±
2020	62,200±	4,603±

/a/ extrapolated

2. Age and Gender of Population

Table 2-4
Population by Age Group
City of Angels – Median Years of Age: 41.4

Age of Population	Population Totals	% of Population
Under 5	156	5.2
5-9	206	6.9
10-14	219	7.3
15-19	213	7.1
Subtotal 0-19	*794*	*26.4*
20-24	136	4.5
25-34	298	9.9
35-44	445	14.8
Subtotal 20-44	*879*	*29.3*
45-54	421	14.0
55-59	170	5.7
60-64	193	6.4
Subtotal 45-64	*784*	*26.1*
65-74	295	9.8
75-84	190	6.3
85 and Over	62	2.1
Subtotal 85+	*547*	*18.2*
Totals	**3,004**	**100**

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-5
Population By Gender
Angels Camp, 2000

Gender	Total	% of Total
Male	1,443	48.0
Female	1,561	52.0
Total	**3,004**	**100.0**

U.S. Census Bureau; Census 2000 Summary file –
City of Angels, DP-1 Profile of General Demographic Characteristics

3. Ethnicity of Population

Table 2-6
Population By Ethnicity
Angels Camp 1990-2000

Race/a/	Total of 1990 Population	% of 1990 Population	Total of 2000 Population	% of 2000 Population	% Change 1990-2000
White	2,289	95.0	2,798	93.1	-1.9%
Black or African American	7	0.3	6	0.2	-0.1%
American Indian and Alaska Native	78	3.2	55	1.8	-1.4%
Asian Native Hawaiian or Other Pacific Islander; Other Race; Two or More Races	36	1.5	145	4.8	+3.3%
Total/b/	**2,410**	**100.0**	**3004**	**99.9**	

-

U.S. Census Bureau; Census 2000; City of Angels, QT-PL. Race, Hispanic or Latino and Age 2000; Census 2000 Redistricting Data

/a/ Single race unless otherwise specified
/b/ May not equal 100% due to rounding

Table 2-7
Hispanic or Latino Population
(single or multiple races)
City of Angels 1990-2000

1990 Census		2000 Census		% Change 1990-2000
Total	**% Population**	**Total**	**% Population**	
140	5.8%	235	7.8%	+2.0%

4. Jobs/Housing Balance

Existing Conditions

The City of Angels Camp and Calaveras County recently completed the following studies:

Community Assessment – Volume I – Business Attraction & Expansion Study (Applied Development Economics; November, 1993)

Industrial and Commercial Market Analysis Volume II – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)

Economic Strategy and Implementation Plan Volume III – Business Attraction & Expansion Study (Applied Development Economics, November, 1993)

In addition, the City of Angels Camp completed the following study:

Feasibility Study City-Owned Industrial Park, City of Angels Camp; Applied Development Economics, November, 2002)

The findings of these studies provide the basis for the following analysis of jobs and housing within Angels Camp.

Industry Overview

Largest Business & Agency Employers
The largest business and agency employers within the city limits (July, 2003) are:

Save Mart	67
Mark Twain Elementary	60±
Bret Harte High School	49
City of Angels	46
Pacific Gas & Electric	37
LongsDrugs	31
Propane companies[1]	19
Banks/Financial	16[2]
California Electric Steel	12

[1] Ameri Gas, Campora, Mother Lode Propane
[2] Central Sierra, U.S. Bank, Guarantee, Pacific State

Labor Force

Occupations of those working in the city are summarized as follows:

Table 2-8 **Employment by Occupation** City of Angels, Census 2000	
Occupation	**Number of Individuals**
Precision production, craft and repair occupations	162
Administrative support occupations including clerical	138
Service occupations except protective and household	137
Sales occupations	116
Professional specialty occupations	96
Transportation and material moving occupations	80
Executive, administrative and managerial	63
Handlers, equipment cleaners, helpers and laborers	57
Machine operators, assemblers and inspectors	41
Farming, forestry, fish	31
Technicians and related support occupations	27
Protective service occupations	19
Private household occupations	9

Workers in the city are employed in the following industries:

Table 2-9 **Industry Employment** City of Angels, Census 2000	
Industry	**Number employed**
Retail Trade	223
Construction	138
Personal services	63
Manufacturing, durable goods	55
Public Administration	55
Educational Services	54
Health Services	51
Communications and other public utilities	39
Mining	31
Agriculture, forestry and fisheries	30
Wholesale trade	28
Transportation	24
Business and repair services	24
Manufacturing, nondurable goods	20
Entertainment and Recreation Services	3

Unemployment

In 2000, the City of Angels labor force totaled 1,383 individuals with 122 (5.1%) unemployed.

Projected Conditions

Growth Industries
Fastest growing industries in the Angels Camp/Calaveras County area include:

- Services/Health Services. The fasted growing industry - projected to increase by 8.2% by 2004. Within this category, health services are expected to create a demand for 100 new jobs.

- Retail Trade. Expected to see a 5% increase by 2004.

New and expanding industries in the Angels Camp/Calaveras County area include:

- Tourism. The local economy has been diversifying and tourism has become an increasingly important industry.

- Non-resource based industries. With the decline in the mining and timber industries, other industries are growing in response to the changing needs of the county, moving beyond resource-based industries and towards the growing use of computers and electronics.

Projected Employment Trends[3]

Highest Number of Job Openings
The occupations projected to have the highest number of job openings through 2006 within the Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne and Calaveras Counties) are:

1. Cashiers (810)
2. Salespersons, retail (560)
3. Correction officers, jailers (530)
4. Waiters and waitresses (530)
5. Combined food preparation service (330)
6. General office clerks (320)
7. General managers, top executives (280)
8. Teachers, elementary school (260)
9. Food preparation workers (250)
10. Teacher aides, paraprofessional (220)
11. Police officers (220)
12. Maids and housekeeping cleaners (220)
13. Registered nurses (210)

[3] Employment Development Department, Labor Market Information - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, Tuolumne Counties)- www.calmis.ca.gov/file/occup$/oeswages/MLRegoes2001.htm

Fastest Growth Occupations /a/

The three largest absolute-growth industries for Calaveras County, based on industry projections and including projected hourly wage rates are:

Services (8.2% growth)

Registered Nurses	$24.11/hr
Instructors & coaches, sports and physical training/b/	$16.55/hr
Maids & Housekeeping Cleaners	$7.42/hr
Amusement & Recreation Attendants	$6.95/hr

Retail Trade (4.7% Growth)

First-Line Supervisors/Managers of Retail Sales Workers	$11.56/hr
Retail salespersons	$8.15/hr
Food preparation workers	$7.99/hr
Cashiers	$7.97/hr

Government (2.1% Growth)

Correctional officers and jailers	($not available)
Police and Sheriff's Patrol Officers	$25.26/hr
Office Clerks, General	$9.69/hr
Recreation workers/c/	$9.43/hr

/a/ *Calaveras 2001: California Employment Development Department Labor Market Information Division, Calaveras County Mother Lode Consortium*

/b/ Includes athletic trainers, fitness trainers, and aerobic instructors

/c/ Recreation workers conduct recreation activities with groups in public, private and volunteer agencies and recreational facilities; organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies.

City of Angels – Business Attraction and Expansion

Angels Camp is taking a pro-active approach to business attraction and expansion. In addition to the preceding list of jobs which are likely to become available within the county, the following industries have been recommended for business attraction and expansion within Angels Camp (*Feasibility Study City-Owned Industrial Park, City of Angels Camp*; Applied Development Economics, November, 2002)

Table 2-10 **Top 25 Target Industries** **Recommended for Business Attraction and Expansion** (in order of highest to lowest score) **City of Angels, 2002**
1. Misc. Publishing
2. Millwork
3. Book Publishing
4. Wood Kitchen Cabinets
5. Wines, Brandy & Brandy Spirits
6. Reconstituted Wood Products
7. Lead pencils and Art Goods
8. Structural Wood Members, NEC
9. Sporting & Athletic Goods, NEC
10. Surgical & Medical Instruments
11. Telephone & Telegraph Apparatus
12. Canned Specialties
13. Chemical Preparations, NEC
14. Surgical Appliances & Supplies
15. Concrete Block & Brick
16. Products of Purchased Glass
17. Adhesives & Sealants
18. Lighting Equipment, NEC
19. Ready-mix Concrete
20. Food Preparations, NEC
21. Commercial, Industrial, Institutional Electrical Lighting
22. Gypsum Products
23. Prerecorded Records & Tapes
24. Pickled Fruits & Vegetables, Sauces, Salad Dressing
25. Newspaper Publishing & Printing

Table 2-11 **Target Industries** **Recommended for Business Attraction and Expansion** **By Industry Group** **City of Angels, 2002**
Food & Kindred Products Canned specialties Pickled Fruits & Vegetables, Sauces, Salad Dressings Wines, Brandy & Brandy Spirits Food Preparations, NEC ***Meat products**** ***Beverages****
Miscellaneous Fabricated Textile Products*
Lumber & Wood Products (except Furniture) Millwork Wood Kitchen Cabinets Structural Wood Member Reconstituted Wood Products ***Logging**** ***Millwork, plywood & structural members**** ***Miscellaneous wood products**** ***Partitions and fixtures****
Printing, Publishing & Allied Industries Newspaper Publishing Book Publishing ***Misc. Publishing**** ***Periodicals**** ***Commercial printing**** ***Printing trade services****
Primary Metal Industries ***Iron and steel foundries****
Fabricated Metal Products ***Fabricated structural metal products**** ***Misc. fabricated metal products****
Industrial Machinery and Equipment ***Metalworking machinery**** ***General industrial machinery**** ***Industrial machinery, NEC****
Chemicals & Allied Products Adhesives & Sealants Chemical Preparations ***Plastics materials and synthetics**** ***Miscellaneous chemical products****
Rubber and misc. plastics products ***Miscellaneous plastic products, NEC****
Stone, Clay, Glass & Concrete Products Products of Purchased Glass Concrete Block & Brick

Table 2-11 **Target Industries** **Recommended for Business Attraction and Expansion** **By Industry Group** **City of Angels, 2002**
Ready-Mix Concrete Gypsum Products ***Pottery & related products******
Electronic & Electrical Equipment & Components Commercial, Industrial, Institutional Electric Lighting Lighting Equipment, NEC Prerecorded Records & Tapes Telephone & Telegraph Apparatus ***Electrical industrial apparatus****** ***Communications equipment******
Transportation Equipment ***Motor vehicles and equipment******
Instruments and Related Products Surgical & Medical Instruments Surgical Appliances & Supplies ***Measuring and controlling devices****** ***Medical instruments and supplies******
Miscellaneous Manufacturing* Sporting & Athletic Goods Lead Pencils & Art Goods

*Likely to use a city-owned business park

Table 2-12 **Target Commercial Businesses/Services Recommended for Business Attraction and Expansion** City of Angels, 2002
General building contractors – nonresidential buildings
Special trade contractors Electrical work Roofing, siding, and sheet metal work Concrete work Misc. special trade contractors
Local and interurban passenger transit Local and suburban transportation
Communications Telephone communication Radio and TV broadcasting
Electric Services
Sanitary Services
Wholesale trade – durable goods Hardware, plumbing & heating equipment
Business Services Services to buildings Personnel supply services
Auto repair, services and parking Automotive repair shops Automotive services, except repair
Miscellaneous repair shops

Summary

Angels Camp is Calaveras County's retail, service and commercial center. Because of this large concentration of retailers within the city limits, many of the county's minimum wage employees work and some live in Angels Camp. Economic projections indicate that this population of minimum wage employees is likely to increase over the life of this Housing Element as demand for retail services continues to grow. There is a need for affordable housing for minimum-to-low wage earners in close proximity to the city's work centers. In addition, as identified in the city's recent business attraction and expansion studies, the city is well-suited to attract jobs which could provide wages of $10/hr and higher.

Recommended Strategies for Achieving Jobs/Housing Balance

Identify Land for Business Park Development

Increase the designation of land within the city limits available for business park development targeting those businesses identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002; Applied Development Economics* providing wages of $10+ per hour.

Reduce Commercial Leakage Monitor the availability of land for commercial development targeting those businesses which supply goods currently purchased in neighboring counties as identified in the *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002.*

Facilitate and Promote Moderate-Wage-Jobs and Facilitate Job-Training Efforts Compatible with the City's Employment Projections

Work cooperatively with the Calaveras County Economic Development Company, Job Connection, Columbia College, the local high school's ROP program and similar entities to provide job-training and re-training targeting the priority industries identified in *Feasibility Study City-Owned Industrial Park City of Angels Camp, November 15, 2002*

Provide affordable housing in close proximity to work areas. One strategy for meeting the city's affordable housing goals is to locate affordable housing within walking distance of the city's commercial centers where businesses employing minimum wage workers are concentrated.

Commercial & Residential Uses. Another strategy ~~is~~ to assist in achieving a balance between the city's jobs and housing will be to continue to include provisions in the zoning ordinance to permit residential units above commercial establishments.

Economic Development Coordinator. Pursue establishment of an economic development coordinator to oversee implementation of the city's economic development programs.

B. Household Characteristics

1. Household Type and Presence of Children

Table 2-13 Household/Size-Population Characteristics		
	1990 Census	**2000 Census**
Average Household Size	2.34	2.34
Average Family Size	2.93	2.82
Total # Households	1,029	1,286
Total Population	**2,410**	**3,004**

Source: U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-14 2000 Household Characteristics (General)		
Household Type	**# in City**	**% in County**
Family	856	66.6
Non-family	430	33.4
Total	**1,286**	**100.0**

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-15
2000 Angels Camp Household Characteristics
(Detailed)

Household Type	Household Total	Percentage of Total Family & Nonfamily
Family		
Married couple with children	634	49.3
Married without children		
Single Heads of Households w/ own **or not own** children	222	17.3
Other family	0	0.0
Subtotal Family Households	*856*	*66.6*
Non-Family		
Householder alone (172 over age 65)	373	29.0
Other non-family	57	4.4
Subtotal Non-family Households	*430*	*33.4*
Total Family & Non-Family Households	**1,286**	**100**

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

Table 2-16 Elderly and Children 2000 Household Characteristics		
Household Type	**# of Households**	**% of Total**
Households with individuals 18 or under	392	30.5%
Households with individuals over 65	407	31.6%

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

2. Household Income and Housing Costs

Table 2-17 2003 Annual Household Income By Income Category								
Income Level	**Number of Persons in Family**							
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Very low	18,500	21,100	23,750	26,400	28,500	30,600	32,750	34,850
Lower	29,550	33,800	38,000	42,250	45,600	49,000	52,400	55,750
Median	36,950	42,250	47,500	52,800	57,000	62,350	65,450	69,700
Moderate	44,350	50,700	57,000	63,350	68,400	73,500	78,550	83,600

CA Dpt. of Housing and Community Development - April 9, 2003

Table 2-18 **Projected Annual Wages for Income Groups for a Family of Four** **Calaveras County** **Area Median for Family of Four in Calaveras County: $52,800**		
Very low	**50% or less of the area median** family income for the county (except that HUD has established a higher limit in some areas based on high rent levels relative to incomes in that area)	**$26,400 or less**
Lower	**51%-80% of the median** family income for the county	**$26,401-$42,250**
Moderate	**81% - 120% of the median** family income for the county	**$42,251-$63,351**
Above Moderate	**121% and above of the median** family income for the county	**63,351 and above**

Table 2-19 **Housing Costs 1990-2000**		
Housing Type	**1990** **Median Cost in dollars (actual cost range in dollars)** **Median Gross Rent: $434/Mo.**	**2000** **Median Cost in dollars (actual cost range in dollars)** **Median Gross Rent: $565/Mo.**
Single-family residence Owner-occupied* *(County Median)*	$93,200 *($114,400)*	$146,400 *($156,900)*
Studio rental	**$299.50** ($200-$499)	**$399.50** ($300-$749)
1 BR Rental	**$399.50** (<200 - $999)	**$399.50** ($200-$1,000+)
2 BR Rental	**$399.50** (<200 - $1000+)	**$624.50** ($200-$1,000+)
3 BR+ Rental	**$624.50** ($200-$1000+)	**$874.50** ($300-$1,000+)

County California – Data extracted from Census 2000
Housing, 2000 [California]: Summary File 3 (June 22, 2003)

Based on a survey of single-family residences sold within Angels Camp (Calaveras County Association of Realtors) between January 1, 2002 and June 30, 2003, the average sales price of a home in Angels Camp is approximately $230,000.

3. Overpayment

Households paying more than 30% gross annual income are considered to be overpaying for rent or mortgage payments.

Table 2-20
Overpayments
City of Angels 1990-2000

Occupied Housing Type	1990 Census Total: 1,029 Occupied		2000 Census/a/ Total: 1,286 Occupied	
	# Overpaying	%Overpaying	# Overpaying	% Overpaying
Owner	95	**9.2**	183	**14.2**
Renter – Overall	165	**16.0**	190	**14.8**
Total Households Overpaying	**260**	**25.3%**	**373**	**29.0/a/**
Renter – Low Income/			**185**	**97.4/b/**
Renter Very Low Income				

/a/ Percentage of total households in the city
/b/ Percentage of total renters overpaying

4. Household Income Characteristics

Table 2-21
Household Income Characteristics
Angels Camp 1990-2000 and Comparison to County

Income Group	No. of Households Angels Camp, 1990	% Total Angels Camp, 1990	No. of Households Angels Camp 2000	% Total Angels Camp, 2000
Very low	318	28.0	387	29.8
Other low	204	18.0	242	18.7
Moderate	227	20.0	198	15.3
Above Moderate	386	34.0	470	36.2
Total/a/	**1,135**	**100**	**1,297**	**100**

/a/ Totals do not equal 1,029 households for 1990 and 1,286 for 2000 due to revisions made in Census updates

U.S. Census Bureau; Census 2000 Summary file
City of Angels, DP-1 Profile of General Demographic Characteristics

5. Overcrowding

Overcrowding is defined as more than one person per room, excluding bathrooms.

Table 2-22
Overcrowding
Angels Camp, 2000

Housing Type	Number of Overcrowded Households
Owner occupied	18
Renter occupied	10
Total	**28**

Census 2000: Tenure by Occupants Per Room

In 1990, Angels Camp identified 23 households with overcrowding.

6. Group Quarters

All of the city's institutionalized population is 65 years of age and older and is living in what is classified as a nursing home per Census 2000. The city does not have any population in non-institutionalized group quarters.

Table 2-23
Population in Group Quarters by Age & Sex
Angels Camp – Census 2000

Population Description	Number	% of Total
Institutional		
65 or over	24	100

Table 2-24
Group Quarters
Angels Camp 1990-2000

Group Quarters	1990/a/	2000
Institutional Population	24	24
Non-institutional	0	0
Total	**24**	**24**

C. Housing Characteristics

1. Housing Stock

Table 2-25 **Housing Stock By Housing Type** **Single Family, Multi-Family, Mobile homes** City of Angels, 2000	
Description	**Number of Units**
Single Family	*965*
Attached	66
Detached	899
Multi-Family	*233*
2-4 Units	121
5+ Units	112
Mobile homes	*198*
All mobile homes/a/	198
Boat, RV, Van, etc.	*14*
Total Housing Units	***1,410***

2. Housing Conditions (See Appendix 2C)

Angels Camp completed a housing conditions windshield survey on July 17th and 18th, 2003. 300 residential structures were evaluated, representing 21% of the housing units in the city limits. Residences were evaluated based on exterior conditions including foundation, roofing, siding, windows, and electrical using the "scoring" system found in **Appendix 2C.** Construction type and frontage improvements also were evaluated. Based on completed housing condition forms, housing conditions were assigned based on a total score as follows:

0-9 points	**Sound Condition**
10-15 points	**Minor repairs needed**
16-39 points	**Moderate repairs needed**
40-55 points	**Substantial repairs needed (Substandard)**
56+ points	**Deteriorated (Substandard)**

The city undertook the 2003 housing conditions survey primarily to:

- Gain an understanding of the location and numbers of substandard housing units within the city;
- Identify housing units which could benefit from rehabilitation
- Locate residential units in need of replacement to ensure that the city's total available housing stock is not reduced

Secondarily, the city conducted the survey to compare the city's current housing conditions with 1981 conditions.

A significantly larger number of residential structures are in "Sound" condition than were identified in the 1981 housing conditions survey. This is due to the approval of multiple new residential subdivisions over the past ten years and extensive new construction within these subdivisions over the past 5-7 years.

Based on the city's goals, the 2003 housing conditions survey emphasizes those residential subdivisions, mobilehome parks and apartment complexes within the city in excess of 10 years of age. Residential units within newly established subdivisions (i.e., less than 10 years of age) were sampled, but were purposely underrepresented in the 2003 housing conditions survey.

Table 2-26
Substandard Housing Units
City of Angels Housing Conditions Survey, 1981 and 2003

Degree of Deterioration	1981 Number of Housing Units	% of Total	2003 Number of Housing Units Sampled	% of Total Sampled
Sound	220	19.8	149	49.7
Minor	537	48.3	42	14.0
Moderate/b/	231	20.8	78	26.0
Substantial	93	8.4	22	7.3
Dilapidated	31	2.8	9	3.0
Total/a/	**1,112**	**100.1**	**300**	**100.0**

/a/ May not equal 100% due to rounding
/b/ See additional detail in following figure

2003 Housing Conditions Survey Highlights

- ✓ 38% of the housing units (30 units) with exterior evaluations indicating a "Moderate" condition scored in excess of 30 points and are borderline Substandard. A significant number of these residences are likely to benefit from rehabilitation programs. Without rehabilitation, a significant number of these units are likely to deteriorate into substandard housing units prior to or in conjunction with the preparation of the next five-year review of the Housing Element (2009-2014).

- ✓ Many of the city's residences in excess of 50 years of age have aluminum windows fitted into frames originally constructed for wood-frame windows—often of non-standard sizes. Many of the aluminum replacement windows are ill-fitting and would benefit from replacement and reframing.

- ✓ Many of the city's residences in excess of 20 years of age could benefit from repainting and making minor repairs to siding.

- ✓ Asbestos siding remains common in residences located in the city's older subdivisions. Where present, this siding seems generally well-cared for and does not appear to represent an imminent threat to the overall condition of the asbestos-sided housing units.

1,026 housing units, or 73% of the city's housing units are 53 years of age or less. 27% (384 units) are more than 53 years old.

Table 2-27
Age of Housing Stock
City of Angels, 2000

Year Structure Built	Total Housing Units	Percentage of Total
1990-2000	226	16.03
1980-1989	168	11.91
1970-1979	270	19.15
1960-1969	221	15.67
1950-1959	141	10.00
1940-1949	41	2.90
1939 or earlier	343	24.32
Total/a/	**1,410**	**99.98**

Source: U.S. Census 2000, Summary File 3
/a/ May not equal 100% due to rounding

3. Occupancy and Vacancy Rates

Table 2-28
Household Occupancy Status
Angels Camp 1990-2000

Occupancy Status	1990 Census	2000 Census	% of Total 2000 Housing Units (2, 197)
Occupied	1,042	1,286	90.4
Vacant	121	136/a/	9.6
Total	**1,163**	**1,422**	**100.0**

/a/ Includes 42 homes for seasonal, recreational, or occasional use
/b/ Homeowner vacancy rates are 3.3% versus 7.3% for rental vacancies.

4. Owner/Renter Occupation

More city residents own rather than rent their homes.

Table 2-29
Owner/Renter Housing Units
Angels Camp 1990-2000

Housing Units	1990 Census	2000 Census
Occupied		
Owner	716 (68.7%)	869 (67.6% total)
Renter	326 (31.3%)	417 (32.4% total)
Subtotal Occupied	*1,042*	*1,286*
Vacant/a/	121 (10.4%)	136 (9.6%)
Total Housing Units/b/	1,163	1,422

V. Special Needs Households

A. Households with Individuals 65 Years and Over

Table 2-30 Households with Individuals 65 Years and Over Angels Camp, 2000		
Total City Households	**Total Households w/ 65+ age resident**	**Total % Households w/65+ age resident**
1,286	**510**	**39.6**

The number of households with members 65 years of age or older is up from the 490 households reported in 1990, while the overall percentage of households with persons 65 years of age or older is down (In 1990, 47.6% of total households included individuals 65 years of age or older).

Table 2-31 Households Headed by Individuals 65 Years of Age and Over Angels Camp, 2000		
Total City Households	**Households Headed by Over 65** **Owner**	**Households Headed by Over 65** **Renter**
1,286	**294**	**64**

Of these households, 358 (27.8%) of the total households in the city are headed by individuals 65 years of age or older. The number of households headed by those 65 years of age and older is up significantly (approximately 8%) from the 229 (177 owners, 52 renters) households headed by those 65 years of age or older reported in the 1990 Census (19.7% of total 1990 households).

B. Single-Family Heads of Household

Single-family heads of households have decreased from 270 in 1990 to 188 in 2000. All single-family heads of households under the poverty level in 2000 were female.

Table 2-32
Single Family Heads of Households
Angels Camp, 2000

Total City Households	Total Single Family Heads of Households	% of Total Households	Incomes Above Poverty Level	Incomes Below Poverty Level
1,286	**188**	**14.6%**	**135**	**53**

C. The Disabled

There are 647 (21.5%) individuals in Angels Camp with disabilities in comparison to 456 (19%) individuals in the city in 1990. The following summarizes the types of disabilities of those within the city.

Table 2-33
Disabled Population-by Type
Angels Camp, 2000

Type of Disability	Number of Individuals in Angels Camp with Disability
Sensory	210
Physical	352
Mental	204
Self-care disability	78
Employment disability	198
Go outside home disability	202
Total /a/	**1,244**

/a/ Does not equal total population of 647 individuals because many individuals have multiple disabilities.

Census 2000: Types of Disabilities for the Civilian Non-institutionalized Population 5 years and over with Disabilities

73 of those disabled in the city are between 5 and 20 years of age. 329 are aged 21-64 and the remaining 245 individuals are 65 years of age or older.

Reasonable Accommodation for the Disabled
Persons with disabilities include those with both physical and mental disabilities. The Census no longer undertakes a comprehensive accounting of the disabled within various jurisdictions (i.e., the number of households occupied by disabled persons). Disabled persons often need housing with modifications to accommodate physical disabilities, which are located near services and which are easy to maintain.

Some of these disabled persons in Calaveras County live in group homes (private homes occupied by a small number of residents who live together and receive care from a live-in caretaker). Group homes are generally established to accommodate a particular group (e.g., seniors, mentally ill or physically disabled). Housing may include assistance with daily living (e.g., nursing services, counseling).

Chapter VIII includes an analysis of the city's zoning regulations as they pertain to housing modifications to accommodate physical disabilities and the location of group quarters within the city. Recommendations for reducing or eliminating obstacles which might constrain the provision of housing for this special needs group are identified in **Chapter VIII**.

D. Large Households

Large households are defined as those having 5 or more persons. There were 61 large households reported in Angels Camp in 1990. That number has remained nearly unchanged at 62 in 2000.

Table 2-34
Large Households By Tenure
Angels Camp, 2000

Households with 5+ persons Owned	Households with 5+ persons Rented
49	13

Large households constitute approximately 6% of all owner households and 3% of all renter households in the city.

E. The Homeless

For the purposes of the Housing Element of the Angels Camp General Plan, a person is considered homeless who lacks a fixed, regular and adequate night-time residence; and an individual who has a primary night-time residence that is: A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); or B) An institution that

provides a temporary residence for individuals intended to be institutionalized; or C) A public or private place not designed for or ordinarily used as, a regular sleeping accommodation for human beings. Homeless individuals do not include individuals imprisoned or otherwise detained pursuant to an Act of the Congress or a state law (U.S. Code Section 11302).

Homeless individuals within the city include, but are not limited to: victims of domestic violence, persons with mental illness, persons suffering from addiction disorders, those with inadequate incomes, families with single-heads of households, and unaccompanied minors.

Calaveras County Human Resources Council (HRC) provides child care resources for Calaveras County and operates the county's Head Start program. The agency recently acquired a building in San Andreas which is being used as a Thrift Store (Once Again Thrift Store) under the HRC's Calaveras Women's' Crisis Center Program.

Calaveras Affordable Housing Coalition: This newly-formed coalition is a community- based group which advocates the provision of affordable housing in Calaveras County.

Pay-to-Stay Calaveras County does not have a homeless shelter. At present, the HRC pays for hotel rooms, as available, for clients in the Jumping Frog Hotel in Angels Camp as part of its Pay-to-Stay program.

Calaveras-Mariposa Community Action Agency provides safety net services to the Calaveras County special needs population including an emergency food bank and, recently, legal assistance.

American Red Cross
The Calaveras County office of the American Red Cross assists residents with temporary housing, food, and clothing in response to disasters. In addition to assisting individual households, the American Red Cross has played an important role in the county in response to county disasters, in particular, wildfires.

Churches
Other organizations within the city have limited funds set aside for 1-2 night motel accommodations for the homeless (e.g., St. Patrick's Church).

Gold Country Alliance for the Mentally Ill (GCAMI) This agency provides support services for the mentally ill. Offices are located at 520 North Main Street, Angels Camp where GCAMI provides a drop-in center.

Calaveras County Office of Mental Health Services
This agency provides support for individuals with mental illnesses in Calaveras County. The agency states that the most urgent special housing need in Calaveras County is for a homeless shelter to serve, among others, the county's mentally ill.

The provision of supportive housing for those returning to their lives in Calaveras County is not currently proposed within Calaveras County due, in large part, to the high costs associated with providing case management staffing for individuals living in supportive/transitional housing. At present, supportive housing serving residents of Calaveras County is located in Stockton and Lodi**.**

Summary of Needs of the Homeless

As illustrated in the preceding paragraphs, the most urgent special housing need in Calaveras County is for a homeless shelter. Potential constraints to the establishment of a homeless shelter within the city are discussed in **Chapter VIII**. **Chapter IX, Program 2.D.b** identifies the city's proposed program for removing these constraints to the development of this and other housing for the area's special needs populations.

F. Farm Workers

Table 2-35
Estimated Farm Worker Population - Countywide
(Including Non-Farm workers in Households for 2000)
for All of Calaveras County, 2000

Farm worker Characteristics	1997 (workers only)		2000 (workers and non-farm workers in farm worker households)	
	# individuals	% Total	# individuals	% Total
Works more than 150 days/year (Migrant)	41	10%	86	35%
Works fewer than 150 days/year (Seasonal)	363	90%	156	65%
Total	404	100%	241	100%

Source: 2000 figures: Migrant & Seasonal Farm worker (MSFW) Enumeration Profiles Study - California; Final. Prepared for the Migrant Health Program, Bureau of Primary Health Care, Health Resources Services Administration (U.S. Dpt. of Health and Human Services) Alice C. Larson, PhD.; Larson Assistance Services; September, 2000

Many of the farm workers in Calaveras County are employed in reforestation after timber harvesting (e.g., re-planting trees). Reforestation activities generally occur in the county's higher elevations and are often seasonal. As a result, the demand for farm worker housing for those employed in reforestation activities is normally greatest at elevations of 3,000 feet and above (i.e., close to the forest and relatively distant from the city limits).

In contrast, many of the county's non-forest agricultural crops can be found below 3,000 feet (i.e., relatively close to the city limits). Therefore, the primary emphasis of farm worker housing in Angels Camp is the provision of housing for the migrant farm worker employed in the

production of non-forest crops and farm commodities (e.g., grapes). As indicated in the preceding table, approximately 35% of the county's total migrant farm worker population (86 individuals) could benefit from housing in Angels Camp. Based on a 3.72 average household size for migrant farm workers (including their families), this translates into a need for approximately 23-24 housing units county-wide for migrant workers and their families. Consistent with the county's Regional Housing Needs Assessment, Angels Camp provides approximately 8% of the county's housing. Therefore, Angels Camp anticipates that it should provide for approximately 2 housing units for migrant farm workers (i.e., for low or very low income and with a minimum of 4 bedrooms).

G. Poverty

There are 387 individuals within the city living below the poverty level. 336 of these are below the age of 65. These individuals reside in 191 households. 110 of these households are non-family households with 101 of the 110 households composed of individuals living alone. The majority of these one-person households consist of women under the age of 65 living alone. The largest segment of the city's single women between the ages of 18 and 65 are divorced (18% of the total female population) indicating that divorced women in the city compose a relatively large segment of the city's population living below the poverty level. Job training programs are anticipated to assist some of these women in securing wages lifting them above the poverty level.

VI. Projected Needs

A. Regional(Citywide) Housing Needs

The Central Sierra Planning Council (CSPC) completed a draft Regional Housing Needs Assessment (RHNA) for the Central Sierra Economic Development District in April, 2003. After consultations with local planning agencies, the Governing Board of the CSPC approved the draft RHNA on May 7, 2003. The draft RHNA's 90-day review period ended and the RHNA was approval by the CSPC meeting on August 6, 2003.

The plan addresses regional housing needs for Alpine, Amador, Calaveras and Tuolumne Counties and their incorporated cities. The recommendations of regional housing need allocation for Angels Camp is summarized in the following sections.

B. Housing Needs by Income Group

Table 2-36
Projected Housing Needs
By Income Group
City of Angels 2001-2009

Income Group	New Units Needed By 2009/a/
Very low	64
Other low	44
Moderate	59
Above Moderate	115
Total	**282**

/a/ Draft Regional Housing Needs Assessment

May, 2003; Central Sierra Planning Council

Table 2-37
Household Projections
City of Angels

Year	2000	2005	2009	2010	2015	2020
# Households/a/	**1,284**	**1,512**	**1,566**	**1,689**	**1,831**	**1,967**

/a/ Estimate based on 2.34 persons per household applied to city population projections

Table 2-38
Quantified Objectives for Meeting Housing Needs
City of Angels 2001-2009

Income Target	Total Projected Need (# units)	New Construction	Rehabilitation	Conversion	Preservation of At-Risk
Very low	64-89/a/	59-84/a/	5	0	50
Low	44-69/a/	39-64/a/	5	0	
Moderate	59	59	0	0	0
Above Moderate	115	115	0	0	0
Total	**282-332/a/**	**272-322/a/**	**10**	**0**	**50**

/a/ The higher number in this range reflects housing objectives adjusted for the potential loss of 50 at-risk housing units (should efforts to preserve those units be unsuccessful)

Rehabilitation

Units targeted for rehabilitation and the nature of necessary rehabilitation actions (e.g., weatherization) will be identified in conjunction with the implementation of **Chapter IX, Program 2.C.k.** This program provides for a supplemental survey to the city's housing conditions survey including an income survey of residents. In response to the findings of the Housing Conditions Survey update, the city prepared an application for either a first-time homebuyers program and/or rehabilitation funding. This application already has been submitted by the city. The goal of the program is to better evaluate the highest-priority needs for housing in the city and to submit at least one grant application prior to January 1, 2007, for funds to address the highest priority need identified (e.g., first-time homebuyer or rehabilitation funds). Anticipated target grant sources are discussed in **Chapter IX**, **Program 2.C.k.**

Table 2-39
New Construction
Projected Need by Income Group
(Excludes Rehabilitation & Preservation)

Income Group	Total New Units Needed by 2009
Very low	59-84/a/
Other low	39-64/a/
Moderate	59
Above Moderate	115
Total	**272-322/a/**

/a/ The higher number in this range reflects housing objectives adjusted for the potential loss of 50 at-risk housing units (should efforts to preserve those units be unsuccessful).

Table 2-40

Annual Quantified Objectives: New Construction & Rehabilitation

Yearly Benchmarks for Achieving 2009 New Construction & Rehabilitation Goals/Assumes Preservation of 50 At-Risk Units

Income Target	2001/a/	2002/a/	2003/b/	2004	2005	2006	2007	2008	6/2009	Total
Very Low	--	--	--	12	12	12	11	11	6	64
Low	--	--	--	8	8	8	8	8	4	44
Subtotal low and very low	***0***	***0***	***0***	***20***	***20***	***20***	***19***	***19***	***10***	***108***
Moderate	40			4	3	3	3	3	3	59
Above Moderate	93			4	4	4	4	3	3	115
Subtotal moderate above moderate	*133*			*8*	*7*	*7*	*7*	*6*	*6*	*174*
Total	**133**			**28**	**27**	**27**	**26**	**25**	**16**	**282**

Table 2-41

Annual Quantified Objectives: New Construction & Rehabilitation

Yearly Benchmarks for Achieving 2009 New Construction & Rehabilitation Goal/Assumes Loss of 50 At-Risk Units

Income Target	2001/a/	2002/a/	2003/b/	2004	2005	2006/a/	2007	2008	6/2009	Total
Very Low	--	--	--	12	12	19	19	19	8	89
Low	--	--	--	8	8	16	16	16	5	69
Subtotal low and very low	***0***	***0***	***0***	***20***	***20***	***35***	***35***	***35***	***13***	***158***
Moderate	40			4	3	3	3	3	3	59
Above Moderate	93			4	4	4	4	3	3	115
Subtotal moderate above moderate	*133*			*8*	*7*	*7*	*7*	*6*	*6*	*174*
Total	**133**			**28**	**27**	**42**	**42**	**41**	**19**	**332**

/a/ At-Risk Unit Preservation or Loss to be determined by 2006

VII. Resource Inventory

A. Land Suitable for Residential Development

Angels Camp is currently completing an update of the 1995 General Plan. The following table summarizes existing conditions pursuant to the 1995 General Plan. However, because the update of Angels Camp General Plan Land Use Element has undergone extensive public review and represents a more accurate picture of lands available for residential development during the remainder of the planning period covered by this element, a detailed resource inventory of the 2020 Angels Camp General Plan is included herein.

1995 City of Angels General Plan

Table 2-42
Estimated Vacant Parcels Available for Development
1995 City of Angels General Plan
October 18, 2002-Calaveras County GIS Project

Zoning District	# of Parcels Vacant	Vacant Acres	Density Permitted (by dwelling unit)/a/	Potential Maximum Dwelling Units
R-1	116	72	6 per acre	432
R-1:PD	3	23	6 per acre	138
R-2	9	15	6-12/acre	90-180
R-2:PD	0	0	6-12/acre	0
R-3	35	61	12 per acre	732
R-3:PD	1	9	12 per acre	108
RA	33	250	1 dwelling unit per 5 acres	50
Total	**197**	**430**		**1,550-1,640**

/a/ Based on City of Angels Municipal Code

The total acres indicated in the preceding table are considered "available" for development because they represent parcels that are predominantly vacant and have not yet been developed to full capacity as allowed by the general plan land use designations on the parcels. However, market factors will continue to influence whether or not such land will be listed for sale or developed by current landowners during the planning period. Therefore, to provide an adequate stock of land with a land use designation appropriate for housing, it is prudent to provide more land than is necessary to achieve immediate housing goals.

Table 2-43
Sample Existing Multi-Family Residential Development Densities
City of Angels, 2004/a/

Parcel Number(s)	Total Acres	Zoning District	Permitted Density	Actual Density
Multi-Family Residential Developments –Large Developments (50+ units)				
58-011-027 675 Copello Dr. (Altaville Apartments)	4.82	Suburban Commercial (SC)	12/acre **57 units**	**50 units** **(87.7% Maximum Density)**
60-001-13 (Bighorn Mobile home Park)	24.99	Multi-family Residential (R-3)	12/acre or **299 units**	**188 Units** **(62.9% Maximum Density)**
58-071-01 through -19 WorldMark Greenhorn Creek	20.41	Multi-family Planned Development (R-3:PD)	12/acre or **244 units** **(timeshares)**	**200 Units** **(82% Maximum Density)**
			Average Density Large	**73% Average Density**
Multi-family Residential – Small/Medium Developments (2-49 units)				
58-026-10 289 Stockton Triplex	0.87 ac.	Suburban Commercial (SC)	12/acre or **10 units**	**3 units** **[30% Maximum Density/a/]**
58-012-021 Angels Trailer Park N. Baker/Old Highway	0.49 ac.	Suburban Commercial (SC)	12/acre or **5 units**	**4 units** **[80% Maximum Density]**
62-002-106/8 1017 A/B Purdy	0.51 ac.	RL (consistent with either R-1 or R-2)	6/acre **or** **3 Units**	**2 units (duplex)** **[66% Maximum Density]**
57-022-031 810 Gardner Lane	0.29 ac.	RL (consistent with either R-1 or R-2)	6/acre or **2 Units**	**2 units (duplex)** **[100% Maximum Density]**
60-014-31 Darby Apartments	0.52 ac.	Suburban Commercial (SC)	12 / acre or **6 units**	**6 units** **[100% Maximum Density]**
			Average Density - Small	**65% Average Density**

/a/ Excludes parcels with legal nonconforming uses exceeding allowable density

As indicated in the preceding inventory of existing multi-family developments within the city, the practical (i.e., likely) density of development on multi-family residential land in Angels Camp can be estimated to be:

Large Developments (50+ Units)	**70% of Maximum Allowable Density**
Small/Medium Developments (2-49 units)	**65% of Maximum Allowable Density**

Based on actual development figures, a conservative estimate of likely practical development potential for vacant land in Angels Camp is:

- 70% for developments on parcels of one acre or more in size;
- 65% for developments on parcels of less than one acre

The Angels Camp 2020 General Plan Land Use Map proposes the following changes to development density within Angels Camp. These density standards are used to project the development potential of residential parcels in the city. An inventory and assessment of residential development potential using the preceding parameters is included in **Appendix 2H.** A map of each identified multi-family residential parcel also is included in **Appendix 2H**.

Table 2-44
Maximum Density Per Acre for Residential General Plan Land Use Designations

General Plan Land Use Designation	Compatible Zoning District	Maximum Density per Acre (without density bonus)
High Density Residential (HDR)	Multi-family Residential (R-3)	15 dwelling units per acre
Medium Density Residential (MDR)	Medium-density Residential (R-2)	10 dwelling units per acre
Low Density Residential (LDR)	Single-family Residential (R-1)	6-7 dwelling units per acre[4]

[4] Angels Camp is revising the general plan and municipal code to eliminate the allowable density discrepancy in this district [six dwelling units per acre versus one dwelling unit per 6,000 square feet (equivalent to seven dwelling units per gross acre)]. For the purposes of projecting potential development for the Housing Element, a density of six dwelling units per acre has been used.

Conclusions:
Based on the inventory in **Appendix 2H**, including adjustments for potential development constraints and historic development densities, the following is the likely residential capacity of land within the city limits:

Table 2-45 Summary Vacant/Underdeveloped Residential Parcels Angels Camp 2020 General Plan			
General Plan Zoning District	**Approximate # Parcels**	**Approximate Acreage**	**Projected (Adjusted) Development Potential (# Units)/a/**
High Density Residential (HDR) Multi-family Residential (R-3)	28	131.56	1,417
Medium Density Residential (MDR) Medium Density Residential (R-2)	10	30.61	209
Single-Family Residential (SFR) Single-Family Residential (R-1)	16	71.12	294
Residential Estate (RE) Residential Estate one, two or three acre minimum (RE-1, RE-2, RE-3)	12	18.9 – 45.4	25-79
Special Planning (SP) Specific Plan (SP) Planned Development (PD) Specific Plan- R-1, R-2, R-3 Planned Development- R-1, R-2, R-3	27	270.44	1,263
Total	**93**	**522.63 – 549.13**	**3,208 – 3,262**

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See Appendix 2H for justification of anticipated development densities and adjustments. Adjustments do not include density bonus increases.

NOTE: Preceding table to be updated in conjunction with 2009 Housing Element update

Total Maximum Development Potential
High Density Residential Parcels
(Areas 1-8: See Appendix 2H)

- ✓ 131.56 acres of Multiple-Family Residential are available for development within the city
- ✓ If fully developed, 131.56 acres could potentially yield 1961 residential units
- ✓ **Based on densities of existing developments within the city, 131.56 acres is most likely to yield between 701 and 1417 total residential units**

A land capacity that can support an additional 3,210-3,264 housing units, adjusted for the city's vacancy rate of 9.6%, would produce a projected 2,902-2,951 occupied housing units. Based on the city's average household size of 2.34 persons, this residential capacity could support between ~~2,639 and 3,996~~ 6,790 and 6,905 individuals in addition to the city's 2003 population of 3,349 individuals (i.e., a total population between 10,327 and 10,442 persons).

Therefore, the supply of land designated for residential development within the city (per Angels Camp 2020 General Plan) is sufficient to supply the city's residential land needs at a growth rate of 2% well beyond the year 2020 (when then population of the city is projected to be 5,394).

B. Assisted Housing Developments & At-Risk Housing Developments

Table 2-46 Assisted Housing Developments City of Angels - 2000				
Name	**# Units**	**Target Population**	**Funding**	**Due to Become Available for Moderate/Above Moderate Housing**
Altaville Apartments	50	All Individuals	Federal Rural Development, Section 515	2006 Established 3/3/1986
Total	**50**			

At-Risk Housing Developments are privately-owned multi-family rental developments partly financed either by the United States' Department of Agriculture (USDA) or by the Housing and Urban Development Department (HUD) which are at-risk for conversion to market-rate rents. 50 units are anticipated to be at-risk during the planning period from 2001-2009. In the following 10-year period between 2010-2020, no additional units are expected to become at risk within the city.

Preservation/Acquisition

Pursuant to the Calaveras County Assessor's office (2002), the assessed value for the preceding at-risk units is $1,306,800.

Quantified Objectives

It is the city's objective to preserve all subsidized units. However, given the cost of the development and the current lack of funding set aside for housing programs, it is unlikely that the city will be able to participate in the acquisition of these at-risk units through financial means. In recognition of the importance of retaining these at-risk units, the city will remain apprised of the status of its at-risk units, identify parties qualified to pursue purchase of these units and facilitate notification to parties qualified to pursue purchase of these units as described in **Chapter IX**, **Programs 2.C.b, 2.C.c. and 2.C.d.**

C. Housing Programs-Existing

Angels Camp currently is not directly administering any housing programs. In 1995, the city successfully secured CDBG funding which assisted in the rehabilitation of 12 housing units in the city.

On behalf of Angels Camp, the following program is implemented within the city limits:

CSPC
The Central Sierra Planning Council (CSPC), a four-county Council of Governments is active in managing affordable housing programs in Calaveras County. The following programs are implemented in Angels Camp with the assistance of CSPC:

Section 8: 10 vouchers (rental assistance) have been issued within the city

Community Reinvestment Act (CRA)

D. Energy Conservation

Public Transportation
Public transportation in Angels Camp is currently provided by Calaveras Transit which offers both fixed route and Dial-A-Ride service. Dial-A-Ride is offered on Tuesdays in Angels Camp between 11:00 a.m. and 3:00 p.m. Fixed route stops in Angels Camp are located at the Angels Foodmart, Savemart and at the Visitor's Center. Fixed route transit is available to Columbia College, Arnold, San Andreas and other sites throughout Calaveras and Tuolumne Counties.

Bicycle and Pedestrian Facilities
Pursuant to the 2001 Calaveras County Regional Transportation Plan (RTP), census data indicates that approximately 3% of home-to-work travel occurs by walking. The Calaveras County Bikeway Master Plan (BMP) encourages the use of alternative modes of transportation to achieve a more balanced transportation system throughout the county. Per the RTP, existing and future needs for pedestrian and bicycle facilities include wider roadways for shared bicycle/automobile travel, separate bicycle-pedestrian paths, repair and expansion of sidewalk facilities in historic communities where roadway widening may be precluded, and crosswalks and pedestrian walkways adjacent to state highways to improve safety.

The 2001 Bikeway Master Plan identifies the following facilities in and adjacent to Angels Camp:

- Class II Bike Lane along Highway 49 (entire length through the city)
- Class III Bike Route along Glory Hole Road from Highway 49 to mountain bike trail areas (recreational use)
- A bikeway route is to be considered in conjunction with roadway improvements along Red Hill Road to its connection with Highway 4.
- Class II Bike Lane along Highway 4from Highway 49 to Murphys

In addition to bicycle facilities identified in the RTP, Chapter 12.20 of the City of Angels Municipal Code requires construction of curbs, gutters and sidewalks along all portions of State Highways 49 and 4 for any new construction or enlargement of an existing building on any parcel adjoining Highway 49 or 4; along all city streets for new commercial construction or enlargement of commercial structures, along all new streets constructed as part of a new subdivision, along existing city streets for any parcel created by a new subdivision adjoining an existing street; and along existing city streets and private driveways open to the public if it is determined by the city to benefit the health, welfare and safety of the public.

Due to the relatively steep topography with the city, meeting standards for wheel chair access along the city's sidewalks can often prove costly. Programs and adopted routes facilitating the use of low-impact modes of transportation (e.g., riding bikes, walking) were added in conjunction with the 2004 update of the Circulation Element of the Angels Camp General Plan. These facilities emphasize the connection of high density population centers with high-use destinations (e.g., connecting schools with residential subdivisions; connecting multi-family developments with nearby commercial facilities).

Weatherization

The Amador Tuolumne Community Action Agency implements a home weatherization program for Calaveras County. A-TCAA is currently implementing the California Department of Community Services & Development's (CDCSD) Low Income Home Energy Assistance Program (LIHEAP) which provides financial assistance to low-income persons to offset costs of heating and/or cooling dwellings (www.csd.ca.gov). Please refer to Appendix B for additional weatherization programs available to city residents.

VIII. Constraints

A. Governmental

1. General Plan and Municipal Code

Appendix F summarizes the development standards, by zoning district, for Angels Camp. The following discussion summarizes and evaluates the city's development standards with respect to the provision of affordable housing in the city.

a) General Plan

Goals, policies and implementation programs of the City of Angels 1992-1997 Housing Element are detailed and analyzed in **Chapter III** of this element. Goals, policies and implementation programs in all other elements of the 1995 City of Angels General Plan which may influence residential development are analyzed throughout this element. The following table summarizes where each element of the city's General Plan is evaluated and analyzed within this element and includes discussions of those aspects of the general plan which are not discussed elsewhere in this element.

Table 2-47 Analysis of 1995[5] General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development		
Goal, Policy, Implementation Measure	**Discussion**	**Conclusions/Recommended Action**
Chapter 2: Land Use Element		
2.11(A)(3) Promote a balance of commercial, industrial and residential development to maintain a viable economy within the city	This goal is consistent with maintaining a jobs/housing balance in the city. See discussion, **Chapter IV**.	No recommendations required.
2.11.(C)(2) Revise and update the city zoning ordinance to maintain consistency with this general plan	See Municipal Code analysis (following).	See Municipal Code analysis (following this table).
Chapter 3: Housing Element -- See Chapter III of this Housing Element for Analysis of 1992 Housing Element		
Chapter 4: Conservation & Open Space		
All goals, policies and implementation measures of this element of the general plan are closely tied to compliance with the requirements of the California Environmental Quality Act for all development and, as legally mandated programs, are not considered to be constraints to the development of housing in the city.		
Chapter 5: Circulation Element		
5.14(A)(11) Complete construction of Foundry Road 5.14(C)(41) Complete construction of Foundry Road.	The completion of the North Foundry Road (and the associated Angel Oaks Extension) north/northwest of Highway 4 will facilitate the construction of multiple-family residential housing proposed in the 2004 City of Angels General Plan Update.	This goal facilitates the development of multiple family housing and should be maintained in the city's general plan.
5.14(C)(38) Improve Copello Drive to connector standards.	Improvements to Copello Drive (and associated alternative routes) will facilitate the development of land designated in the 2004 General Plan update for both multi-family residential uses and for business park uses.	This goal facilitates the development of multiple family housing and promotes goals of this element relative to the jobs/housing balance and should be maintained in the city's general plan.
5.14 (A)(7) Require new development to	The 2004 City of Angels General Plan Update	Continue to designate vacant land adjacent to

[5] The 1995 City of Angels General Plan includes a Housing Element adopted in 1992

Table 2-47 Analysis of 1995[5] General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development		
Goal, Policy, Implementation Measure	**Discussion**	**Conclusions/Recommended Action**
provide additional roadway widths and/or separate bike paths to accommodate bicycle traffic where shown on the master bikeway plan. 5.14(B)(12) Identify and develop safe walkways home to schools, pedestrian traffic. 5.14(C)(12) Provide for pedestrian facilities in …multi-family developments. 5.14(C)(17) Develop a plan for bicycle lanes and pursue construction of bicycle facilities which will provide for safe and efficient bicycle travel. 5.14.(C)50) Provide bicycle lanes and sidewalks on new streets and on existing streets when improvements are planned. 5.14(C)(51) Provide bicycle lanes or paved shoulders on all new arterial and collector roadway facilities. 5.14(B)(14) Require new construction or major renovation of commercial or multi-family buildings to replace, repair or provide (sidewalks) to city standards	emphasizes the designation of vacant multi-family residential land adjacent to the city's commercial centers in areas where residents can easily walk or use bikes to access services (See **Appendix 2H**). Because multi-family residential land is, in most cases, located immediately adjacent to services over distances of less than ¼ mile, construction costs associated with the provision of bicycle and pedestrian facilities are anticipated to be minor and are unlikely to create a constraint to the development of affordable housing.	commercial services for multi-family residential use and include provisions for constructing bicycle and pedestrian facilities connection multi-family developments with service centers over short distances.
5.14(C)(19) Revise the Circulation Element and establish a new mitigation fee when	Mitigation fees increase the cost of development and could contribute to the cost of providing low and very	See **Program 2.B.c**

Table 2-47
Analysis of 1995[5] General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
development progresses and conditions change. 5.14(C)(42) Adopt highway traffic mitigation fees	low income housing. The city will consider waiving or reducing some mitigation fees.	
5.14(C)(21) Promote public transit service in the county	See discussion, **Chapter VII**(D).	See discussion, **Chapter VII(D).**
5.14(B)(9) Adjust specific road alignments to provide the minimum impact on the planned use of property without compromising public safety or public facilities location.	This policy ensures that road alignments will be designed and reflect the landowner's planned development goals.	This policy facilitates the provision of affordable housing and should be retained in the general plan.
5.14(B)(5) Maintain a circulation improvement plan that includes widening, intersection improvements, one-way routing, street extensions, and proposed new roadways. 5.14(C)(3) Maintain a circulation plan for the entire area so that residents may know the location of proposed streets and roads	Consolidation of the city's circulation plans is necessary to accurately establish traffic impact mitigation fees and to ensure the accuracy of cost estimates for facilities improvements. Plan consolidation also assists developers in determining existing and potential access and to predict road improvements and project costs. Consolidation of this information also assists the city in establishing priorities.	These policies assist developers by providing predictability relative to existing and anticipated project access and road improvement costs. To assist in reducing intergovernmental review time, the city is updating its general plan circulation element to consolidate multiple circulation studies and circulation plans and clearly identify all planned highway encroachments anticipated by the city through the next 20 years in the hopes of securing agreements from the state in advance of future development requests. See additional discussion (this Chapter), paragraph 2(D) regarding intergovernmental review.

Table 2-47
Analysis of 1995[5] General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development

Goal, Policy, Implementation Measure	Discussion	Conclusions/Recommended Action
Chapter 6: Noise Element		
The goals, policies and implementation measures of this element protect new residential development from excessive noise consistent with state law and the guidelines of the American Association of State Highway and Transportation Officials and the State Noise Insulation Standards (Title 25 of the California Administrative Code) and, therefore, are not considered constraints to development.		
Chapter 7: Safety Element		
The goals, policies and implementation measures of this element identify emergency evacuation routes, fire hazard reduction, water availability during emergencies, protections from flood damage, and protections from mine and seismic hazards and are considered necessary to the provision of safe housing and, therefore are not considered as constraints to development. It is noted, however, that extensive mine tunnels exist throughout the city and may add to the costs of construction. The 2004 Update of the Angels Camp General Plan emphasizes the location of multi-family residential developments on sites which have minimal constraints related to mining structures or upon which extensive studies already have been completed and construction standards established for the development of housing on the project site.		
Chapter 8: Public Facilities Element		
Water	See discussion and analysis in this Chapter, Paragraph 5, Water.	See **Chapter IX, Programs 2.B.f, 2.B.g**
Wastewater	See discussion and analysis in this Chapter, Paragraph 5, Wastewater.	See **Chapter IX, Programs 2.B.f, 2.B.g**

Table 2-47 Analysis of 1995[5] General Plan Goals, Policies and Implementation Measures as Potential Constraints to Development		
Goal, Policy, Implementation Measure	**Discussion**	**Conclusions/Recommended Action**
8.12(4) Pursue all avenues of funding to acquire monies for public facilities improvement. 8.12(5) City services are considered adequate for the current population. Expansion of services for new development shall be financed, in part, from developer fees based upon Traffic, Water, Sewer and other Capital Improvement Plans adopted by the City. 8.12(8) All new development shall pay a fair share in order to access water and sewer facilities.	This policy addresses the payment of impact mitigation fees, facility improvement fees and pursuit of grant funding for infrastructure improvements. Mitigation fees are discussed in this Chapter, Paragraph 4. Fees may increase the cost of affordable housing. In comparison to fees charged in other jurisdictions; the city's fees are either comparable or well below fees in other jurisdictions. Therefore, fees are not considered to be a constraint to development. However, reducing fees could assist in encouraging the development of affordable housing and a program to reduce or waive various infrastructure fees has been proposed in conjunction with this Housing Element.	See **Chapter IX, Programs 2.A.b, 2.B.c, 2.B.g**

Other elements of the Angels Camp General Plan relevant to housing are related to allowable residential densities within each zoning district established in the Municipal Code and the consistency of the General Plan with the City of Angels Municipal Code. General plan land use densities (i.e., residential densities per acre) are summarized in **Chapter VII** of this element. The consistency of the city's 1995 General Plan and the City of Angels Municipal Code are discussed in the following sections.

b) Municipal Code

The City of Angels Municipal Code (Code) establishes development standards for housing within the various zoning districts. The general plan establishes densities applicable to each zoning district. The Code establishes the following residential districts: Residential Agricultural (RA) district, Single-family residential district (R-1), Two-family residential district (R-2) and Multiple-family residential district (R-3). In addition, the Suburban Commercial (SC), Central Commercial (CC), Industrial (I), Recreation (REC), and Commercial and Public Service (C:PD, CH:PD and PS:PD) zoning districts allow some residential uses.

The Angels Camp 2020 General Plan proposes the addition of four new residential districts: Residential Estate, one acre minimum district (RE-1), Residential Estate, two acre minimum district (RE-2), Residential Estate, three acre minimum district (RE-3), and Residential Cottage, 3,000-5,000 s.f. minimum lot size, or 8-15 dwelling units per acre (RC).

Residential Agricultural District (RA)

This district allows a density of one dwelling unit per five acres. Site development standards call for a minimum 1000' lot width and 120' lot depth. Building setbacks are 20' from the front parcel boundary, ten feet from side parcel boundaries and 20' for rear parcel boundaries (principal buildings). No requests for variances to reduce setbacks, lot widths or lot depths in this district have been identified in the city archives. Therefore, it is unlikely that the development standards within the RA district have been or are a constraint to the development of housing in this district.

Permitted accessory uses (requiring issuance of a building permit only) include guest houses, servant's quarters and granny flats (see **Section III**, following for a discussion) allowing for a variety of housing opportunities in this district.

Conditional uses in this district include group care homes, boardinghouses, retirement homes, rest homes, day nurseries and large family day care homes (see **Section III**, following for a discussion). Travel trailers and single-wide mobile homes are permitted in this district for a period of up to 18 months providing opportunities to fill temporary housing needs.

Single-Family Residential District (R-1)

The 1995 City of Angels General Plan states that the Residential, low density (RL) general plan designation, which is consistent with the R-1 zoning district, allows for densities of up to six

dwelling units per gross acre, not to exceed one dwelling unit per 6,000 square feet.[6]

Single-family dwelling units are permitted uses in the district. Homes may cover 25-30% of individual parcels. Minimum lot widths vary by lot size from 60 feet for lots of less than 8,000 square feet up to 100' for 20,000 square foot lots. All lots in this district require a minimum 100' depth. No requests for variances from these requirements have been identified in the city archives. Therefore, these standards are not considered to be constraints to the development of single-family residential lots.

Setbacks within the R-1 district are 20 feet (front), five feet (side), and 20 feet (rear) for principal buildings. Variance requests in the R-1 district are relatively common. One of the most common variance requests in the city is associated with townsite lots established in the 1850s. Such lots--many established before road easements and predating all development standards-- are small, intended to accommodate small homes with no garage, and were established without consideration for setbacks. Most of these lots are further constrained by moderate to steep slopes. Today, builders undertaking new construction on the scattered vacant lots remaining in the old townsite~~s~~ often find that a variance request is necessary to accommodate a garage, current development standards, and today's larger homes. Roads servicing these lots are often barely wide enough to accommodate passenger vehicles in one direction; therefore, opportunities for roadside parking are rare. Many of these lots are not conveniently located within walking distance of city parking lots.

Within many of the city's oldest established neighborhoods, long-time city residents are generally opposed to variance requests. In 2003, this opposition resulted in denial of a setback variance for a new home already under construction on one of the city's old townsite lots. In response to the clash between pre-existing development constraints and community opposition to variances, the city's general plan update (including this housing element) includes a program to devise a hillside development ordinance establishing acceptable hillside slope-related densities and alternative hillside construction standards. It is anticipated that public input associated with the formulation of the hillside development ordinance will include extensive discussions related to infill development on the city's old lots. In addition, upon completion of the update of the city's general plan, the city intends to revise the city municipal code. The appropriateness of setbacks, lot sizes, road widths, parking standards and related development standards for the city's old townsite lots will be examined in conjunction with implementation of this program (See also discussion under R-1:PD, following).

Permitted accessory units in the R-1 zoning district include granny flats (see **Paragraph f,** following, for a discussion). Conditional uses include large family day care homes and day care (day nursery) facilities (see **Section III**, following, for a discussion of special needs housing).

6 Angels Camp is revising the general plan and municipal code to eliminate the allowable density discrepancy in this district [six dwelling units per acre versus one dwelling unit per 6,000 square feet (equivalent to seven dwelling units per gross acre)]

Single-Family Residential: Planned Development (R-1:PD)
In contrast to many of the city's lots dating back to the 1850s, single-family residential lots created by subdividers in the late 1980s and through the present day are planned developments governed by the R-1:PD zoning district. The city's largest residential subdivision, Greenhorn Creek, is zoned R-1:PD.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing **(Chapter IX, Program 2.A.c)**. The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

The primary permitted land use on R-1:PD parcels is the single-family dwelling. The district allows two accessory residential dwelling structures (in contrast, the R-1 district allows only one). Accessory uses permitted through issuance of a building permit (ministerial) include both a granny flat, and guest or carriage house of 1,200 square feet on lots of more than 10,000 square feet with guest houses limited to 10% of the lot size.

Prior to 1996, variance requests within the R-1:PD district threatened to overwhelm the city's planning department. As with many of the city's older lots, variance requests were related to the topography of residential lots and the desire to locate garages close to roadways. In addition, the relatively large size of homes being constructed in the Greenhorn Creek community contributed to the volume of variance requests. In response, a "Master Variance" was adopted in 1996 establishing setbacks on a lot-by-lot basis for the largest unit within the subdivision based on the individual characteristics of each lot and ranging from five feet to thirty feet. Perhaps most importantly, in conjunction with issuance of the "Master Variance," the City Council adopted a process for further modifying setbacks in this district without the acquisition of an additional variance. The "Master Variance" authorizes the Planning Director to grant minor variations to setbacks on a case-by-case basis without a public hearing, based on the recommendations of the subdivision's architectural committee. Predictably, this procedure has virtually eliminated the necessity for processing setback variances for the Greenhorn Creek subdivision.

For lots not subject to the Greenhorn Creek "Master Variance," front setbacks are 20 feet (reduced to 10' with a front loaded garage), five-foot side setbacks, and 20 feet on rear parcel boundaries (lots fronting on open space and the golf course may be reduced to 10 feet).

Minimum lot size in this district is one dwelling unit per 6,000 square feet (consistent with the R-1 zoning district). Lot mergers to accommodate residential construction are rare in this district (due, in part, to the flexible setbacks described in the preceding paragraphs). Therefore, lot size and density requirements in the district are not considered development constraints.

The Greenhorn Creek subdivision does not provide housing for low or very low income families. However, some of the lessons learned in formulating and implementing the planned development standards within this subdivision have led to changes in the city's municipal code. In 2003, the City Council adopted a resolution to reduce setbacks for swimming pools

throughout the city to match those of the R-1:PD district (five feet). Upon completion of the update of the city's general plan, the city intends to update the city's municipal code. At that time, the city will review setback standards and evaluate the feasibility of using a modified version of the "Master Variance" process established in the R-1:PD district for addressing variances for setbacks in other areas of the city.

The maximum lot coverage for the district is 30 feet; however, flexibility exists to allow coverages of up to 45%. Minimum lot widths are 60 feet and lot depths of 80 feet are required in the district (60 feet for lots fronting open space or the golf course). One request to allow an increase in lot coverage was pursued by a landowner in the Greenhorn Creek subdivision. After discussions with the architectural review committee, the builder opted to amend construction plans. Again, the presence of an architectural review committee in the R-1:PD district has provided a "built-in" mechanism for fellow residents to work together to apply the subdivision's development standards instead of pursuing variances from the city.

Development of residential units in Greenhorn Creek outpaces development in most areas of the city by a wide margin. Development standards in the R-1:PD do not appear to act as a constraint against development in that district.

Conditional uses in this district include day care/child care facilities (See **Paragraph c,** following, for a discussion).

Two-Family Residential District (R-2)

The Angels Camp General Plan identifies the Residential Medium Density (RM) land use designation as being compatible with single and multi-family units (including apartments, mobile home parks, townhouses and condominiums) with an allowable density ranging between 6 and 12 units per gross acre. The Two-Family Residential zoning district (R-2) allows this same range of density. Maintaining a "density range" rather than establishing a maximum density for this district has led to wide interpretations by different staff throughout the years. This has, in turn, led to some confusion for both developers and city staff and has resulted in a somewhat inconsistent application of the municipal code in the R-2 district.

Therefore, in conjunction with the update of the city's General Plan, a maximum density will be established for this district. At present, the draft land use element of the general plan update proposes a density of 10 dwelling units per acre for the Residential Medium Density (RM) general plan land use designation and R-2 zoning district.

Minimum lot size within the district is set at 7,500 square feet. Single-family dwelling units (including mobile homes) and duplexes are permitted uses in the district. Homes may cover 25-30% of the parcel. Lot widths vary by lot size from 60 feet for lots of less than 8,000 square feet up to 100' for 20,000 square foot lots. All lots in this district require a 100' depth. Setbacks within the R-2 district are 20 feet (front), five feet (side), and 10 feet (rear) for principal buildings. A limited number of setback variance requests have been received by the city for duplexes and no requests for variances from the remaining development standards have been identified in the city archives. To encourage housing for low and very low income households,

more flexible development standards are proposed in **Chapter IX, Program 2.A.b**. Therefore, these standards are not considered to be constraints to the development of two-family residential lots.

Granny flats are permitted uses in the district (See **Paragraph f,** following, for a discussion of second units). Conditional uses in this district include day care/child care facilities (See **Section III**, following for a discussion).

Two-Family Residential Planned Development District (R-2: PD)

The Angels Camp General Plan identifies the Residential Medium Density (RM) land use designation as being compatible with single and multi-family units (including apartments, mobile home parks, townhouses and condominiums) with allowable densities ranging between 6 and 12 units per gross acre. The R-2:PD zoning district allows the same 6-12 dwelling unit per acre density (see preceding discussion regarding establishment of a maximum density for this district). The R-2:PD zoning district is similar to the R-2 district, but includes more flexible development standards relative to lot size, lot configuration and parcel coverage.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing **(Program 2.A.c)**. The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

Minimum lot size within the district is set at 6,000 square feet. Single-family dwelling units and duplexes are permitted uses in the district. Homes may cover 35% of the parcel (an increase from the 25-30% in the R-2 district) Lot widths are 60 feet for lots and require a minimum depth of 80 feet. Setbacks within the R-2:PD district are the same as for those in the R-2 district. No requests for variances from these requirements have been identified in the city archives—however, this may be attributable to the existence of this district on very few parcels within the city. Because the development standards of the R-2 District do not appear to constrain development, it is assumed that the more flexible development standards of this R-2:PD also does not constrain development on Two-Family Residential Planned Development district lots.

Conditional uses in this district include day care/child care facilities (See **Section III**, following for a discussion).

Multiple-Family Residential District (R-3)
The Multi-Family residential district allows densities of up to 12 dwelling units per acre. The draft Land Use Element of the 2004 General Plan Update proposes raising this density to 15 dwelling units per acre. This increased density is common in other foothill communities of similar topography and has been identified as a mechanism for increasing the availability of affordable housing in the city.

Single-family dwellings (including mobile homes) and duplexes are permitted uses in this district. Multi-family dwellings require issuance of a conditional use permit (in the R-3:PD district, a site plan review is required). The intent of the R-3 district is to provide areas for multiple-family dwellings; therefore, the conditional nature of multi-family housing in the R-3 district could be viewed as a development constraint. However, given the complexity of high-density housing developments, some form of review procedure is appropriate. Therefore, in conjunction with the update of the 2004 General Plan, the city will consider amending the municipal code to require a site plan review for multi-family housing (uses are permitted "by right," but subject to review for compliance with development standards), rather than making multi-family uses conditional uses (uses which *may* or may not be approved). See **Subsection 2** of this Section for a description of permit processing procedures.

Setbacks in the R-3 district are 20 feet (front), 5 feet (side) and 10 feet (rear). Maximum lot coverage is 35%. Lot width requires a minimum of 80-feet with a minimum depth of 120 feet. To encourage housing for low and very low income households, more flexible development standards are proposed for this zoning district when affordable housing is proposed (See **Program 2.A.b)**. Therefore, these standards are not considered to be constraints to the development of multi-family residential lots.

Uses permitted "by right," but requiring a site plan review in this district include boardinghouses, retirement homes, rest homes, group care homes, homes for the aged and indigent lodging. Conditional uses include day care facilities and large family day care homes. Granny flats are permitted as an accessory use. See **Paragraphs c and f,** following, for a discussion of special needs housing and second units.

Multiple-family Residential Planned Development District (R-3:PD)
The Multi-family residential planned development district allows densities of up to 12 dwelling units per acre. The draft Land Use Element of the 2004 General Plan Update proposes raising this density to 15 dwelling units per acre for *new* planned developments. This increased density is common in other foothill communities of similar topography and has been identified as a mechanism for increasing the availability of affordable housing in the city.

Single-family dwellings and duplexes are permitted uses in this district. Multi-family dwellings are permitted subject to a site plan review.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing **(Chapter IX, Program 2.A.c)**.

The SP designation is expected to replace the PD (Planned Development) designation in the 2004 update of the General Plan.

Setbacks in the R-3:PD district are 20 feet (front), 5 feet (side) and 10 feet (rear). Maximum lot coverage is 40% (in contrast to 35% in the R-3 district). Lot widths require a minimum of 80-feet with a minimum depth of 120 feet. It is anticipated that the more flexible development standards proposed for the R-3 zoning district pursuant to **Chapter IX, Program 2.A.b** will extend to those portions of planned developments which include affordable housing. Greenhorn Creek's "WorldMark" development carries the R-3:PD designation. That unit has been built out with a demand for additional units. Given the swift build-out of units designated R-3:PD in the Greenhorn Creek Subdivision, the established development standards are not considered a constraint to development.

Uses permitted "by right," but requiring a site plan review in this district include boardinghouses, retirement homes, rest homes, group care homes, homes for the aged and indigent lodging. Conditional uses include day care facilities and large family day care homes. See **Paragraph c**, following, for a discussion of special needs housing.

Central Commercial (CC)

The Central Commercial zoning district encompasses the city's historic central business district and includes parcels immediately adjacent to Highway 49. The district currently includes numerous gift shops and restaurants; but also includes the city's visitor's center, some churches, hotels, a gas station, post office, a movie theatre, small professional offices, and a car dealership.

Most residential uses in the city are located one or more blocks off of Highway 49 outside of the Central Commercial district due both to historic development patterns and, in part, to noise levels on Highway 49. Currently, Highway 49 provides the primary transportation route for heavy trucks (e.g., logging trucks) through the Central Commercial district. Noise generated by these heavy trucks will continue to present constraints to development of residential uses in this district until such time as alternative truck routes are established around the city's historic Central Commercial district. It is recognized that building materials and construction methods can be used to overcome these noise constraints to a certain extent. However, given the historic character of the buildings in the Central Commercial district, it is also recognized that retrofitting of historic buildings to reduce noise could significantly increase housing costs and in some cases may conflict with the city's goals of preserving the historic character of the Central Commercial district.

One residential unit accessory to a commercial use is permitted in this district. Opportunities exist to provide apartments located above street level shops in the Central Commercial district. However, the district is somewhat constrained by a lack of some basic residential services (e.g., a grocery store).

Multi-family housing is permitted within this district as a conditional use, although opportunities for establishing new multi-family housing developments in this district are limited because less

than one-half dozen vacant lots exist in this historic district. Opportunities for multi-family housing would, therefore, focus on rehabilitation, re-use or conversions of existing historic structures. The Cultural Resources Element (Chapter 8) of the Angels Camp 2020 General Plan addresses many of these issues.

Residential hotels are permitted within this district subject to completion of a site plan review. Residential hotels, or closely related uses, present one of the best housing opportunities in the Central Commercial district. The potential exists within this district to convert at least one hotel to a residential hotel. As indicated in **Chapter IX**, **Program 2.A.h** the city intends to review and amend the municipal code to expand the definition of residential hotels and reinforce the city's recognition of the historical nature of boarding houses and other single-room occupancy structures as consistent with the historic character of the city's Central Commercial district. The program further encourages a code amendment to address inclusion of a community eating area for these uses (offsetting, to a certain extent, the absence of a neighborhood grocery store in or near the district). A few of the existing hotels in the district, while fronting on the highway, extend several hundred feet away from the highway. This provides opportunities for locating residential common areas closest to the highway and noise associated with the highway, while offering room for residential uses buffered from highway noise away from the highway.

Development standards in the Central Commercial district reflect historic development patterns and include allowances for 100% building coverage; 5,000 square foot minimum lot sizes; 40-foot lot widths, 80' lot depths and zero foot setbacks. As noted above, however, such development standards are rarely applied because the district has been virtually at build out since the late 1800s. Therefore, development standards in this district are not considered a constraint to development.

Suburban Commercial (SC)

As illustrated in the analysis of existing multi-family residential developments in the city, several of the city's multi-family developments occur within the SC district. While the primary purpose of the SC district is to provide for retail sales and services; the following residential uses may occur in the district:

- Residential hotel (subject to a site plan review)
- A single-family residence accessory to a permitted commercial use (requiring acquisition of a building permit)
- Multi-family residential uses (subject to issuance of a conditional use permit)

Commercial and Public Service Districts (C:PD), (CH:PD), (PS:PD)
These zoning districts are confined to the Greenhorn Creek Subdivision and are intended to provide a range of retail sales and services serving the subdivision and the city. In these districts, all R-1:PD permitted and accessory uses shall be as established for the R-1:PD district. Additional uses in these districts are as follows:

- Residential hotel/motel (subject to a site plan review in the C:PD and PS:PD Districts)
- Day care facilities (CH:PD District subject to a site plan review)
- Conditional uses in each of these districts include multiple-family residential uses
- Permitted accessory uses in the districts include one residential unit accessory to a permitted use

Industrial (I)
The Industrial zoning district allows a residence (including mobile homes) for plant security personnel. The Code includes a provision allowing any other use in this district upon acquisition of a conditional use permit. This could include such uses as multi-family or special needs housing. However, the nature of industrial development (e.g., noise, fumes) is not viewed as consistent with residential uses and this zoning district does not present a viable opportunity for the provision of housing in the city.

It is noted that the draft land use element of the city's general plan update includes a proposal to establish a Business Park (BP) land use designation and zoning district. It is possible that light manufacturing uses and light commercial uses anticipated for this district may be more compatible with residential uses and provide more opportunities for mixing these uses than is currently available on Industrially-zoned land in the city.

Public Service (PS)
No residential uses are permitted in this district on a permanent basis.

Recreation District (REC)
The purpose of this district is to provide land for recreational purposes. Permitted uses in the district include single-family dwellings. Multiple-family dwellings also are permitted in the district subject to acquisition of a conditional use permit. Recreational vehicle parks are a conditional use in the district. Granny flats are a permitted accessory use in the district.

The district is not intended as a primary source of land for housing. The use of RV parks for temporary housing is one mechanism that the Code provides that could assist in meeting the housing needs of special populations. However, Code Amendments to be considered in conjunction with the 2004 General Plan Update will consider removing multi-family residential uses in this district due, in large part, to the limited acreage designated as REC in the city and the need to conserve this acreage for the provision of recreational facilities for all of the city's households.

Open Space District (OS:PD, OSG:PD)

The purpose of these districts is to preserve and protect scenic and wildlife habitat areas and other areas that are in the public interest not to be disturbed. There are no residential uses permitted in these districts.

Planned Development District (PD)
The purpose of this district is to allow developers to design preplanned and well-designed developments combining different land uses with flexible zoning. Therefore, the permitted uses in this district are not defined within the Code, but rather are defined by developers in conjunction with master-planned developments.

Conditional uses in the district include a single-family dwelling and a second residence as an accessory structure.

The draft 2004 General Plan Land Use Element includes provisions for amending the Planned Development District to conform with state law guidelines pertaining to Specific Plans and Specific Plan (Master-Planned) Developments. The amendment will continue to allow developers to combine different land uses and master-plan developments, but will defer to the organizational structure provided in state law for such proposal.

To encourage housing for low and very low income households, this element includes provisions for negotiated development agreements for new developments on land designated as Specific Plan (SP) establishing up to 25% of units as affordable housing **(Chapter IX, Program 2.A.c)**.

Given the level of flexibility currently provided in the PD district and anticipated in the Specific Plan (SP) district, neither of these districts are considered to be constraints to the development of residential uses in the city.

c) Provisions for Special Needs Housing: Homeless Shelters, Group Homes, Farm workers

The primary types of "Special Needs Housing" currently recognized in Angels Camp Municipal Code are "*group care facilities"* which are defined in the Code as follows:

Group care facilities. Facilities include convalescent homes, nursing homes, rest homes, health care and treatment facilities licensed by the State Department of Public Health, State Department of Social Welfare or the city, providing bed and ambulatory care for patients with postoperative, convalescent, chronically ill or dietary problems, and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions or any similar disorder that requires enforced environmental control.

Group care facilities are allowed in the Multiple-Family Residential (R-3) District subject to a Site Plan Review (see **Section VII**). Group care facilities also are allowed in the Industrial (I) District subject to issuance of a Conditional Use Permit (See **Section VIII**).

Indigent lodging. While this term is not defined in the Municipal Code, it is presumed to be equivalent to housing for the homeless. The Code allows "Indigent lodging" subject to a Site Plan Review in the Multiple-Family Residential (R-3) District. Indigent lodging also may be permitted in the Industrial (I) District subject to issuance of a Conditional Use Permit.

Day Care/Large Family Day Care. Single-family headed households, in particular, may benefit from the availability of day care and large family day care facilities. The City of Angels Municipal Code defines *day care facilities* or *day nurseries* as those serving more than 12 children. Homes serving fewer than 12 children are "*large family day care homes*."

The municipal code currently allows the following types of special needs housing in the following zoning districts subject to the entitlements indicated in the following table:

Table 2-48
Special Needs Housing
Existing Permitting Requirements
City of Angels, 2000

	RA	R-1	R-1:PD	R-2	R-2:PD	R-3	R-3:PD	CC	SC	C:PD PS:PD	CH:PD
Granny Flat	P	P	P	P	--	P	--	--	--	--	--
Guest House Carriage House Servant's Quarters	P	--	P	--	--	--	--	--	--	--	--
Indigent Lodging	--	--	--	--	--	SPR	SPR	--	--	--	--
Group Care	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Boardinghouse Residential Hotel	CUP	--	--	--	--	SPR	SPR	CUP	CUP	SPR	--
Retirement Home Home for Aged	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Rest Home	CUP	--	--	--	--	SPR	SPR	--	--	--	--
Day Nursery/Care	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	SPR
Large Family Day Care	CUP	CUP	--	CUP	--	CUP	--	--	--	--	--

Key
P: **Permitted Use (as primary or accessory use)**
CUP: **Conditional Use Permit**
SPR: **Site Plan Review**

Analysis & Recommendations

Calaveras County's only hospital is located in the unincorporated community of San Andreas, located approximately 11 miles north of Angels Camp. Service providers for some of the county's special needs populations find that these populations may be best-served in locations in close proximity (i.e., walking distance, 1-2 miles) to support services (e.g., medical care, psychiatric care). As a result, recent attempts by social service agencies to provide facilities for the homeless and other special needs populations have focused on locations in San Andreas. Consequently, there have been no inquiries made to the Angels Camp Planning Department relative to the location of emergency shelters, transitional shelters or homeless shelters in the past two years. Staff at City Hall recalls no such inquiries about or requests for these uses in the past ten years.[7] Therefore, the city concludes that the City of Angels Municipal Code does not present a constraint to the development of homeless shelters or related special needs housing in the city.

However, the city does recognize the following gaps in the Municipal Code relative to special needs housing:

- Some categories of Special Needs Housing are not currently addressed in the Municipal Code.

- State law exempting certain types of Special Needs Housing from the requirement for a conditional use permit for facilities serving six or fewer residents have not yet been incorporated into the Municipal Code.

The city proposes the following amendments to the Municipal Code and to city policy to fill these gaps and facilitate the provision of special needs housing, should an application for such housing be received in the city:

- Adding a definition of **Special Needs Housing** to the Housing Element of the General Plan (See **Glossary** for definition).

- Amend the Municipal Code to allow all types of special needs housing within the Multiple-Family Residential (R-3) district subject to the issuance of a Conditional Use Permit for those uses not already addressed in the Code and not otherwise addressed by state law.

- Amend the Municipal Code to reference provisions in state law applicable to special needs housing for six or fewer residents as established for the following (as these uses are defined by the referenced code sections):

7 Angels Camp hired its first full-time Planning Director on December 1, 2003. Prior to that date, the city relied on contracting with private planning consultants to assist the city in meeting its planning needs. The most recent contract planner held the position of City Planner for the two years preceding December 1, 2003. Prior to that planning period, most inquiries related to planning issues were directed to City Hall.

a. Intermediate care facilities, developmentally disabled habilitatives, developmentally disabled-nursing or congregate living health care facilities [Health and Safety Code Section1267.8-1267.9]
b. Residential care facilities for the elderly [Health & Safety Code 1568.0831, 1569.85]
c. Community care facilities (e.g., homeless shelters, women's shelters) [Health & Safety Code 1566.2 et seq. and as defined in Health and Safety Code Section 1502, et seq.]
d. Family Day Care Homes [Health & Safety Code Chapter 3.4 and 3.6, Division 2; Sections 1597.70-1597.47]
e. Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 – 11834.30]
f. Facilities for the Mentally Disordered, Handicapped Persons or Dependent and Neglected Children [Welfare and Institutions Code Sections 5155-5120]

- Provide land use maps identifying the locations of Multiple-Family Residential (R-3) districts including both vacant and developed parcels, to groups interested in establishing special needs housing.

These tasks will be accomplished prior to December 31, 2005, in conjunction with the adoption of Angels Camp General Plan Update.

The implementation of **Chapter IX, Program 2.D.b** will allow the following additional special needs housing-related development with a conditional use permit in the R-3 zoning district for the following types of facilities serving more than six persons:

- Developmentally disabled habilitatives, developmentally disabled-nursing or congregate living health care facilities; community care facilities; alcoholism recovery or treatment facilities, drug abuse recovery or treatment facilities; facilities for the mentally disordered, handicapped persons or dependent and neglected children

d) Parking

Table 2-49 Residential Parking Requirements City of Angels Municipal Code Chapter 17.69	
Residential, single family	2 per dwelling unit
Residential, duplex	2 per dwelling unit
Residential, multi-family	2 per dwelling unit
Residential, mobile home	2 per dwelling unit
Residential, granny flat	1 per dwelling unit
Residential hotel	1 per dwelling unit
Rooming house, boardinghouse, dormitory, convalescent hospital	0.4 times the lawful occupancy level
Mobile home parks and manufactured home subdivisions	2 per mobile home site

The preceding parking requirements do not apply to residential uses in the city's historic Central Commercial (CC) District. Parking requirements are applied only to new buildings and buildings enlarged by more than 25%. Chapter 17.69 of the City of Angels Municipal Code includes provisions for reducing parking for mixed use developments with a maximum reduction in parking of up to 25% allowed.

As indicated in the preceding analysis of the R-1 zoning district, requests for setback variances are relatively common for townsite lots established in the 1850s. As discussed, many of these lots pre-date all development standards, are small, intended to accommodate small homes with no garage, and many were established either before the automobile became the primary mode of transportation or were established when a single automobile was the norm. Most of these lots are further constrained by moderate to steep slopes. Roads servicing these lots are often barely wide enough to accommodate passenger vehicles in one direction; therefore, opportunities for roadside parking are rare. Many of these lots are not conveniently located within walking distance of city parking lots.

In response to these constraints and community opposition to variances, the city's general plan update (including this housing element) includes a program to devise a hillside development ordinance establishing acceptable hillside slope-related densities and alternative hillside construction standards. It is anticipated that public input associated with the formulation of the hillside development ordinance will include extensive discussions related to parking standards for the city's old townsite lots.

Except as described above, parking requirements within the city have not presented special challenges to developers of residential projects and are compatible with parking requirements in cities and counties with similar topography and development patterns. Therefore, the city's parking requirements are not considered a constraint to development.

e) Height

Variance requests for increases above the city's 35' height restriction are rare. However, it may be necessary to increase building height to realize maximum density for some multi-family residential projects which may otherwise be constrained by topography or other physical constraints of the property. To assist in encouraging the provision of housing for low and very low income households, this element includes **Chapter IX, Program 2.A. b** to streamline the process for allowing height increases above 35' for developments which provide affordable housing. Specifically, the program calls for replacing the current Code requirement for a variance with a requirement for conditional use permit for three-story buildings (i.e., exceeding thirty-five feet) and subject to review and approval by the fire department. This program should remove this potential development constraint.

f) Second Units

The Code, prior to January, 2003, permitted the following types of second units: granny flats, servant's quarters, carriage houses and guest houses. All second units were governed by Government Code Section 65852 and were limited to 1,200 square feet (detached) or 30% of gross floor area (attached). Granny flats additionally required occupancy by one or two adults aged 62 years or older.

Since January, 2003, the city has recognized and implemented the new second unit legislation adopted by the state and effective in 2003 and allows second units of up to 1,200 square feet in all residential zoning districts subject to issuance of a building permit (ministerial).

The following program has been included in this element to formally incorporate state law into the city Code and to remove outdated regulations governing second units:

> *Broaden the city's granny flat ordinance to remove age restrictions and permit the creation of second dwelling units on lots zoned for single and multi-family dwellings consistent with the provisions of the California Government Code. Continue to allow second units to be approved by a ministerial, rather than discretionary action subject to the requirements of the city's revised ordinance.*

g) Housing for Disabled Persons

In keeping with the city's policy of providing reasonable accommodation for the disabled, potential constraints to these accommodations within the city's municipal code have been analyzed. The results of that analysis are as follows:

Table 2-50 Analysis of Potential Housing Constraints for the Disabled		
Description (Code Reference)	**Potential Constraint**	**Recommendation**
Group Quarters	The municipal code does not currently define group quarters (e.g., group homes for the disabled) and specify appropriate zoning districts for the location of these facilities.	Implement **Chapter IX, Program 2.D.b**, Special Needs Housing (preceding table).
Setbacks	The Municipal Code does not currently identify disabled access facilities (e.g., ramps) as included in those structures which may encroach within setbacks.	Amend the municipal code to allow access ramps for the disabled to encroach to within 0' of parcel boundaries as a use permitted by right. See **Chapter IX**, **Program 2.D.d.**
Building Coverage	The municipal code does not currently state that disabled access facilities (e.g., ramps) are excluded from building coverage calculations.	Amend the municipal code to exclude access ramps in building coverage calculations. See **Chapter IX**, **Program 2.D.d**.

2. Permit and Processing Procedures

Permit Processing Procedures

In order of increasing complexity, the entitlements most frequently associated with residential development and special needs housing in the city are:

A. Building Permits

Land uses which are permitted "by right" require only the acquisition of a Building Permit from the city. The procedure for processing a Building Permit is as follows:

- Submit an application to the Community Development Department, Building Division;
- Forward the application to the Planning Director to determine compliance with the zoning ordinance;
- Forward the application to the City Engineer for an Engineering Plan Check;
- Make corrections to the application as indicated by the City Engineer and re-submit corrected plans to the City Engineer (approximately 15% of permits do not require a second review by the City Engineer);
- Plan review by Chief Building Official for code compliance;
- Submittal to Permit Technician for fee calculation and permit issuance

This process typically requires six to eight weeks for completion. Regionally, building permit processing for a single-family residence may take a minimum of two weeks to as much as six months. Therefore, processing time for Building Permits in Angels Camp is comparatively fast and is not considered a constraint to development.

B. Site Plan Review

Housing-related developments requiring a site plan review are found almost exclusively in the Multi-family residential and Multi-family Residential Planned Development zoning districts (R-3 and R-3:PD) and include:

- Indigent lodging
- Group Care
- Boardinghouses
- Residential Hotels
- Retirement Homes
- Homes for the Aged
- Rest Homes

A site plan review also is required for Day Care/Nurseries in the CH:PD district within the Greenhorn Creek Subdivision.

Land uses which require city review to ensure compliance with development standards (e.g., sign design, parking, landscaping), but which are otherwise permitted "by right"

require a site plan review. The procedure for completing a site plan review is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., city engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies.
- Planning Department schedules the item for a public hearing before Angels Camp Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations, receives public comment relative to the application and takes action on the proposed project at its monthly meeting held the second Thursday of each month.

Approval of a site plan review requires that the Planning Commission make the following findings:

i. The project is consistent with the provisions of the City of Angels Municipal Code;
ii. The project is consistent with the provisions of the City of Angels General Plan;
iii. Project approval is in the best interest of the public health, safety and general welfare;
iv. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development;
v. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to insure the compatibility of this development with its design concept and the character of the adjacent buildings; and
vi. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to insure visual relief, to compliment buildings and structures and to provide an attractive environment for the enjoyment of the public.

The Planning Commission, in making these findings, has the authority to impose such

conditions as it deems necessary to protect the best interests of the surrounding neighborhood, public health, safety and welfare in line with the standards set forth in the Code and general plan. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a site plan review (including public hearing) may take from 30 to 90 days to process. This is viewed as a "quick turnaround" in comparison to other jurisdictions in the region which may require up to six months to process a complex site plan review.

In short, site plan reviews are normally approved subject to fulfilling conditions as established in the Code (landscaping, parking). Denial of a site plan review is rare. A single complaint regarding the site plan review process from the development community was received in 2001. The objection focused on city requirements for site plan reviews involving existing buildings. In response, the city adopted a revision to the site plan review process to further shorten site plan review time. Pursuant to Ordinance #395, any land use requiring a site plan review involving an existing building with no proposed expansion, may be issued by the Planning Department without a Planning Commission (public) hearing. This process amendment allows completion of minor site plan reviews within one month and, occasionally in less than one month's time.

With this ordinance amendment, there have been no further identified constraints to development associated with the site plan review process.

C. Conditional Use Permits

The following uses require conditional use permits except as otherwise provided by state law:

- All Day Care/Day Nurseries in the Residential Agricultural district (RA), Single-family Residential district (R-1), Single-family Residential: Planned Development district (R-1:PD), Two-family Residential district (R-2), Two-family Residential: Planned Development district (R-2:PD), Multiple-family Residential district (R-3) and Multiple-family Residential: Planned Development district (R-3:PD);
- Large family day care uses in the RA, R-1, R-2, and R-3 zoning districts;
- Boardinghouses and Residential hotels in the RA, Central Commercial (CC) and Suburban Commercial (SC) Districts; and
- Group Care homes in the RA zoning district.

Conditional Use Permits are required for land uses which are not permitted "by right" and which may be incompatible with other neighboring land uses depending upon the circumstances of each particular project.

The procedure for issuance of a Conditional Use Permit is as follows:

- Submit an application to the Community Development Department, Planning Division
- Planning Department circulates the proposed site plan to advisory agencies (e.g., city engineering, building department, public safety departments, public works department, Caltrans)
- Planning Department prepares the environmental document for the project and a staff report incorporating development standards and comments from advisory agencies
- Planning Department schedules the item for a public hearing before the City of Angels Planning Commission (e.g., prepares a Planning Commission Agenda, legal notice, notifications for adjoining landowners within 300 feet of the proposed project)
- The Angels Camp Planning Commission reviews staff recommendations, receives public comment relative to the application and takes action on the proposed project at its monthly meeting held the second Thursday of each month

Approval of a conditional use permit requires that the Planning Commission make the following findings:

i. The project is consistent with the provisions of the City of Angels Municipal Code;
ii. The project is consistent with the City of Angels General Plan;
iii. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter as needed to make said use compatible with land uses in the neighborhoods; and
iv. The site for the proposed use is related to street and highways adequate in width and surface type to carry the quantity and kind of traffic generated by the proposed use; and
v. The proposed use will have no significant adverse effect on affected property; and
vi. The conditions stated in the decision are deemed to protect the public health, safety and general welfare.

In making these findings, input from landowners located within 300 feet of the project site is considered by the Planning Commission at public hearing in determining the compatibility of the land use with other neighborhood land uses. Public hearings which generate strong neighborhood opposition to a project may result in a recommendation to deny a project based on incompatibility with the neighborhood or as having a significant adverse effect on affected property. Appeals of the Planning Commission's decision may be made to the City Council within 15 days of the public hearing.

Depending upon the complexity of the project, a conditional use permit (including public hearing) may take from 30 to 90 days to process. This is viewed as a "quick turnaround" in comparison to other jurisdictions in the region which may require up to six months to

process a complex site plan review. Processing time for conditional use permits is not considered a constraint to development.

Proposed programs to streamline permitting for special needs housing and multi-family housing by removing requirements for a conditional use permit or by recognizing existing exemptions for a requirement to obtain a conditional use permit are discussed in preceding paragraphs (See R-3 Zoning District; Special Needs Housing).

D. Intergovernmental Review

The majority of the city's commercial establishments encroach onto State Route 4 or 49. As a result, new encroachments onto either State Route 4 or 49 require review and approval from Caltrans. Occasionally, these encroachments also involve residential developments. This required review has often led to lengthy negotiations between Caltrans and the developer and has added to the length of the project review process. To help facilitate coordination between the city and state, the city participates in the intergovernmental review process with Caltrans through issuance of project notifications and solicitations for project input from Caltrans during project reviews by the city. Even with this coordination, however, staff shortages at Caltrans and ensuing negotiations with the developer may add weeks and even months to the permit processing process.

While removal of this governmental constraint is not fully within the jurisdiction of the city, the city is attempting to further facilitate intergovernmental reviews. To assist in reducing intergovernmental review time, the city is updating its general plan circulation element to consolidate multiple circulation studies and circulation plans and clearly identify all planned highway encroachments anticipated by the city through the next 20 years in the hopes of securing agreements from the state in advance of future development requests.

Processing Time

The following summarizes the average permit-processing time for the various entitlements which may be associated with the provision of housing in Angels Camp. In comparison to nearby foothill counties, the processing time for entitlements issued in Angels Camp is short. The small size of Angels Camp, coupled with a relatively low volume of entitlements annually (e.g., there were 25 permits issued in 2002 by the Planning Department) allows for speedy review of permits by city staff and is not considered a constraint to development.

Table 2-51 **Permit Review Process** City of Angels		
Entitlement	**Processing Time (approximate averages)**	**Discretionary or Ministerial Review**
General Plan Amendment	2-3 months	Discretionary
Zone Change	2 months	Discretionary
Tentative Subdivision Map	2-6 months	Discretionary
Site Plan Review	1-3 months	Discretionary
Final Subdivision Map	2 months	Ministerial
Design Review Permit	1 month	Discretionary
Conditional Use Permit	1-3 months	Discretionary
Plan Check/Building Permit	6-8 weeks	Ministerial

3. Building Codes and Enforcement

Building codes are often viewed as a contributor to the high cost of housing by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under State law. The city abides by the Uniform Building Code (UBC) and has adopted no changes to the UBC applicable in the city. As noted in preceding paragraphs, the city's six to eight week building permit processing time is considered short in comparison to other jurisdictions in the region which may require up to six months for issuance of a building permit. Also, the UBC establishes minimum standards for life safety. Therefore, enforcement of the UBC is not viewed as an obstacle to the provision of affordable housing in the city.

The Angels Camp Building Department views code enforcement as the means to ensure that safe and uniform construction practices are followed. The city's code enforcement program includes one code enforcement officer. The code enforcement officer proactively identifies code violations and responds to complaints received by the city. The majority of code violations in the city involve building without a permit, building code violations and junk vehicle storage. The code enforcement officer also responds to occasional complaints related to the installation of signs without permits and altering buildings in the historic district without acquisition of appropriate permits or reviews by the Planning Commission.

Initial contacts between the code enforcement officer and landowner are normally informal and involve only a verbal request to secure appropriate permits or passing along the name of the appropriate contact at the city. A second verbal warning is sometimes issued by the code enforcement officer before the landowner responds. Formal prosecution of violations are relatively rare and are normally handled in partnership with the city police department. Approximately two violations--both involving condemnation of buildings deemed unsafe by the

chief building inspector-- have resulted in lawsuits. Such cases are rare and to date have involved one unoccupied building and one deteriorating structure associated with businesses. There are no known cases of zoning enforcement actions in the city which have led to the loss of housing for any individual. Therefore, the city's code enforcement program is not viewed as a constraint to the development of housing.

As indicated in **Chapter IX**, **Program 2.C.n,** the city intends to continue to maintain a position of code enforcement officer for the city and increase coordination between the city planning department and the city code enforcement officer to facilitate identification of substandard and dilapidated housing units which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3.

4. Process and Policy for Substandard Units and Rehabilitation Requirements

Given the large concentration of homes built in the second half of the 19th Century, the City of Angels Camp applies the State Historic Building Code for those homes listed in the city's historical inventory (Central Sierra Historic Resource Inventory, March, 1989; Leslie Crow) where the application of that code may be applied and is requested by the homeowner.

5. Development Fees

The most recent revision to the city's land development application fee resolution was in May, 2003. City Service Impact Mitigation Fees for police, fire and parks were adopted in August, 2003. City Service Impact Mitigation fees and fees charged for development applications are included in **Appendix 2G.**

In conjunction with adopting new land development application fees and city services impact mitigation fees in 2003, the city compared the proposed fees with those of other jurisdictions of similar size and location. These comparisons indicate that most of Angels Camp's' development fees and city service impact mitigation fees are less than those of other jurisdictions. Therefore, development fees are not considered to be a constraint to development in Angels Camp. Fees associated with water and wastewater service are discussed in **Paragraph 6**.

Table 2-52
Comparison of Angels Land Development Application Fees with Jurisdictions Located in or Near the Central Sierras with Populations Below 10,000 /h/

NOTE: Fees Exclude AB3158 Fish and Game Environmental Review Fees of $850 for EIR; $1,250 for Negative Dec; $25 Admin

Entitlement	City of Angels (Calaveras Co.) 3,280±Pop. Pending	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Planning Application Fees										
Conditional Use Permit	**$980-$2,170**	**$1,261-$2,719**	**$325-$625**	**$600 Deposit + /g/**	**3,400 deposit**	**$250 -$500/a/ + /j/**	**$500 Deposit/b/**	**$231 - $3278.50**	**$500 Deposit**	**$800-$2,000 Deposit**
Sign Permit (w/o CUP)	$75	$57	$75-$125	$40	--	--	$75 Deposit	--	--	--
Temporary Use Special Events Permit/d/	**Nonprofit: $25 Other: $130**	**$64 + /e/**	**$40**	**--**	**--**	**--**	**--**	**$1,582**	**$10-$250 + /g/**	**--**
Site Plan Review	$980.00-$2,170	--	$450-$2,050	$400 Deposit + /g/	--	$75 + 2% construction cost /k/	$500-$1,000 Deposit/b/	$1,551.75-$3,611.25	--	
Planned Development/ Specific Plan	**$5,000 -$10,000 Deposit + Actual Applicant Costs**	**$794/acre**	**$1,200**	**--**	**$17,000 Deposit**	**--**	**--**	**--**	**--**	**$2,500 Deposit**
Variance	$980 - $1,420	$1,237	$200 - $450	$160 Deposit + /g/	$3,100 Deposit	$200	$300-$750 Deposit/b/	$1,613.75	$400 Deposit	$500 Deposit
Rezone	**$1,795/c/**	**$2,442**	**$900**	**$800 Deposit + /g/**	**$3,275-$3,400 Deposit**	**$250-$500/a/ + /j/**	**$1,800 Deposit/b/**	**$1,967.75**	**$1,500 Deposit**	**$1,050 Deposit**
General Plan Amendment (map)	$2,170.00	$2,353	$1,000	$1,200 Deposit +/g/	--	$500-$750/a/ + /j/	$500 Deposit/b/	$2,455.50	--	$1,075 Deposit
Annexation	**$10,000 deposit + Applicant Actual Costs**	**$4,200**	**Actual cost**	**$600/acre**	**--**	**--**	**$1,500/b/ + LAFCO**	**--**	**--**	--
Development Agreement	$2,500 deposit + Applicant Actual Costs	$500 deposit + actual costs	Actual cost	--	--	--	$2,030	$2,131.25	--	$2,500 Deposit
Environmental Impact Report	**$10,000 deposit + Applicant Actual Cost**	**$2,475 deposit + 15% + contract**	**Cost + 15% admin fee**	**--**	**$10,000 Deposit**	**$500 + 1.25 X direct costs**	**$1,500 + /g/**	**$2,053.75 + 7.7% contract**	**--**	**$500 + 10% contract**

Entitlement	City of Angels (Calaveras Co.) 3,280±Pop. Pending	Town of Loomis (Placer Co.) 6,260 Pop. 2000	City of Placerville (El Dorado Co.) 9,610 pop. 2001	City of Sutter Creek (Amador Co.) 200 pop. 2003	City of Mammoth Lakes (Mono Co.) 7,093 Pop. 2001	City of Jackson (Amador Co.) 4,030 Pop. 1993 /i/	City of Colfax (Placer Co.) 1,496 pop 2001	Tuolumne County 54,501 pop/h/ 2002	Alpine County 1,208 pop. 2001	Calaveras County 40,554 pop/h/ 1999
Surveying & Engineering, Roads										
Tentative Subdivision Map	$2,170.00 + $10/lot	$6,520	$2000 + $30-50/lot	$500 + $20 lot + /g/	$4,125 Deposit	$400 + $20/lot	$2,000 + $50/parcel Deposit	$2,503.00 + $44/lot	$2,000 Deposit	$500-$2000 + /g/
Tentative Parcel Map	**$1,420.00 + $10/lot**	**$2,113**	**$2000 + $30-50/lot**	**$400 + $100/lot**	**$3,400 Deposit**	**$200 + $10/lot**	**$700 + $100/parcel**	**$2,339.25**	**$1,000 Deposit**	**$500-$2000 +/g/**
Final Map	$1,020 Deposit - $6,120 Deposit (Actual Cost)	$450 - $985 + $25-30/lot + /f/	$550-$780 +/g/	$800 + $40/lot +/f/	$750-$1,400 Deposit	$200 + $10/lot + /f/	$550-$1,200 + $50/parcel + /f/	$857-$1,391.50 + $77.25/lot	--	$500-$700 + $18/lot
Time Extension	**$200**	--	**$300**	--	**$621**	**$250**	**$400 Deposit**	--	--	**$350**
Boundary Line Adjustment	$250.00	$724	$250	$240 +/g/	$1,475 Deposit	$200 + /g/	$500	$446	$250 Deposit	$115
Certificate of Compliance	**$160**	**$1,094**	--	**$160.00**	--	--	**$700.00**	**$80.00**	--	**$350 + $50/parcel**
Abandonment of Roads, Easements	$300	$420	--	$100 + /g/	--	--	--	$58-$205.50	--	--
Encroachment Permit	**$120**	--	**$120**	**$150**	--	**$40 + 4% cost of work**	**$30 - $60**	**$318.50-$847.25**	--	--
Other Fees										
Appeals	**$100 - $200**	**$707**	**$150**	**$150**	--	**$200**	**$300**	**$116**	--	**$25-$100**

/a/ Excludes costs of environmental review
/b/ Includes $2000-$4,000 deposit which may be partially refundable
/c/ $25 for rezones to Open Space, Public , Historic, Combining Districts, down zoning
/d/ Examples include: Christmas tree lots, street fairs, banners
/e/ Plus crew costs
/f/ Plus improvement plan checking, plus costs of improvement inspections based on value of improvements
/g/ Plus staff costs
/h/ Calaveras and Tuolumne Counties included per request although population exceeds general criteria
/i/ Fees currently undergoing revision
/j/ Plus 1.25 times direct costs
/k/ Does not require public hearing

Table 2-53

Example
City Services Impact Mitigation Fees - Comparisons
(Park & Recreation, Fire, Police)
Sample Single-Family Residence (2,000 sq. ft)

City of Angels:	$2,068 per residence
Town of Loomis:	$2,050 per residence
City of Placerville:	$1,820 per residence
City of Sutter Creek:	N/A (No Park and Rec Fee)
City of Jackson:	$3,388 per residence

Average /a/
$2,419 per residence

6. Infrastructure

A. Water

Angels Camp provides water and wastewater services to its residents.

Available Water Connections

The City's 2001-2015 Water Master Plan (WMP), identifies improvements as necessary to supply new water connections to supply the city through 2027 assuming a growth rate of 2%. The passage of time is necessary to accommodate the acquisition of sufficient funds for improvements to the water system as necessary to accommodate projected growth through 2027. This means that two key improvements are required to support projected growth:

- Addition of a 4th filter at the treatment plan between 2012-2013
- Addition of a sludge removal system at the treatment plan between 2006-2010 (related to operations and maintenance and not to plant capacity)

Failure to complete either of the preceding could jeopardize the city's ability to provide water necessary to accommodate projected growth through 2027.

For the purposes of this housing element, this discussion focuses on the city's ability to provide new water connections through 2009.

Current water treatment plant capacity [with 3 filters and 2.5 million gallons per day (MGD) storage] is at approximately 1,440 gpm or 2.07 MGD. This translates into a facility that can support approximately 2,359 residential equivalent connections (WMP, 2002). The addition of a 4th filter is needed to increase capacity to approximately 2,160 gpm or 3.1 MGD (approximately 3,046 residential equivalent connections—sufficient to serve the city through 2027).

The WMP projects that the water treatment plant will reach a capacity of 2.07 MGD in 2009—approximately equal to plant capacity with three filters and sufficient to serve the city's needs through 2009. However, due to the storage capacity at the city's water treatment facility, additional capacity is recognized for the city's system allowing the city to grow to a capacity of at least 2.268 MGD—or sufficient to provide new water connections in the city through 2013 (when infrastructure improvements will increase the system capacity to 3.1 MGD).

These conclusions are based on a growth rate of 2%. However, the city has been experiencing growth spurts of up to 5% in the past ten years. If new development exceeds a 2% rate of growth without an offsetting decline in growth, the city may find it necessary to add a 4th filter to increase capacity at the water treatment plant before 2013.

If the city's growth rate continues to exceed 2%, the city may find it necessary to pursue supplemental funding or to otherwise accelerate funding to supply new water connections sufficient to meet its affordable housing objectives. Alternatively, the city could consider

rearranging facility improvement priorities placing improvements resulting in increased plant capacity above other facility improvement projects if the city's growth exceeds 2%. **Chapter IX, Program 2.B.f** is intended to address this issue.

Water Fees
Costs of upgrading and maintaining the city's water and wastewater facilities were increased in 2002 as follows:

Table 2-54
Water Capital Improvement Fees
City of Angels, 2002

Housing Type	Average Fee/a/
Single-family residential	$8,125
Multi-family	$8,125 + $7,110 per additional unit
Duplex or accessory dwelling	$8,125 + $7,315/ additional unit
Granny Flat	$8,125 + $3,250/addt'l unit

/a/ $8,125/unit meter fee is for a 5/8" connection

The preceding fee schedule is essential to the city's provision of adequate water service as described in the preceding paragraphs. In comparison to Amador County and Tuolumne County, these connection fees may be considered high and a potential constraint to the development of housing for low and very low income households. In response, the city proposes **Chapter IX, Program 2.B.g** to investigate a mechanism for reducing connection fees for affordable housing without jeopardizing the city's ability to provide sufficient capacity to serve affordable housing.

B. Wastewater
Angels Camp is the wastewater facility provider for the city.

Available Waste Water Connections
The City's 2002 Waste Water Master Plan (WWMP), identifies improvements as necessary to provide new wastewater connections through 2028—assuming a growth rate of 2%.

The passage of time is necessary to accommodate the acquisition of sufficient funds for improvements to the waste water system as necessary to accommodate projected growth through 2028. This means that two key improvements are required to support projected growth:

- Expansion to a 0.6 million gallons per day (MGD) treatment plant in 2004
- Acquisition of an NPDES Wet Weather Stream Discharge Permit to Angels Creek

The city's wastewater treatment plant capacity is 0.4 MGD as of December, 2003. The WWMP projects that this 0.4 MGD capacity will be reached by 2006 (sooner, if growth continues to exceed 2%). Expansion of the city's wastewater treatment plant to 0.6 MGD is expected to proceed on schedule during the planning period (2004). This expansion will provide for an

additional 1,299± residential equivalent service connections—well in excess of the number necessary to serve already-approved development and future development projected through 2028.

However, in addition to expanding the treatment plant, changes in state law have necessitated acquisition of an EPA NPDES Wet Weather Stream Discharge Permit (Discharge Permit) for discharges of treated water into Angels Creek. Should the state (acting on behalf of federal agencies) deny issuance of a discharge permit, the city will find itself unable to accommodate requests for new wastewater connections by 2006 or sooner—even with completion of plant expansion. Should a discharge permit be denied, the city likely will be forced to construct a new storage reservoir and associated infrastructure. Financing, land acquisition, environmental reviews, permitting, engineering and associated activities necessary for constructing a new reservoir have not commenced. If forced to construct a new storage reservoir, it is unlikely that the city could design, finance and complete construction of a new reservoir prior to 2006. As a result, the city may find itself unable to approve any new development after 2006 and until such time as a new reservoir is completed and operational. This represents a potential constraint to development which may be unavoidable during the current planning period.

If a discharge permit is denied, the city will mental programs including, but not limited to, immediately commence designing and identifying funding and suitable locations for a new reservoir. The city may additionally pursue:

- The purchase of unused connections from already-approved developments (i.e., a modified transfer of development rights program)
- Negotiating delayed construction of some projects
- Suspending issuance of new wastewater connections
- Acquisition of loans and grants to construct a new reservoir

Chapter IX, Program 2.B.h addresses the city's diligence in pursuit of a discharge permit and alternatives for providing wastewater treatment should a discharge permit be denied.

Wastewater Fees

Table 2-55 **Waste Water Capital Improvement Fees** City of Angels, 2002	
Housing Type	**Average Fee**
Single-family residential (per unit) Multi-family (per unit) Granny flat (per unit)	$8,045
Mobile homes (per space)	$7,542
Trailer/Mobile home Park	1 Commercial hook-up fee + $7,542/residence

The preceding fee schedule is essential to the city's provision of adequate wastewater service as described in the preceding paragraphs. In comparison to Amador County and Tuolumne County, these connection fees may be considered high and a potential constraint to the development of housing for low and very low income households. In response, the city proposes **Chapter IX, Program 2.B.g** to investigate a mechanism for reducing connection fees for affordable housing without jeopardizing the city's ability to provide sufficient capacity to serve affordable housing.

C. Summary

As indicated in the preceding, facility improvements identified in the city's water and wastewater master plans provide for ample water and wastewater capacity to accommodate new development through 2027 (water) and 2028 (wastewater). However, two factors could jeopardize the city's ability to supply water and wastewater sufficient to serve 108 new housing units for low and very low income households by 2009:

1. A city growth rate exceeding 2% through 2009 (water)
2. State denial of an NPDES Wet Weather Stream Discharge Permit to Angels Creek (wastewater)

Chapter IX, Programs 2.B.f, 2.B.g, and 2.B.h address removing, reducing the effects of, or otherwise seeking solutions to these constraints.

In addition to these programs, the city will, to the maximum extent feasible, pursue implementation of two key programs which emphasize re-use of existing water and wastewater connections:

- Rehabilitations, subject to acquisition of funding
- Preservation of At-Risk units, pending acquisition of funding

B. Non-Governmental Constraints

Non-governmental constraints which influence the cost of housing within the city limits include:

Topography
Land costs
Construction costs
Availability of financing for construction
Availability of financing for purchase
Community opposition

Topography. Topography in the foothills restricts the overall density of housing units that can be accommodated both physically and economically. Within the city limits, slopes vary from 0% to in excess of 20%. Topography provides challenges for sidewalk construction and in meeting grade requirements for wheelchair accessibility

Land costs. The price of land is determined by a number of factors, including location within the community, terrain, utilities and services available. Statistics from the Calaveras County Association of Realtors indicate that the average land sale in Angels Camp between July 1, 2002, and July 1, 2003, was approximately $15,038 per acre.

Construction costs. Total valuation for permits issued by the Angels Camp Building Department between June 30, 2002 and June 30, 2003 was $10,000,000 for 44 single-family residences for an average valuation of $213,318 per single-family residence.

Financing. At the writing of this section, the nationwide economy is believed to be rebounding after a slowdown both preceding and following the September 11th terrorist attacks. In an effort to stimulate the economy over the past 18 months, the Federal Reserve has dropped interest rates repeatedly and is expected to maintain these low interest rates until there is further evidence of expansion signaling a stable economic recovery.

Community Opposition. Community opposition to high-density affordable housing in established residential neighborhoods has emerged as one of the most prominent obstacles to the provision of affordable housing in the city and county. Numerous programs in this element focus on defusing this opposition. These programs emphasize the dispersal of affordable housing throughout the city in the form of second residential units and as individual duplexes and triplexes. New, high-density, multi-family housing for all income levels is being encouraged through the city's 2003 General Plan Land Use Element on currently vacant lands located within walking distance of the city's commercial centers and outside of established residential neighborhoods.

IX. Housing Goals, Policies and Implementation Programs

Goals, Policies and Implementation Programs are contained in Chapter 2, Housing, of the Angels Camp 2020 General Plan.

X. Housing Implementation Plan

5- Year Schedule and Action Plan

Per Government Code Section 65583(c)

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
Adequate Sites & Affordable Housing				
2.A.a Investigate Feasibility of Establishing a Housing/Economic Development Coordinator/Facilitator	City of Angels in cooperation with Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Calaveras County Economic Development Company, Calaveras County Association of Realtors, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency)	CDBG Planning/Technical Assistance Grants (in part)	To establish a position responsible for spearheading efforts to implement the city's housing and economic development programs, apply for funding for the programs.	By December 31, 2005
2.A.b Continue to Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City/Map Infill	City of Angels – through General Plan Land Use Element	General Fund HOME Investment Partnership Program (HOME) CalHome	Establish at least five affordable housing units using incentives established in this program.	Draft ordinance revisions to the Planning Commission prior to June 30, 2005 and then Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
		Downtown Rebound Planning Grants Program Downtown Rebound Capital Improvement Program State Community Development Block Grant Program Building Equity and Growth in Neighborhoods (BEGIN)		
2.A.c Use Development Agreements for Large Developments within the Specific Plan (SP) Zone to Promote Affordable Housing	City of Angels Camp	General Fund CDBG Planning & Technical Assistance Grant	Encourage the construction of up to 25% of housing in the Specific Plan Zone for low and very low income households.	Draft policy to the City Council prior to June 30, 2006.
2.A.d Establish Moderate and High-Density Residential Land Use Designations Near the City's Commercial Centers	City of Angels Camp in Conjunction with update of 2004 General Plan Land Use Element	General Fund	Receipt of at least one application for housing for low and very low income households on at least one parcel within walking distance of one of the city's commercial	In conjunction with update of 2004 General Plan

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
			centers.	
2.A.e Facilitate and Promote Moderate-Wage-Jobs and Job-Training Efforts Compatible with the City's Employment Projections	City of Angels Calaveras County Economic Development Company Mother Lode Job Training Job Connect	CDBG Economic Development Allocation USDA Small Communities Rural Utilities Service Grants & Loans	Receipt of at least one application for a business offering employee wages of at least $10/hr on a parcel designated as Business Park (BP)	In conjunction with update of 2004 General Plan and Ongoing
2.A.f Encourage Co-Housing/Cooperative Housing	City of Angels through Land Use Element of the General Plan	General Fund	Complete a map of parcels in the city available for co-housing; receipt of at least one application for co-housing during the planning period.	In conjunction with update of 2004 General Plan
2.A.g Encourage "Self-help," Privately-Funded Housing Programs	Local non-profit organizations	California Self-Help Housing Program (CSHHP)	Prepare at least two resolutions, or letters of support, or provide fee waivers, or attend at least two pre-development meetings with (or otherwise provide guidance for) a non-profit interested in providing self-help housing prior to the end of the planning period.	Ongoing
2.A.h Encourage the	City of Angels	CDBG Economic		In

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
Establishment of Single-Room Occupancy Housing		Development Allocation	Receive one application from or attend a pre-development meeting with or otherwise provide guidance for a developer interested in establishing a boarding house or single-room occupancy structure in one of the city's historic hotels.	conjunction with update of 2004 General Plan and subsequent update of zoning ordinance
2.A.i Facilitate the Exchange/Consolidation of the Region's Housing Assistance Information	City of Angels in cooperation with Calaveras County Human Resources Council, Calaveras County Housing Coalition, Calaveras County Mental Health Services, Calaveras County Economic Development Company, Calaveras County Association of Realtors, Central Sierra Planning Council, Gold Country Alliance for the Mentally Ill, Calaveras-Mariposa Community Action Agency)	HOME Investment Partnership Program (HOME)	To provide a one-stop, single information source for housing information for city residents or potential city residents.	Ongoing; website to be established by June 30, 2009.
2.A.j Encourage New Construction of at Least 98 New Housing Units and Rehabilitation of at Least 20 Housing Units for Low and Very Low Income Households	City of Angels Community Development Department	General Fund	Encourage New Construction of at Least 98 New Housing Units and Rehabilitation of at Least 20 Housing Units for Low and Very Low Income Households through implementation of the programs	To be completed by June 30, 2009

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
			contained herein	
Governmental Constraints				
2.B.a Continue to Conduct Periodic Reviews of Angels Camp's Municipal Code and General Plan/General Plan Consistency	City of Angels	General Fund CDBG Planning/Technical Assistance Grants	Remove identified inconsistencies between the general plan and the city's Municipal Code and remove identified constraints to the development of affordable housing through implementation of programs 2.B.b through 2.B.i.	Ongoing; once every three years commencing in 2006 for general plan and municipal code review; and, for removal of constraints, as indicated in the following programs.
2.B.b Continue to Provide Flexible Standards for On and Off-Site Improvements for the Construction of Low-to-Moderate Income Housing	City of Angels	(Not applicable)	Apply at least two alternative development standards to a project providing housing for a low or very low income households	Ongoing
2.B.c Forward a Draft to the City Council to Waive, Reduce and/or Defer Application and	City of Angels	General Fund	Waive or reduce fees for at least one project	Draft Ordinance to the City

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
Impact Fee Payments for Low-to-Moderate Income Housing Projects			providing housing for a low or very low income households	Council By December 31, 2007
2.B.d Revise the City's Second Unit "Granny Flat" Ordinance	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Issue building permits for at least six second units.	Draft Ordinance to the Planning Commission by December 31, 2005
2.B.e Update and Maintain the City's Density Bonus Program	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Offer or apply the city's density bonus to at least one project providing housing for a low or very low income households	Draft Ordinance Revisions to the Planning Commission by December 31, 2005
2.B.f Monitor the City's Water Treatment Plant Capacity to Ensure Sufficient Capacity to Meet the City's Affordable Housing Objectives	City of Angels	CDBG Planning/Technical Assistance Grant Redevelopment USDA Small Communities Grant Program SB 308 (Financing assessment, bond financing, State program)	Apply for at least one grant prior to June 30, 2009, to assist in accelerating construction of improvements to increase the capacity of the city's water treatment facilities if growth continues to exceed 2%. Alternatives to grant applications are detailed in **Program 2.B.f.**	Grant application to be completed prior to June 30, 2009 if growth continues to exceed 2%; Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
2.B.g Reduce connection fees for low and very low income households commensurate with the acquisition of funding from state and federal sources supporting affordable housing	City of Angels	SB 308 (Financing assessment, bond financing, State program) Redevelopment	Reduce connection fees for at least six low or very low income households if grant funding is secured.	Ongoing
2.B.h. Maintaining Sufficient Wastewater Capacity - NPDES Discharge Permit	City of Angels	CDBG Planning/Technical Assistance Grant Redevelopment USDA Small Communities Grant Program SB 308 (Financing assessment, bond financing, State program)	The primary objective of this program is to obtain an NPDES Discharge Permit and avoid alternatives identified in the program. If, however, a discharge permit is denied to the city; objectives are to facilitate construction of a new wastewater reservoir as quickly as is feasible.	The city anticipates that questions related to issuance of an NPDES permit will be resolved by December 31, 2004. If no permit is forthcoming; the program alternatives will immediately be initiated.
2.B.i Multi-Family Housing by Site Plan Review	City of Angels, Planning Department	General Fund	Process at least one multi-family housing application using the site plan review process	Draft ordinance to the Planning Commission by December

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
				31, 2005
2.B.j Hillside Management Ordinance	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Apply hillside development standards to at least three new construction projects	Draft ordinance to the Planning Commission by December 31, 2005
2.B.k Second-floor Housing Units	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Permit at least one second-floor housing unit above a commercial establishment within a commercial district.	Draft ordinance amendments to the Planning Commission by December 31, 2005
2.B.l Mobilehome /Manufactured Housing Provisions	City of Angels; Planning Department	CDBG Planning/Technical Assistance Grant	Permit at least three manufactured homes on single-family residential lots.	Draft ordinance amendments to the Planning Commission by December 31, 2006
Housing Conservation				
2.C.a Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older	City of Angels	(Not applicable)	Allow the use of materials and methods of construction consistent with the construction date of the building for	Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
			buildings 50 years of age or older on at least two rehabilitation or remodeling projects in the city.	
2.C.b Continue to Monitor the Status of At-Risk Units and Inform Agencies Able to Pursue Purchase	City of Angels and local non-profits	General Fund	To retain the 50-unit Altaville Apartments for low and very low income households.	Ongoing
2.C.c Facilitate Right of First Refusal Agreements	City of Angels and Local Non-Profits	Preservation – Interim Repositioning Program	Provide notification to at least three non-profits qualified to purchase the Altaville Apartments	Notifications are anticipated in 2006; Ongoing thereafter
2.C.d Provide Educational Materials for Tenants of At-Risk Housing Developments	City of Angels Community Development Department	General Fund CDBG Planning/Technical Assistance Grant	Provide this information to all of the housing units in the Altaville Apartments	Notifications are anticipated prior to 2006
2.C.e Update and Maintain the City's Condominium Conversion Ordinance	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	To avoid 99% of proposed conversions of existing housing for low and very low income households to condominiums which will not be made	Draft update of ordinance to the Planning Commission by December 31, 2007

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
			available to low and very low income households.	
2.C.f Establish a Redevelopment Agency to Assist in the Provision of Affordable Housing and to Fund Infrastructure Improvements	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Gain public support for establishing a redevelopment district to assist in providing affordable housing and fund infrastructure improvements	By June 30, 2009
2.C.g Consider Adopting the Mills Act	City of Angels	General Fund CDBG Planning/Technical Assistance Grant	Offer Mills Act incentives to at least one project involving rehabilitation of a structure to be used to provide affordable housing (e.g., boardinghouse, residential hotel in the commercial district)	Draft Ordinance to the Planning Commission by December 31, 2006
2.C.h Pursue Funding to Support a Housing Rehabilitation and/or Rehabilitation Loan Program	City of Angels	HOME Investment Partnership Program (HOME) Downtown Rebound Planning Grants Program (Infill) Downtown Rebound	See **Program 2.C.k.**	Ongoing

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
		Capital Improvement Program		
2.C.i Establish Priorities for Implementing the Housing Rehabilitation Program in the City Aimed at Special Needs Households and Targeting Substandard Housing Units	City of Angels	HOME Investment Partnership Program (HOME) Downtown Rebound Planning Grants Program (Infill) Downtown Rebound Capital Improvement Program	See **Program 2.C.k.**	By December 31, 2007
2.C.j Self-Help Paint/Fix-Up Programs	City of Angels, local non-profits	California Self-Help Housing Program (CSHHP)	Offer paint vouchers to at least four qualified residents.	Ongoing
2.C.k Update the 2003 Housing Conditions Survey/Pursue Funds for Improving the Existing Housing Stock and Accessibility to Housing	City of Angels	General Fund #1: CDBG Planning and Technical Assistance Grant #2: Building Equity and Growth in Neighborhoods (BEGIN) CalHome Program	Submit a grant application for CDBG Planning & Technical Assistance Funding by December 31, 2005. Submit one grant to implement either a grant for rehabilitation funds or first-time homebuyers based on the outcome of	Grant application #1: by December 31, 2005 Grant application #2: by June 30, 2009

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
			the survey funded by the preceding. Overall objectives of both grant applications: Rehabilitate or assist six low or very low income households in acquiring or retaining housing.	
2.C.l Continue to Enforce State Energy Efficiency Standards for Residential Buildings	City of Angels	Not Applicable	Enforce State Energy Efficiency Standards on all new residential development subject to the standards throughout the planning period.	Ongoing
2.C.m Support the Reduction of Contamination Hazards in Older Buildings	City of Angels	General Fund	In conjunction with rehabilitation activities identified in **Program 2.C.k**	Ongoing
2.C.n Continue to Maintain a Code Enforcement Position	City of Angels	General Fund	Identify all housing units in the city which are substandard or dilapidated as defined in Health & Safety Code Section 17995.3	Ongoing
Equal Opportunity Housing				
2.D.a Continue to Support the Establishment of Senior	City of Angels through implementation of Land Use Element of the General	General Fund	Complete a map of parcels in the city	In conjunction

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
Housing	Plan		available for tri-level housing; receipt of at least one application for tri-level housing during the planning period.	with 2003 update of General Plan; Ongoing
2.D.b Facilitate the Establishment of Housing for Special Needs Populations	City of Angels	General Fund CDBG Planning & Technical Assistance Grant	Bring the Municipal Code into compliance with state law	Draft Ordinance Amendments to the Planning Commission by December 31, 2005
2.D.c Support the Maintenance of a Satellite Learning Center in Association with Columbia College in or Near the City	City of Angels in cooperation with Columbia College	General Fund	Maintain the existing satellite learning center at the Glory Hole complex	Ongoing
2.D.d Fair Housing Act	City of Angels	Not applicable	Assist at least one new residential construction project in providing disabled access through implementation of alternative development standards established in this program	Draft Ordinance Amendments to the Planning Commission by December 31, 2005; then ongoing
2.D.e Provide Information for Renters	City of Angels	General Fund	Provide prompt responses to renter	Post information

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
		CDBG Planning/Technical Assistance Grant	questions related to housing discrimination and related issues. Distribution of at least ½ dozen informational brochures by the end of the planning period and establishment of links on the city website by December 31, 2005.	or links on the city website by December 31, 2005; then ongoing
2.D.f Pursue Funding to Establish an Ongoing City Homebuyer's Assistance Program	City of Angels	HOME Investment Partnership Program (HOME) CalHome	See **Program 2.C.f**	Ongoing – At least one application prior to December 31, 2007
2.D.g Facilitate Cooperative City/County Efforts to Achieve Housing Goals	City of Angels Calaveras County	General Fund CDBG Planning/Technical Assistance Grants	Hold one joint meeting or forum by December 31, 2009	One forum by December 31, 2009
2.D.h Incorporate Facilities for Special Needs Populations in the Design of Public-Use Centers	City of Angels or public entities in partnership with the City of Angels	Redevelopment Agency (in part)	To include consideration of Special Needs populations in conjunction with consideration of all applications for a new public or community facilities received by the city.	Anticipated Post-2009, but consideration should be addressed if a Redevelopment Plan is

Table 2-56 5 Year Schedule & Action Plan (Government Code Section 65583(c)				
Implementation Program	**Responsible Agency**	**Potential Funding Sources**	**Quantified Program Objectives**	**Time frame**
				prepared prior to 2009
2.D.i Adopt Reasonable Accommodation Procedures	City of Angels	General Fund	To assist at least 2 households with reasonable accommodation	Adopt prior to December 31, 2009
2.D.j Promote *Healthy Arts* Programs	City of Angels Community Leaders Non-Profit Foundations	General Fund Non-Profit Foundations	To raise community awareness of the need for healthy arts programs in the city	Amend municipal code prior to December 31, 2009

Appendix 3: Circulation

Appendix 3A: Angels Camp Functional System of Roadways

Appendix 3B: Road System Operating Conditions

Appendix 3C: Angels Camp Street and Highway Master Plan Map

Appendix 3D: Planned Regional Transportation Facility Improvements (Other than Low-Impact Modes of Transportation)

2007 RTP Facilities

Appendix 3E: Low Impact Modes of Transportation Plan

2007 RTP Bicycle/Pedestrian Facilities & Support Facilities

Construction Standards

Appendix 3F: State Route 4/49 Bridge Intersection Project Principles and Guidelines

Appendix 3G: Transit Models (South Lake Tahoe "BlueGo")

Appendix 3H: Bibliography of Transportation Studies

Appendix 3A:
Angels Camp Functional System of Roadways

Angels Camp encompasses 19± miles of collector and local roadways (i.e., excluding State Routes 4 and 49) pursuant to the *City of Angels, Pavement Management Study*, (1999).

The functional classification of streets and highways in Angels Camp is as follows (Calaveras County 2006 Regional Transportation Plan, LSC Transportation Consultants, Inc.):

Arterial

Arterials are roadways that are expected to provide relatively high speeds with minimum interference to the through-traffic flow or a low proportion of access points. Within Calaveras County, all State Routes are classified as Arterials. Arterial roadways within Angels Camp are:

- State Route 49
- State Route 4

Collectors

Collectors move traffic from traffic generators such as residential areas or commercial centers, to other Collectors or Arterials. Collectors are generally located within residential areas, where they connect a number of Local Roads to other-Collectors. Collectors within the Angels Camp Sphere of Influence include:

- Angel Oaks Drive
- Booster Way (State Route 4 to Bret Harte Road)
- Bret Harte Road (Booster Way to State Route 49)
- Demarest Street
- Dogtown Road (State Route 49 to Fricot City Road)
- Finnegan Lane (State Route 49 to Gold Cliff Road)
- Gardner Lane (Murphys Grade Road to Dogtown Road)
- Gold Cliff Road (Finnegan Lane to Tuolumne Avenue)
- Greenhorn Creek Road
- Kurt Drive (State Route 4 to Suzanne Drive)
- Mark Twain Road (Crystal Street to State Route 49)
- Murphys Grade Road
- Stanislaus Avenue (Gold Cliff Road to State Route 49)
- Stockton Road (Angels Oaks Drive to State Route 49)

Local Roads

The Local Road system primarily provides access to residential property and other areas that are not directly served by the Collector or Arterial system. Local Roads within Angels Camp are all roads not classified under the Arterial or Collector categories. There are approximately 123 Local Roads within Angels Camp. Local Roads are listed **Table 3A**. Not all listed Local Roads are city-owned and/or maintained.

Other

As used in the Angels Camp General Plan, **"Connector"** (or connecting roadway) is a *descriptive* term for an Arterial, Collector or Local Road that connects two roadways together. "Connector" is *not* a functional roadway classification and, as such, does not have specified construction standards. Construction standards are based on the connecting roadway's status as an Arterial, Collector, or Local Road.

The City's functional roadway classification for roads that serve both Angels Camp and Calaveras County (i.e., Murphys Grade Road, Dogtown Road) may differ from the County's classification. The City's classification relates to how the road functions with respect to Angels Camp, while the County's functional roadway classification is made in the context of how the road serves the County.

Scenic Roadways (County and State-Designated)

A scenic route is one that traverses an area of outstanding scenic quality. There are currently no locally designated routes in Angels Camp. However, **Implementation Program 3.E.a** proposes an evaluation of the city's roadways to identify those that may be suited for designation as scenic routes.

Pursuant to the 1996 Calaveras County General Plan, the following roadway segments, located within the Angels Camp Area of Interest, are identified as scenic highways:

- State Route 4 between the Stanislaus County Line and Angels Camp
- State Route 4 between Angels Camp and Murphys
- State Route 49 between San Andreas and Angels Camp
- State Route 49 between Angels Camp and New Melones

In addition to the preceding county-designated routes State Route 49 from the Tuolumne County line to the Amador County line and State Route 4 between Angels Camp and Arnold are eligible for the State Scenic Highways Designation. State Route 4 from Arnold to Markleeville has been designated as Ebbets Pass National Scenic Byway. (Source: Calaveras County 2006 Regional Transportation Plan).

Table 3A: Angels Camp Local Roadways (*Note: Not all roads listed are city owned and/or maintained)*

A	**E** (cont'd)	**M** (cont'd)	**S**
Acorn Drive	El Dorado Court	Martina Street	Sasa Place
Alawa Place	Elderberry Lane	Mary Belle Way	Sams Way
Albasio Court		Mayo Street	San Joaquin Avenue
Alpine Avenue	**F**	McCauley Ranch Road	Selkirk Ranch Road Sierra
Amador Avenue	Fairview Court	Mill Road	Avenue
Annalee Court	Fairview Drive	Minard Street	Slate Circle
Annalee Drive	Fairview Street	Minna Street	Smith Flat Road
Anvil Court	Fiddlers Court	Mistletoe Court	Smokehouse Court
Avey Place	Francis Street	Miwuk Way	Sonora Street
Avey Ridge Road	Foothill Village Drive	Monte Verda Street	Springhouse Road
		Moose Trail	Stelte Court
B	**G**	Mountain View Street	Stone Corral Court
Baker Street North	Greenstone Way	Myrtle Street	Stork Road
Baker Street South	Grinding Rock Road		Sultana Lane
Bennett Street		**N**	South Summit Road
Birds Way		North Star Loop	Suzanne Court
Blair Mine Road	**H**		Suzanne Drive
Bragg Street	Hardscrabble Street	**O**	Sycamore Street
Brunner Hill Road	Harris Street	Oak Court	
Bush Street	Henry Place	Oak Place	**T**
	Highland Alley	Olivia Place	Thistle Way
C	Hillcrest Street	Oneida Street	Triple Lode Drive
Casey Street	Hillside Court		Tryon Court
Catalpa Lane	Holly Street	**P**	Tryon Road
Centennial Road/Lane		Pacific Street	Tuolumne Avenue
Chimney Hill Court	**J**	Park Avenue	
Church Street	Jumping Frog Way	Peri Street	**U**
Clifton Lane		Perlina Terrace	Utica Lane
Copello Drive	**K**	Pilot Knob Lane	
Cornelia Place	Kids Court	Pine Street	**V**
Corral Loop	Kirby Street	Pioneer Mine Court	Vallecito Street/Road
Country Lane		Placer Avenue	
Crystal Street	**L**	Pointe Drive	**W**
	Lakeview Court	Prospect Court	West Street
D	Leaf Court	Purdy Road	Wilson Street
Dads Road	Lee Lane		
Depot Road	Lightner Place	**Q**	
Deveggio Lane	Lindsay Court	Quartz Mine Court	
Dutsch Court	Live Oak Court		
	Live Oak Drive	**R**	
E	Love Street	Raggio Court	
East Street		Ramorini Lane	
Easy Street	**M**	Rasberry Lane	
Easy Circle	North Main Street	Rock Forge Loop	
Echo Street	South Main Street	Rocky Ridge Road	
	Madison Court	Rolleri Bypass Road	

Appendix 3B: Road System Operating Conditions

Operating conditions of roadways within Angels Camp are described in terms of the roadway's "Level of Service (LOS)." LOS is a qualitative measure of operation conditions along a given section of roadway based on a motorists' perceived ease of movement along a roadway.

Levels of Service, Defined

Level of Service	Traffic Conditions
A	Free-flowing; low volume, high operating speed Uninterrupted flow, no restrictions on maneuverability Drivers maintain desired speeds, little or no delays
B	Stable flow condition, operating speeds beginning to be restricted
C	Stable flow, but speed and maneuverability restricted by higher traffic volumes Satisfactory operating speed for urban conditions Delays at signals
D	Approaching unstable flow; low speeds, major delays at signals Little freedom to maneuver
E	Lower operating speeds, volumes at or near capacity Unstable flow Major delays and stoppages
F	Forced flow conditions, low speeds, volumes below capacity—may be zero Stoppages for long periods due to "downstream" congestion

Source: (2007 Regional Transportation Plan)

Existing Conditions

Caltrans data identifies the highest annual average daily traffic (ADT) volumes in the county at the SR 49/Murphys Grade Road intersection in Angels Camp (17,000 ADT). The second highest traffic volume is found near the intersection of SR 49 and SR4 South in Angels Camp (15,900 ADT). The proportion of all traffic consisting of trucks is highest on SR 49 in Angels Camp at the junction with SR 4 (1,431 ADT or 9%). Trucks represent 9.0% of all traffic on SR 49 through Angels Camp. The SR 4 South/SR 49 currently exceeds the LOS C standard.

The highest traffic counts along roadway segments occur on state highways, especially in San Andreas and Angels Camp. Other high volume roadways include Murphys Grade Road (3,600 ADT) near Murphys.

State Route 4 Levels of Service in and adjacent to Angels Camp are currently as follows:

- Between the Angels Camp city limits and Angels Camp city limits east – LOS C

State Route 49 Levels of Service in and adjacent to Angels Camp are currently as follows:

- Between Fourth Crossing Road and Brunner Hill Road at the north end of Angels Camp currently operates during PM peak hour traffic at LOS D (exceeding the LOS Capacity standard)
- SR 49 from SR 4 Junction South (Angels Camp) to Tuolumne County line – LOS C
- SR 4 between Angels Camp and Allen St (just west of Murphys) – LOS C
- Murphys Grade Road between Angels Camp and Murphys LOS C

Levels of Service at intersections in and around Angels Camp are as follows:

- Murphys Grade Road/Demarest St. and SR 4 - LOS B (AM and PM peak, summer weekdays)
- SR 4 South and SR 49 South – LOS C (AM peak, summer weekdays) and LOS F (PM peak, summer weekdays)

Future Conditions

RTP 2007 projects that average daily traffic generation will increase by 7.4 million trips between 2002 and 2025 and both roadway and intersection levels of service will be exceeded on most key state highway segments and at approximately nine major intersections in the county.

RTP 2007 Future Conditions projections are based on an average annual population growth rate of 2.52% (exceeding the California Department of Finance's 1.9% projection for the next 20 years).

2025 traffic volumes projected in RTP 2007 incorporate the pending SR 4 Angels Camp bypass. Results indicate high traffic volumes on SR 49 North of Angels Camp (17,600 daily trips) and SR 49 south of Angels Camp (16,200 daily trips). ON SR 49 north of Angels Camp between Fourth Crossing Road and Dogtown Road, the tenth highest percentage traffic volume increase in the county, as measured by ADT, (8,167 in 2002 versus 14,647 in 2025) is projected.

In 2025, capacity is exceeded on all roadway segments evaluated except for the corridor on SR 49 between Mountain Ranch and Fourth Crossing Road. The following LOS is projected in 2025 on roadway segments in and around Angels Camp:

- SR 49 between Fourth Crossing Rd. and Brunner Hill Road (north end of Angels Camp), LOS D
- SR 49 between Brunner Hill Rd. and SR 4 Junction south (downtown Angels Camp), LOS E
- SR 49 from SR 4 junction south (Angels Camp) to the Tuolumne County line, LOS D
- SR 4 between Angels Camp and Allen St (just west of Murphys), LOS E
- Murphys Grade Road between Angels Camp and Murphys, LOS E

The following LOS is projected in 2025 at intersections in and around Angels Camp:

- SR 4 South/SR 4 (Southern intersection) – (in 2025 with current geometry, LOS F) and with a change to a 4-way stop and adding north-bound right and south-bound left turn lanes, LOS C (AM peak) and LOS E (PM peak)
- SR 4/SR 49 (Northern intersection) - LOS B
- Murphys Grade Road/Demarest Street and SR 4 - LOS B (AM Peak), LOS C (PM Peak)
- SR 4/Bret Harte Drive (in 2025 with current geometry, LOS D for AM peak and LOS F for PM peak). With the addition of a median or a two-way left turn lane (TWLTL) for a two stage left turn, LOS C.

Appendix 3C: Angels Camp Street and Highway Master Plan Map

Appendix 3D: Planned Regional Transportation Facility Improvements (Other than Low-Impact Modes of Transportation); 2007 RTP Facilities

Planned Regional Transportation Facility Improvemen

This table is intended to provide a guide for potential road improvements on a roadway-by-roadway basis. Therefo more than once in the following table (i.e., once under each affected roadway). See key at end of table.

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descripti Design Feat
A-1	--	**ARTERIAL: State Route 4 North Angels Bypass /b/**	**State Route 4 East Bypass**	North of Junction Route 49 Road, construct 2-lane expr
--	A-a	**ARTERIAL: State Route 4 Bypass Intersection Improvement**	--	Intersection improvement t grade separation instead of of the bypass
--	A-b	**ARTERIAL: State Route 4 to Booster Way Bridge, Widening/Realignment**	Booster Way	Widen and realign Note: Becomes collector o
--	A-c	**ARTERIAL: State Route 4 Passing Lanes**	--	Angels "Bypass" (State Ro construct **passing lanes** (fr North Angels "Bypass" tow
	A-d	**ARTERIAL: State Route 4/State Route 49 South Intersection Bridge Reconstruction**	--	Improve safety and efficien (including improved turnin buses, trucks, RVs) and enh of the downtown historic di use of context sensitive sol 3 Alternatives + a No Proje but the "No Project" alterna replacing two Angels Creek and #30-0019) and installin closing the gap between the
--	A-e	**ARTERIAL: State Route 49 widen & add passing lanes**	--	0.4± m north of Cherokee 0.1± miles north of Angels Andreas) (Sphere of Influe
--	A-f	**ARTERIAL: Wagon Trail Connector**	--	2-lane expressway from 2.1 O'Byrnes Ferry/Rock Cree

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descripti Design Feat
				west of State Route 49 (Sph
A-2	--	**ARTERIAL:** **State Route 49 Bypass**	**Southeast Bypass**	Connect South State Route Route 4
C-1	--	**COLLECTOR:** **Fairgrounds to Southeast Bypass Connector**	--	Connector from east side of from proposed Southeast A
C-2		**COLLECTOR:** **Greenhorn Creek Road South Extension**	--	Greenhorn Creek Road **sou approximately following the as "Finnegan Court" on AP** along Finnegan Lane **approxi eastward, then south from F northerly portion of the city' treatment facility properties approximately APN 54-003-** **southwest to** State Route 49 **i vicinity of the southerly city or south of APN 64-004-31** f serving local neighborhood safety and emergency acce should include functional, calming features so it is co character of the residential road. Construction of the r development-driven.
C-3	--	**COLLECTOR:** **Angel Oaks Drive North Extension**	--	North from the intersection Drive and State Route 4 to
C-4	--	**COLLECTOR:** **Demarest Extension**	--	Extend / improve Demares Road
C-5	--	**COLLECTOR:** **Dogtown Road Alternatives**	Dogtown Road Realignment	Various Alternatives Realign and upgrade the ro section for 1.1± miles (200 Transportation Plan); final

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descrip Design Fe
				adopted. Widening existing road to limits (Angels Circulation
--	C-a	**COLLECTOR:** **Dogtown Road Improvements** (Outside City Limits)	--	Upgrade to minimum star Drive to San Domingo Cr of Influence)
--	C-b	**COLLECTOR:** **Gardner Lane Widening**	--	Curb, gutter, sidewalk, st Gardner Lane north of Mu
C-6	--	**COLLECTOR:** **Kurt Drive Extension**	**Kurt Drive/Murphys Grade Road Connector**	Extend Kurt Drive to Mu
C-7	--	**COLLECTOR:** **Tryon Connector**	--	Possible new connector t development between Tr Road, Moose Trail, Sono Road/Greenstone Mine R (L-8) and/or SR49 SE By final land use decisions b
--	C-c	**COLLECTOR:** **Murphys Grade Road Widening and Realignment**	--	Widen and realign roadw French Gulch Road & Up standards

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descriptic Design Feat
--	C-d	**COLLECTOR: State Routes 4/49 and Murphys Grade Road-Reconstruct intersection**	SR 49/Murphys Grade Road, Reconstruct Intersection	Reconstruct intersection to i of east/west traffic.
--	C-e	**COLLECTOR: Stockton Road Widening**	--	Improve to collector standa
	C-f	**COLLECTOR: Frontage Roads along the State Route 4 North Angels By-Pass**	--	Possible new roads to serve development along the SR 4 Bypass, from Murphys Gra Bypass and/or the Kurt Dri
--	C-g	**COLLECTOR: Stockton Road/Angel Oaks Drive Intersection Improvements**	--	Intersection improvements the Stockton Road/Angel O intersection
L-1	--	**LOCAL: Bennett Street to Angel Oaks Drive North Extension**	--	Extension to the north as de necessitates
L-2	--	**LOCAL: Blair Mine Road Connector**	--	Connection from Blair Min (between lots 443/444) to S northwest of Greenhorn Cr provide west outlet for Gre subdivision and emergency
L-3	--	**LOCAL: Business Attraction and Expansion Area Service Roads (Murphys Grade, North State Route 4 Bypass, China Gulch, North Main Street)**	Road(s) to serve Multi-Family and Business Attraction & Expansion Development within the area formed by **Murphys Grade Road** (to the west), **SR 4 North Angels Bypass** and the proposed **Purdy Road Connector**	A possible cul-de-sac road northwest of Murphys Gra of the North Highway 4 By China Gulch to North Main final land use decisions by landowners and Bret Harte area) Other options may include, to a **Purdy Road extensio Grade Road**, connector fr **Connector** to **Main Street Twain Road**

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descripti Design Feat
--	L-a	**LOCAL: Centennial Road Widening**	--	--
L-4	--	**LOCAL: Copello Drive to Angel Oaks Drive North Extension**	--	--
--	L-b	**LOCAL: Finnegan Lane Retaining Wall**	--	Construct 60± ft. of retainir
L-5	--	**LOCAL: Gold Cliff Connector**	**Gold Cliff Road to Greenhorn Creek Road** **Gold Cliff Connector East/West Connector** **McCauley Ranch Road Connector**	Gold Cliff Connector (Gold Greenhorn Creek Road at M Road) at location of existin vehicle access (oriented app and located north of proposed
L-6	--	**LOCAL: Purdy Road Extension**	**Purdy Road Connector**	Purdy Road to Kurt Drive I Grade Road Connector
--	L-c	**LOCAL: Rolleri Bypass Road/Murphys Grade Road Intersection Realignment**	Rolleri Bypass Road – Intersection realignment, driveway relocation maintenance	Relocate PG&E driveway, improvements resurface Realignment
L-7	--	**LOCAL: Sierra Avenue/Tuolumne Avenue "Connector"**	East/West Connector	Greenhorn Creek Road to T Connector (Sierra Avenue)
--	L-d	**LOCAL: Six Mile Road Improvements**	--	Upgrade to 24 ft. section (I (Sphere of Influence)
L-8	--	**LOCAL: Sonora Street/Tryon Road/ Greenstone Mine Road Grade**	--	Connection from Sonora St via the Greenstone Mine R

Map Reference (DEIR Figure 16)	Unmapped Reference	Facility Name	Also Known As (Other Facility Names Used)	Descripti Design Feat
		Connector		
--	**L-e**	**LOCAL: Sonora Street retaining wall and guard rail**	--	Construct retaining wall an Marina Street to 300' north of retaining wall and install rail
L-9	--	**LOCAL: Foundry Lane Extension**	--	State Route 4 to Angel Oak North
L-10	--	**LOCAL: Tryon Road**	--	See Sonora Street/Tryon R Mine Road Grade Connect
L-11	--	**LOCAL: Unnamed Connector - Gold Cliff to Finnegan Lane**	--	A possible connector betwe or the proposed McCauley Connector (Gold Cliff Roa Creek Road) (see above) s Finnegan Lane (Oriented ap north/south and located south with. proposed L-5)

/a/ See **Appendix 3H** for a detailed listing of all traffic studies cited.

/b/ **Highway 4 Bypass Basics (Project in progress)**

Description:

2.3 miles, two-lane expressway from north 4/49 junction to 0.8 miles east of Rolleri Bypass Road. It crosses Gardner Lane, Murphys Grade Road, t

Cost estimate:

$47,361,000 (2006 dollars) including $10.2 million for right-of-way and $1.6 million for right-of-way support.

Milestones:

Project Study Report 10/12/90
Public Hearing: 12/13/2001
Route adoption: 11/07/2002
Ready to List 4/1/06

Revised Project Study Report: 8/30/91, 6/21/93
Final Environmental Document/Project Report: 6/28/2002
Begin Right of Way Purchase: 7/01/04
Contractor on Board: 11/01/06 - 11/01/07

Begin Construction: 2/1/2007 - 2
End Construction: 11/1/2010 - 1

Key:

Unconstrained: a regionally desired un-funded project or "wish list" project that will be implemented if unanticipated funding sources become available
Constrained, Programmed: a funded project
RIM: Road Impact Mitigation Fee (Countywide)
CMIA: Corridor Mobility Improvement Account
PA: Project Approval
ED: Environmental Documentation
HES: Hazard Elimination and Safety
STIP: State Transportation Improvement Program

2007 Regional Transportation Plan Facilities

Regional Transportation Plan 2007 20-Year Vision Transportation System Improvement Projects, RIM Fee Nexus Study Projects (Projects to be implemented as funding becomes available)

Location	Project Description
Local Roads of Regional Significance	
Murphys Grade Road	Upgrade to minimum county standards
Rolleri Bypass Road	Intersection realignment, driveway relocation, maintenance
Regional County Roads	
Murphys Grade Road, 5 mi. between SR 4 and French Gulch Rd.	Road Reconstruction, widen and realign

Regional Transportation Plan 2007 20-Year Vision Transportation System Improvement Projects, Local Road Projects (p\Projects to be implemented as funding becomes available)

Location	Project Description
Dogtown Road	Upgrade to 24 ft. section, 1.1 miles
Dogtown Road	Upgrade to minimum standards from Lakeside Dr. to San Domingo Cr. Bridge

Angels Camp Transportation System Improvement Projects
(Projects to be implemented as funding becomes available)

Location	Project Description
Short Range Capital Improvement Program (0-10 years)	
SR 4 Bypass/SR 4	Intersection improvement that provides for grade separation instead of T
SR 4/SR 49 South intersection	Reconstruct bridge
Long Range Capital Improvement Program (11-20 years)	
Angel Oaks Dr. to SR 49	Angel Oaks Dr. extension north
Bennett St.	Extend Bennett St. through to the North as development necessitates
Gold Cliff to Greenhorn Creek Road	New roadway
Greenhorn Creek Road to SR 49	Greenhorn Creek Rd. extension south
Kurt Drive	Extend Kurt Dr. to Murphys Grade Rd.

Calaveras Transit Improvement Projects 20 Year Vision

Proposed Project	Location
Transfer facility – Angels Camp Phase I	Savemart Shopping Center, Angels Camp
Transfer facility – Angels Camp Phase II	Savemart Shopping Center, Angels Camp
Angels Bypass Intermodal Transit Facility	Angels Bypass SR 4 at old SR 4
Countywide Transit Branch and Shelter Program	Angels Camp, Frog Jump Plaza

Other: Anticipated in future RTP updates: Addition of passing improvements between Angels Camp and Murphys along SR 4 totaling 6 miles

Caltrans State Highway Projects in and around Angels Camp, 20-Year Vision

Project Location	Description	Status/Funding Source
SR 4, Angels Camp Bypass/a/	Road construction	Programmed
SR 4, Wagon Trail Project /b/	Road construction, realignment	Programmed
Angels Camp Bridges and Intersection, SR4/49/c/	Bridge and intersection improvements	STIP Constrained
SR 4, Southeast SR49 Bypass	New roadway, extend funded bypass past fairgrounds	STIP Unconstrained
SR 4/49, Angels Camp Bypass Intersection at Dogtown Road	Roundabout	STIP Unconstrained
Foundry Lane/Angel Oaks Road Connection to SR 4	Caltrans oversight on City PSR project	SHOPP
SR 4/49 Angels Creek Bridges on SR 4 and SR 49	Rail upgrade and widening	SHOPP
SR 4, PM 19.9/25, Angels Camp	Flashing ambers for advisory radio	SHOPP Minor B

/a/ SR 4 Angels Camp Bypass is approximately 2.4 miles long and designed to re-route traffic around Angels Camp from SR 4 North at Frog Jump Plaza to SR 4 east of Roller bypass Road.

/b/ SR 4 Wagon Trail improvement project will provide a faster, safer alignment for a 5-mile portion of SR 4 between Copperopolis and Angels Camp. The project will be constructed in phases as funding becomes available and may become part of a tri-county MOU.

/c/ The SR 4/49 Angels Camp Bridges and Intersection Project was developed due to SR 4 Angels Camp Cooperative Agreements with Angels Camp and Calaveras County that request a portion of SR 4 from SR 49 to the new Angels Camp Bypass intersection not be relinquished to the city and county until improvements are made to the skewed intersect as long as the environmental portion of the improvements begins within seven years of adoption of the project study report (PSR). The PSR was completed in 2003, therefore project approval and environmental documentation must begin in 2010.

Planned Traffic Signals Angels Circulation Study Identified Traffic Signal Projects		
Facility	**Potential Funding Source**	**Cost Estimate (Year 2000 dollars)**
State Route 4 @ State Route 49 North (Completed)	State	$200,000
Angel Oaks Drive North Extension @ State Route 49 North	State (67%)/City (33%)	$200,000 ($66,000 = City)
Greenhorn Creek Road South Extension @ State Route 49 South	State (67%)/City (33%)	$200,000 ($66,000 = City)
Stanislaus Avenue @ State Route 49	State (67%)/City (33%)	$200,000 ($66,000 = City)
New realigned Dogtown @ State Route 49	State (67%)/City (33%)	$250,000 ($82,500 = City)
State Route 4/State Route 49 South	State (50%)/City (50%)	$200,000 ($100,000 = City)
Kurt Drive/Depot Road @ Vallecito Road (State Route 4 East)	State (50%)/City (50%)	$200,000 ($100,000 = City)
Traffic signals at various intersections (2001 Regional Transportation Plan)	Hazard Elimination and Safety; Local	$709,000

Street rehabilitation projects are identified in the City of Angels Pavement Management Plan (1996, updated 1999). Citywide capital improvement projects are listed in the Angels Camp City-Wide Circulation Study and Traffic Fee Update. Street rehabilitation and capital improvement projects are funded by the City-Wide Traffic Impact Mitigation Fee. Cost estimates for street rehabilitation are $1,502,500, and $1,610,800 for capital improvements (City Council Resolution No. 04-19, Traffic Mitigation Fee 2004 Annual Report).

Appendix 3E: Low Impact Modes of Transportation Plan, Bicycle/Pedestrian Facilities & Support Facilities , Construction Standards

See **Appendix 12A**

Appendix 3F: State Route 4/49 Bridge Intersection Project Principles and Guidelines Regarding Intersection Design Improvement

City of Angels
SR 4/49 Bridges and Intersection Improvements
Project Principles and Guidelines[1]

1. **Need** (Application and Intent)
    a. Protection of historic downtown and Angels Creek (preservation of community character)
    b. Public Safety (improvement for vehicles, pedestrian and other modes of transportation)
    c. Traffic Congestion (operational improvement is needed)
    d. Bridge Repair (needs to be upgraded to "state-of-good-repair")
    e. Relinquishment Agreement Timetable (needs to meet conditions of agreement between Caltrans and City of Angels)
    f. Maps of Intersection
        i. Regional Perspective showing Current and Future By-passes
        ii. City Circulation Element showing Current and Future Arterials
        iii. Current Intersection with Adjacent Land Usage

2. **Purpose**
    a. Promote efficient and effective traffic flow through the Intersection without damaging downtown economy or historic character
        i. Photos of Downtown
        ii. Photos of Access Roads from each direction
        iii. Photos of Access Road Chokepoints (e.g., Annex, Finnegan's Lane, Downtown pedestrian crossing)
    b. Provide safe and sane interaction of pedestrian and vehicle traffic
        i. Photos of typical congestion (e.g., RVs, double-trailers, rush hour, special events)
    c. Protection of Angels Creek as a cultural and natural resource
        i. Consider bridge rather than culvert design
    d. Properly transfer responsibility from Caltrans to City
        i. Photos showing Angels Creek and Surface Impact Areas
    e. Provide a proper baseline for bridge maintenance
        i. Photos of Bridges

3. **General Design Considerations**
    a. Context
        i. The context of the specific location is the area's historic background
        ii. Vehicle traffic is only one transportation element; people, bikes, and creek flow are also part of the context
        iii. Highway 4 will become a city street
        iv. Finnegan Lane will always be a minor road with little traffic generation
    b. Historic Preservation

i. Protect the historic downtown district
ii. Protect historic architectural elements (i.e. porches, elevated sidewalks)
iii. Mitigate impacts to historic resources in the project area

c. Landscape Character
i. The 4/49 Intersection is a Gateway into the City of Angels
ii. Intersection should be aesthetically pleasing
iii. Topography and 100-year flood considerations

d. Safety and Security
i. Vehicle safety: specific inter-mixture of diverse types: 45 ft. buses and logging and gravel trucks need to be able to negotiate intersection, especially those making right turns from Highway 49 onto Highway 4
ii. Pedestrian safety: specific issues regarding tourists, Main Street usage, and access from parking areas
iii. Special activities safety (annual frog jump, parades, civic creek events)
iv. Consider emergency vehicle access
v. Consider movement of hazardous materials and goods

e. Access and Circulation
i. Other arterial alternate routes and/or collector roads are planned and will be built to reduce traffic at this intersection and through the Downtown and Annex areas
ii. Consider local circulation needs and concerns (i.e. Birds Way, parking lots)
iii. Ensure that circulation patterns will encourage and support visitation of downtown by tourists and business patrons
iv. Intersection should have a traffic-calming affect
v. Class II bikeway should be included
vi. Minimize backing up or stacking of traffic in order to maintain the character and allow enjoyment of the historic downtown district

4. Downtown Business Considerations

a. Economic Impact: Possible impacts to businesses must be considered, minimized, and communicated to public/business owners
b. Maintain building setbacks relative to the traveled way
c. Ensure protection of access to buildings, off-street parking, and loading areas, where they exist
d. Protect use of the area for special events
e. Right-of-Way "take line" should be the minimum necessary in order to preserve historical and other values; limit taking buildings to only what is necessary.
i. Consider relocation of buildings to appropriate locations if buildings must be removed

f. Aggregate number of convenient accessible parking spots to downtown businesses should be maintained or replaced

5. **Architectural Components**
   a. Bridge design aesthetics
   b. Signage
   c. Site Lighting

6. **Landscaping**
   a. Tree Retention - sensitivity to oaks and other mature species in project area
   b. Plant Materials - native plant protection and re-introduction
      i. Elderberry bushes
      ii. Riparian plant materials along creek
   c. Surface Materials - alternative surface materials, patterns and colors to reduce reflection and heat retention, improve attractiveness, and help calm traffic
   d. Landscape Plan Requirements for maintenance
   e. All spaces in right of way should be landscaped
   f. Consider public art

7. **Angels Creek Preservation**
   a. Refer to the City's creek design guidelines (to be developed by the City of Angels)
   b. Recreation opportunities
   c. Access points to creek
      i. Accessibility to creek needs to be maintained/improved
   d. Riparian habitat protection

8. **Additional Guidelines**
   a. Foot Bridges to provide non-highway crossing points

9. **Truck Traffic**
   a. Pursue methods of reducing or removing truck through-traffic from the intersection / downtown area

1 The "SR 4/49 Bridges and Intersection Improvements Project Principles and Guidelines" were prepared, following public input and workshops, for inclusion in the Project Study Report for the SR 4/49 Bridges and Intersection Project, prepared by the California Department of Transportation and using Caltrans' Context Sensitive Solutions. The Project Principles and Guidelines were adopted by the City of Angels City Council within Resolution No. 2005-10

Appendix 3G: Transit Models (South Lake Tahoe "BlueGo")

A PUBLIC/PRIVATE TRANSIT PARTNERSHIP AT LAKE TAHOE: THE ""BLUEGO"" EXPERIENCE

Michael A. Harper, FAICP
NACP Board of Directors
Director, "BLUEGO" Board

"BlueGo". A funny name for a public transit system (though when one looks at other transit systems, there seems to be an affinity for clever acronyms). "BlueGo" is apropos, though, for the transit system operated at the south end of Lake Tahoe. "Blue" represents the link with the lake and the continuing effort to maintain its fragile ecology. "Go" represents the forward-looking partnership forged for the operation of the system and the innovative technology utilized for the system.

"BlueGo" is both a fixed-route and on-demand transit system. It is also a system funded through fare-box, public agency contributions and private enterprise contractual funds. The system serves the City of South Lake Tahoe, CA; the suburban unincorporated portion of El Dorado County outside the city's limits; and a portion of Douglas County, NV within the Lake Tahoe basin. The system utilizes GPS and instant communications between busses and the dispatch center to keep the fixed-route system on time and the on-demand system responsive to the customers that use the system. The system also has introduced a kiosk program using interactive software whereby customers can book their own rides, or identify when the next fixed-route bus will be available.

It wasn't easy to create this public/private partnership system that is highly computer dependent. Conceived over a decade ago as a mitigation measure for the expansion of tourist properties, the concept experienced numerous starts and stops as well as continuous changes in participants. It was only three years ago that the right mixes of participants and committed funding came together to create the system that is now just reaching its first anniversary. The effort required operators of free private shuttles (primarily gaming resorts) to donate their fleets of vehicles to a system that would begin to charge a fare. It further required these private shuttle operators to agree to subsidize the system with quarterly contractual funds. The City of South Lake Tahoe had to cede

its public transit system to a board of directors composed of and representing private and public interests. The participants had to agree to use an untested computer based booking system as the primary method of generating ridership and reducing operation costs. Finally, the participants had to have faith that "BlueGo" would be able to provide a better level of service and be so attractive that it would reduce the traditional dependence on the automobile at Lake Tahoe.

In the fall of 2003, "BlueGo" was quietly inaugurated. Murphy's Law roared in right behind. Ridership, especially for the gaming resorts, fell dramatically. Although the drop in ridership had been forecasted, the gaming resort representatives became quite concerned as below-level ridership continued through the start of ski-season and the period over Thanksgiving extending to the Christmas holiday period. The local newspaper in South Lake Tahoe wrote unflattering articles about the new "BlueGo" system. It was quickly discovered that some of the vehicles donated to "BlueGo" were in terrible shape and needed immediate maintenance. Worse, though, was the complete failure of the public to embrace computer based ride booking through a series of kiosks. The first software version required the patience and skill of an experienced computer gamer to book a ride. It was turning potential riders away from the system because there didn't appear to be an alternative to getting a ride. Comments by the private shuttle operators of re-instituting their service during the Christmas holiday service suggested that before the system was three months old the partnership that had created "BlueGo" would collapse.

Before the partnership imploded, though, the board of directors took a number of quick steps to address the problems. These steps could not have occurred as rapidly as they were needed if the board had been a wholly public body, and the board would not have held together to make these decisions if it had been comprised solely of private operators. The first step was to pull the plug (literally) on the kiosk system. The local agency staff that was serving the board of directors was directed to simplify the computer-based ride booking program. At the same time, the board directed additional funding to the contracted system operator to hire more dispatchers to handle phone bookings. Ancillary

to this, phones on the kiosks were more prominently identified. An ambitious effort to educate front desk lodging staff on how to book on-demand rides was launched. The contracted operator of the system was provided more flexibility in recommending changes to the fixed route as well as adding more busses to the on-demand system during peak hours. The operator was also provided more flexibility over what and when existing vehicles were repaired.

The rapid response to these issues by the board of directors and the equally quick implementation of the direction had the desired effect of reversing the decline in ridership. The private shuttle operators ceased talking about instituting a parallel system. The agency staff changed the computer-based program to a simple two-step process to book a ride and reintroduced the kiosks within three months after taking them off-line. Although the original budgeted amount for maintenance increased, the flexibility provided to the contracted system operator has resulted in a more reliable fleet. Most importantly, the reaction to the change in the transit system has generally been positive over the past few months.

With the system no longer taking a nosedive, the board has been able to focus on more long term needs. An assessment of the initial start-up has been analyzed and some suggested changes have been, or will be, made. The board has contracted with an operator for the maintenance of the kiosks – an arrangement that is generating needed revenue for the system through advertising. The board is seeking federal assistance in the purchase of replacement vehicles. The advertising of the system is moving into its second phase effort.

Clearly it is too early to reach a conclusion on how successful "BlueGo" can be. The attitude of those participating in its operation and it use, though, has changed from viewing "BlueGo" as an experiment to viewing the system as one that can be built on to become more successful.

Appendix 3H: Bibliography of Transportation Studies

Bibliography of Transportation Studies Angels Camp 1991-2007		
Title, Date, Author	**Date, Author**	**Lead Agency**
A. City of Angels Circulation Study (Map Only)	1991; Charles R. Leitzell Civil and Traffic Engineering	City of Angels
B. City of Angels General Plan, Chapter 5	Adopted July 6, 1995 Author not identified	City of Angels
C. Analysis of Local Street Connections with the State Route 4 Bypass, City of Angels, CA; Final Report	July 24, 1998 Fehr & Peers Associates	Calaveras County Local Transportation Commission
D. State Route 49 Arterial Alternative Route Analysis; City of Angels, CA	July 24, 1998 Fehr & Peers Associates	Calaveras County Local Transportation Commission
E. City of Angels State Route 49 Arterial Alternative Route Angel Oaks Drive Extension	January 2000 Weber, Ghio & Associates, Inc.	City of Angels
F. State Route 49 Bypass East/West Alignment Alternative Study OWP 99/00-7	March, 2000 Weber, Ghio & Associates, Inc	City of Angels
G. City of Angels Foundry Lane Extension Final Report OWP No. 00/01-17	June, 2001 Weber, Ghio & Associates, Inc.	City of Angels
H. Angels Camp City-wide Circulation Study and Traffic Fee Update, Final Report	September 14, 2001 Prism Engineering	City of Angels
I. Final State Route 49 Bypass (Southeast) Alignment Alternative Study OWP 01/02-15	August, 2002 Weber, Ghio & Associates, Inc.	City of Angels
J. Dogtown Road Realignment Traffic Study - City of Angels Draft Report	May 21, 2003 Prism Engineering	City of Angels
K. Dogtown Road Realignment	Weber, Ghio & Associates, July 2002	City of Angels
L. Angels Camp 4 Bypass (Numerous)	2003	Caltrans
M. Park and Ride Plan, District 10	March, 2004 State of California Business, Transportation and Housing Agency Department of Transportation Traffic Operations	Caltrans in cooperation with various agencies
N. City of Angels Kurt Drive Extension	December, 2004 Weber, Ghio & Associates	City of Angels
O. Project Study Report Highway 4/49 Bridges	January 2005 Also September 21, 2004 (Project Principles and Guidelines, adopted by City of Angels)	Caltrans
P. City of Angels Sidewalk Study	June 2000 Weber, Ghio & Associates	City of Angels
Q. Greenhorn Creek Access Road Study	June, 2005 Prism Engineering (Traffic Study)	City of Angels

Bibliography of Transportation Studies Angels Camp 1991-2007		
Title, Date, Author	**Date, Author**	**Lead Agency**
	Weber, Ghio & Associates (Construction Cost Estimates)	
R. City of Angels Pavement Management Plan	1996, as amended in 1999	City of Angels
S. Calaveras County 2007 Regional Transportation Plan, Final	September 25, 2007 LSC Transportation Consultants, Inc.	Calaveras Council of Governments
T. Calaveras County Bicycle Master Plan	Alta Planning & Design September, 2007 Adopted October 10, 2007	Calaveras Council of Governments
U. Calaveras County Pedestrian Master Plan	Alta Planning & Design September, 2007 Adopted October 10, 2007	Calaveras Council of Governments

Appendix 4: Conservation & Open Space

4A Mineral Resources in the Angels Camp Sphere of Influence
General Mineral Resources, Lode Gold Mines & Prospects
Calaveras County Preliminary Mineral Resource Area Designations

4B Statewide Mineral Land Classification System

4C Resources for *Best Management Practices*

4D Biological Resources Occurring in and around the Angels Camp Sphere of Influence
Special Status Plant and Animal Species - Defined
Special Status Animal Species
Special Status Plant Species

4E Soils within and around the Angels Camp Sphere of Influence
General Soils Characteristics of Soils
Soil Permeability, Drainage and Erosion Potential
Soils and Soil Characteristics
Rangeland Values, Soils Potentially Suitable for Cultivation

4F Creek Preservation and Management Plan Resources

4G Sample Right-to-Farm Ordinance & Guidelines

4H Timber Production Values of Soils in the City's Sphere of Influence

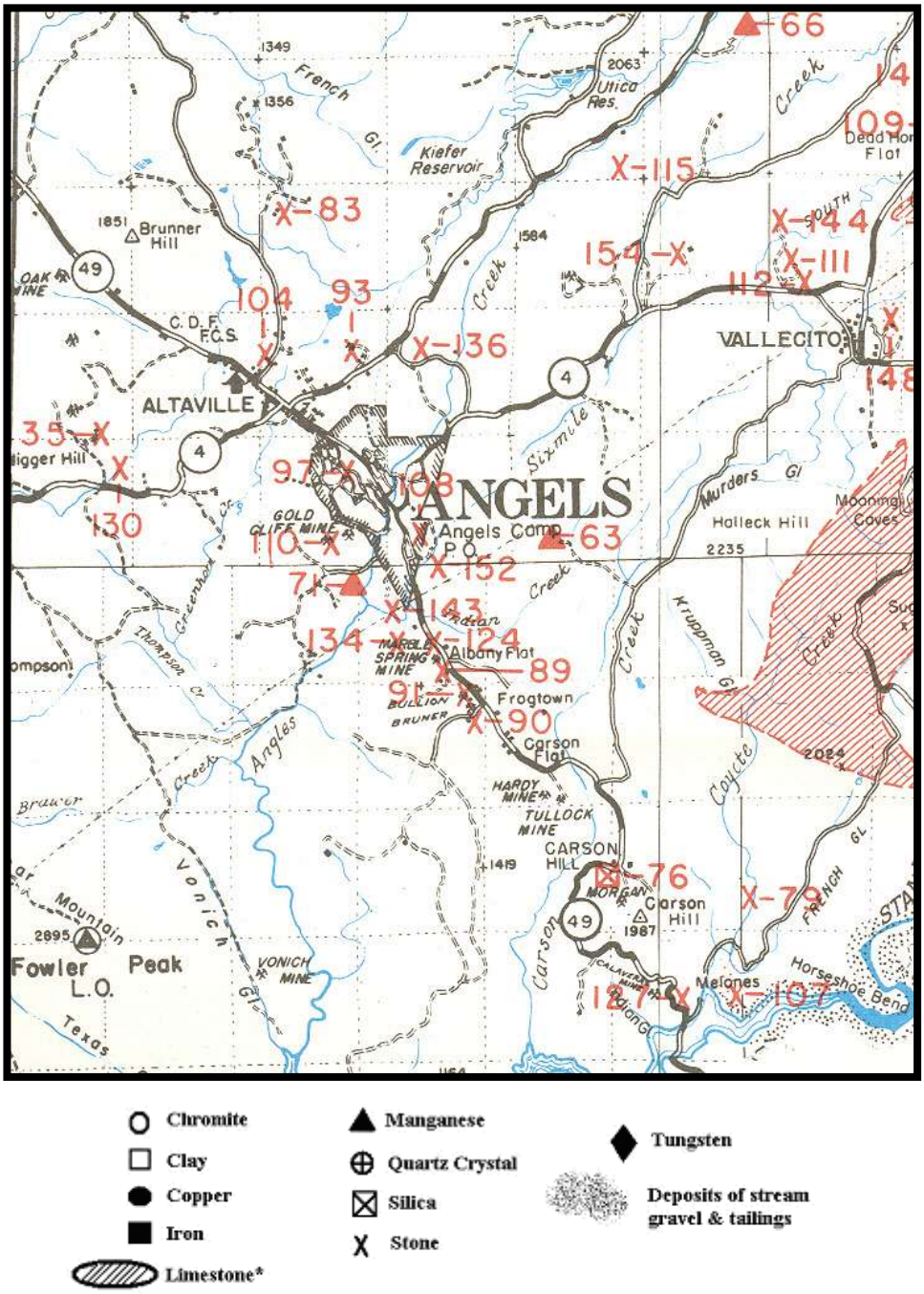
4I Flood Hazard Zones

4J Sources and Types of Non-Point Source Discharges Common in Urban Runoff which Could be Present in City's Waterways as Runoff

4K Public Open Space Inventory Map

Appendix 4A: Mineral Resources in the Angels Camp Sphere of Influence

General Mineral Resources
City of Angels Sphere of Influence, 1962

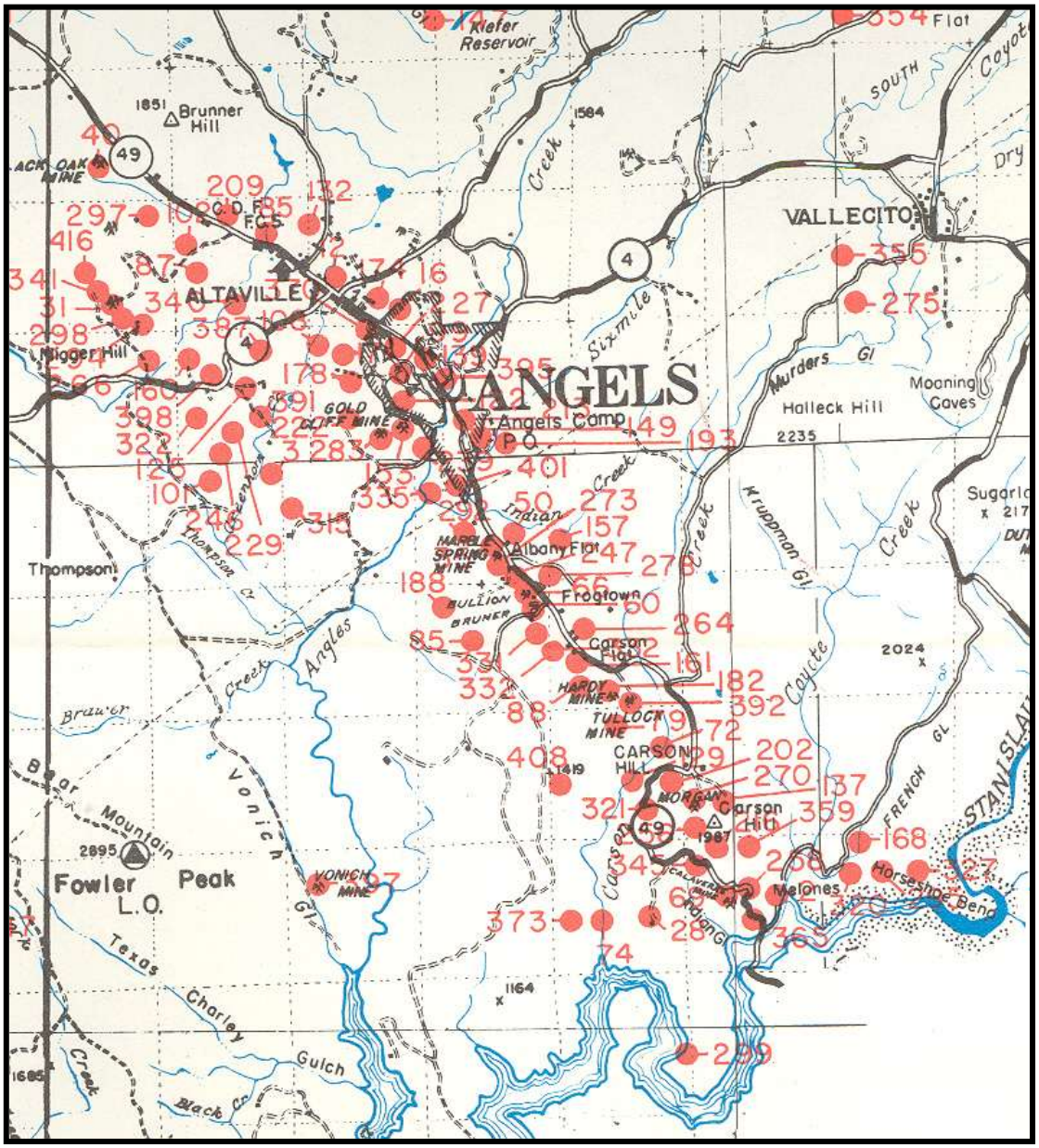


General Mineral Resources
Angels Camp Sphere of Influence

Map # (preceding page)/a/	Location		Mineral Type
	T (N)	R (E)	
35	3	13	Stone
63	3	13	Manganese
66	3	14	Manganese
71	2	13	Manganese
76	2	13	Silica
79	2	14	Stone
83	3	13	Stone
89	2	13	Stone
90	2	13	Stone
91	2	13	Stone
93	3	13	Stone
97	3	13	Stone
104	3	13	Stone
107	2	14	Stone
108	3	13	Stone
110	3	13	Stone
111	3	14	Stone
112	3	14	Stone
115	3	13	Stone
124	2	13	Stone
127	2	14	Stone
130	3	13	Stone
134	2	13	Stone
136	3	13	Stone
143	2	13	Stone
144	3	14	Stone
148	3	14	Stone
152	2 / 3	13	Stone
154	3	14	Stone

/a/ Not all numbers appear in map on preceding page.
Map is an excerpt of a larger map

Lode Gold Mines & Prospects Within the Angels Camp Sphere of Influence



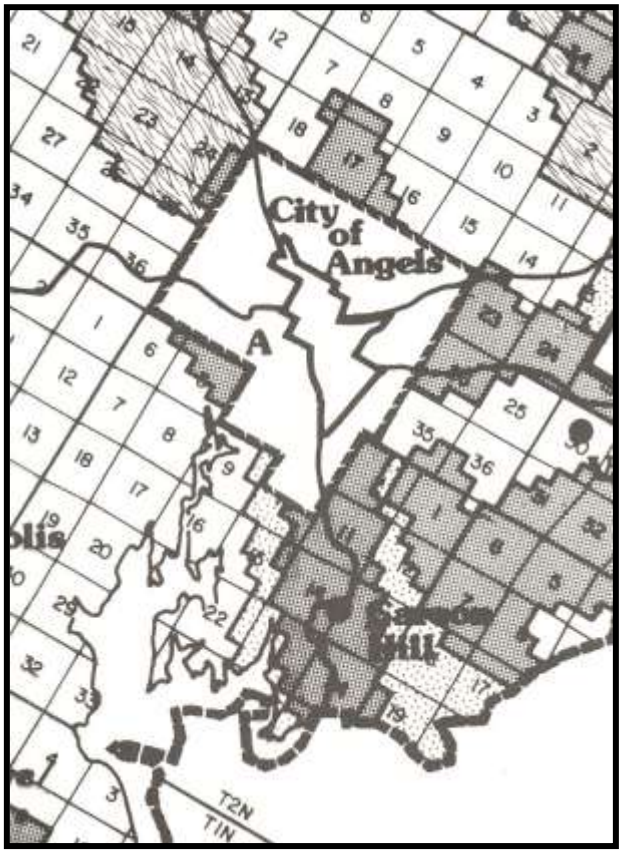
Source: Mines & Mineral Resources of Calaveras County, CA
County Report #2 – CA Division of Mines & Geology, 1962

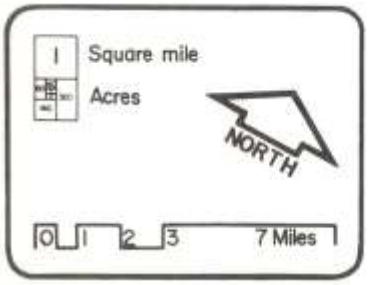
Lode Gold Mines & Prospects Within the Angels Camp Sphere of Influence

Map # (preceding page)	Mine Name	Location		
		Section	Twp. (N)	Range (E)
2	Adelaide	24	2	13
3	Adelia	5	2	13
12	Altaville	28	3	13
16	Angels	33	3	13
17	Angels Deep	33	3	13
28	Bell	23	2	13
31	Benson	30	3	13
40	Black Oak Mine	19	3	13
50	Bolitha	3	2	13
60	Brunner	10	2	13
66	Bullion	10	2	13
69	Calaveras	24	2	13
72	California Ophir	14	2	13
74	Carson Creek	23	2	13
79	Chaparral Hill	14	2	13
85	Claude	*10*	2	13
87	Collier	1	3	14
88	Columbia	11	2	13
99	Crystal	33	3	13
101	Curiosity	5	2	13
102	Curtis	29	3	13
108	Demarest	33	3	13
122	Etna King	33	3	13
125	Evening Star	32	3	13
129	Extension	14	2	13
132	Fazzi	28 & 29	3	13
137	Finnegan	2	13	13
139	Foster	33	3	13
147	German Ridge & Jupiter	15 & 16	3	13
149	Ghost	34	3	13
153	Gold Cliff	33	3	13
157	Golden Star	2	2	13
160	Gold Hill	32	3	13
161	Gold Hill	11	2	13
168	Multiple numbers (Unknown)	--	--	--
174	Great Western	28	3	13
178	Hale	33	3	13
182	Hardy	11 & 14	2	13
188	Hicks	10	2	13
193	Holey Ghost	34	3	13
202	Iron Rock	14	2	13
209	Keystone	29	3	13
213	Last Chance	34	3	13
222	Lindsey	33	3	13
227	Multiple numbers (Unknown)	--	--	--
229	Longworth	32	3	13
239	Madison	33	3	13
246	Marble Faye	32	3	13

Map # (preceding page)	Mine Name	Location		
		Section	Twp. (N)	Range (E)
247	Marble Springs	10	2	13
258	Mexican	24	2	13
256	Melones	13 & 24	2	13
264	Missouri	11	2	13
266	Mohawk	31	3	13
270	Morgan	13	2	13
273	Mother Lode Central	10	2	13
275	Mount Nebo	30	3	14
278	Nellie	3	2	13
283	North Star	33	3	13
292	Oriol Cons	3	2	13
294	Osborne	30	3	13
297	Panuga	30	3	13
298	Parnell	30	3	13
299	Patsy Bob	25 &26	2	13
315	Pure Quill	4	2	13
320	Red Hill	19	2	14
321	Relief	14	2	13
322	Reisler Ranch	32	3	13
327	Rising Sun	19	2	14
331	Romaggi & Costa	10	2	13
332	Romaggi & Family	*11*	2	13
335	Multiple numbers (Unknown)	--	--	--
340	Sacramento	29	3	13
341	Safe Deposit	30	3	13
345	Multiple numbers (Unknown)	--	--	--
354	Smith	18	3	14
355	Smythe	30	3	14
359	South Carolina	24	2	13
365	Stanislaus	24	2	13
370	Sultana	33	3	13
373	Sunnyside	23	2	13
387	Tollgate	32	3	13
391	Triple Lode	32	3	13
392	Tulloch	11 & 14	2	13
395	Utica	33 & 34	3	13
397	Vonich	21	2	13
398	Wagon Rut	32	3	13
401	Waterman	3	2	13
408	Whittle	14	2	13
416	Yellowstone	30	3	13

Calaveras County Preliminary Mineral Resource Area Designations
Calaveras County General Plan, 1985





Preliminary
Mineral Resource Areas

MRA-1 Mineral Resource Area 1
(unclassified)
Lands not known to contain significant mineral deposits. Isolated mineral occurrences may be shown within this area.

MRA-2A Mineral Resource Area 2A
(intensive area)
Lands that are being, or have been intensely mined, and/or that have promise of further mineral production.

MRA-2B Mineral Resource Area 2B
(light area)
Lands that have had some mineral production in the past and/or that may be expected to have some mining in the future.

MRA-3 Mineral Resource Area 3
(potential area)
Lands that might contain mineable deposits, but that up to now have not yet been sufficiently developed to demonstrate this.

Appendix 4B: Statewide Mineral Land Classification System

California Mineral Land Classification Diagram

Identified Areas of Mineral Resource Significance			**Undetermined** Areas of Mineral Resource Significance		**Unknown** Areas of Mineral Resource Significance
	Demonstrated, Measured and/or Indicated	**Inferred**			
Economic	**MRZ-2a** Reserves	**MRZ-2b** Inferred Resources	**MRZ-3a** Known Mineral Occurrence	**MRZ-3b** Inferred Mineral Occurrence	**MRZ-4** No Known Mineral Occurrence
Marginally Economic	**MRZ-2a** Marginal Reserves	**MRZ-2b** Inferred Marginal Reserves			
Sub-Economic	**MRZ-2a** Demonstrated Subeconomic Resources	**MRZ-2b** Inferred Subeconomic Resources			

Appendix 4C: Resources for Best Management Practices

Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities . www.mcstoppp.org/acrobat/Blueprint04.pdf

Best Management Practices Websites for Business. A list of best management practices for grading, construction and related activities from multiple jurisdictions throughout California. www.thinkblue.org/brochures/BMP_websites.htm

Best Management Practices for Vegetation and Erosion Control. www.dep.state.fl.us/water/nonpoint/docs/erosion/Chapter6.pdf

California Stormwater Quality Association. Best Management Practices handbooks for construction, industrial development, commercial development and redevelopment**.** www.cabmphandbooks.com, organization site: www.casqa.org

Clark County Regional Flood Control District Stormwater Quality Management Committee. Best management practices for general construction, heavy equipment use, miscellaneous runoff and more from Clark County, Las Vegas, NV. www.lvstormwater.com/bmps.html, www.bmps_construction.html

Department of Environmental Quality, Michigan. Index of Individual Best Management Practices. BMPs for grading, construction, detention basins. www.michigan.gov/deq/

Lodi, City of. *Storm Drain Detectives***.** Citizen volunteer and education program for monitoring water quality along the lower Mokelumne River and Lodi Lake. www.lodi.gov/Storm%Drain%20Detectives/index.htm

Northeast Regional Agricultural Engineering Service (NRAES) and the University of Wisconsin *Home*A*Syst/Farm*A*Syst Program.* Model stewardship-based programs for homeowners and farmers assisting in the conservation of agricultural and natural resources. For more information: NRAES, Cooperative Extension, 152 Riley-Orb Hall, Ithaca, NY 14853-5701; (607) 255-7654. www.nraes@cornell.edu, www.homeasys@uwis.edu

Sacramento, City of. *City of Sacramento Stormwater Management Program*. Good information regarding stormwater management including programs for volunteers to protect water quality. www.sacstormwater.org

San Joaquin County Resource Conservation District. *Lower Mokelumne River Watershed Owner's Manual*. Stewardship-based program for homeowners to assist in reducing non-point source pollution. www.sjcrcd.org

San Joaquin County Resource Conservation District. *Lower Mokelumne River Watershed Stewardship Plan*. General plan for a watershed-stewardship community-based plan. www.sjcrcd.org

United States Environmental Protection Agency – Stream Monitoring: On-line guide for developing a citizen water-quality monitoring program, *Volunteer Stream Monitoring*. www.epa.gov/volunteer/stream/index.html

United States Environmental Protection Agency Office of Water Watershed Protection Division. Includes funding, databases, publications, outreach and other information links for watershed planners. www.epa.gov/wowo/watershed/

United States Environmental Protection Agency. *Surf Your Watershed*. Excellent resource for assessing the size, boundaries, water quality, threats, land uses within your watershed. www.epa.gov/surf/

United States Environmental Protection Agency Watershed Information Network (WIN). Roadmap to information and services for protecting and restoring water resources. www.epa.gov/win/

Urban Water Resource Research Council. National Stormwater Best Management Practices Database. Database of best management practices performance data for over 150 BMP studies. www.bmpdatabase.org

Yolo County Resource Conservation District. *Know Your Natives: A Pictorial Guide to California Native Grasses*. www.yolorcd.ca.gov

Yolo County Resource Conservation District: *Bring Farm Edges Back to Life! How to Enhance your Agriculture and Farm Landscape with Proven Conservation Practices for Increasing the Wildlife Cover on Your Farm*. www.yolorcd.ca.gov

Appendix 4D: Biological Resources Occurring in and around the Angels Camp Sphere of Influence

Special Status Plant and Animal Species - Defined

Special-Status Plant Species

- Plants listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (ESA) (50 CFR 17.12 for listed plants and various notices in the Federal Register for proposed species).
- Plants that are candidates for possible future listing as threatened or endangered under the Federal (ESA) (64 FR 205, September 19, 1999; 49397-49411).
- Plants that meet the definitions of rare or endangered species under the California Environmental Quality Act (CEQA) (*CEQA Guidelines*, Section 15380).
- Plants considered by the California Native Plant Society (CNPS) to be "rare, threatened, or endangered" in California (Lists 1B and 2 in Skinner and Pavlik [1994]).
- Plants listed by CNPS as plants about which we need more information and plants of limited distribution (Lists 3 and 4 in Skinner and Pavlik [1994]).
- Plants listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 CCR 670.5).
- Plants listed under the California Native Plant Protection Act (California Fish and Game Code 1900 et seq.).
- Plants considered sensitive by other federal agencies (i.e., U.S. Forest Service, Bureau of Land Management) or state and local agencies or jurisdictions.
- Plants considered sensitive or unique by the scientific community or occurring at the limits of its natural range (*CEQA Guidelines*, Appendix G).

Special-Status Animal Species

- Animals listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (50 CFR 17.11 for listed animals and various notices in the Federal Register for proposed species).
- Animals that are candidates for possible future listing as threatened or endangered under the Federal Endangered Species Act (54 CFR 554).
- Animals that meet the definitions of rare or endangered species under the CEQA (*CEQA Guidelines*, Section 15380).
- Animals listed or proposed for listing by the State of California as threatened and endangered under the California ESA (14 CCR 670.5).
- Animal species of special concern to the California Department of Fish and Game (Remsen [1978] for birds; Williams [1986] for mammals).
- Animal species that are fully protected in California (California Fish and Game Code, Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

Special Status Animal Species Occurring or with the Potential to Occur Within the Angels Camp Sphere of Influence

Species Name/a/	Status/b/
Invertebrates	
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus)*	FT
Reptiles	
Western pond turtle (*Clemmys marmorata*)	SSC
Amphibians	
California tiger salamander (*Abystoma californiense*)	FC, SSC
California red-legged frog (*Rana aurora draytonii*) /c/	FT, SSC
Foothill yellow-legged frog (*Rana boylii*)	SSC
Western spadefoot (*Scaphiopus hammondi*)	SSC
Birds	
Cooper's hawk (*Accipiter cooperi*)	SSC
Sharp-shinned hawk (*Accipiter striatus*)	SSC
Tricolored blackbird (*Agelaius tricolor*)	SSC
Golden eagle (*Aquila chrysaetos*)	SSC, BGEPA
Ferruginous hawk (*Buteo regalis*)	SSC
Northern harrier (*Circus cyanus*)	SSC
Willow flycatcher, nesting (*Empidonax traillii extemis*)	FE
White-tailed kite (*Elanus leucurus*)	SA, FPS
Merlin (*Falco mexicanus*)	SSC
Bald eagle – wintering (*Haliaetus leucocephalus*)	FT, BGEPA
Loggerhead shrike (*Lanius ludovicianus*)	SSC
California horned lark (*Phrynosoma coronatum frontale*)	SSC
Burrowing owl (*Speotyto cunicularia*)	SSC
Mammals	
Pallid bat (*Antrozous pallidus*)	SSC
Ringtail (*Bassaricus astutus*)	FPS
Greater western mastiff bat (*Eumops perotis californicus*)	SSC
Western red bat (*Lasiurus blossevilli*)	SSC
Pale big-eared bat (*Plecotus townsendii pallescens* aka *Corynorhinus townsendii pallescens*)	SA
Pacific western big-eared bat (*Plecotus townsendii townsendii* aka *Corynorhinus townsendii townsendii*)	SA

/a/ The following species are likely to occur within the city's Sphere of Influence, but do not occupy the area during a critical period of their life cycle (e.g., rookery, nesting):
Great blue heron, common egret

/b/ See page 14 for status key

/c/ Likely extirpated within the Sphere of Influence

Special Status Plant Species Occurring or with the Potential to Occur Within the Angels Camp Sphere of Influence

Species name	Status
Plants	
Ione manzanita (*Arctostaphylos myrtifolia*)	CNPS 1B, FT
Chinese Camp brodiaea (*Brodiaea pallida*)	CNPS 1B, FT, SE
Hoover's calycadenia (*Calycadenia hooveri*)	CNPS 1B
Mariposa cryptantha (*Cryptantha mariposae*)	CNPS 1B
Tuolumne button celery (*Eryngium pinnatisectum*)	CNPS 1B
Parry's horkelia (*Horkelia parryi*)	CNPS 1B
Veined water lichen *(Hydrothyria venosa)*	USDA
Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*)	CNPS 1B
Stebbin's lomatium (*Lomatium stebbinsii*)	CNPS 1B
Pansy monkeyflower (*Mimulus pulchellus*)	CNPS 1B
Whipple's monkeyflower (*Mimulus whipplei*)/a/	CNPS 1A
Tongue-leaf copper moss (*Scopelophila cataractae*)	CNPS 2

/a/ Believed extirpated

Status key:

CNPS 1A — California Native Plant Society, List 1A: Presumed extinct in California, but may occur or be re-discovered during the life of the plan.

CNPS 1B — California Native Plant Society List 1B: Plants rare, threatened or endangered in California or elsewhere

CNPS 2 — California Native Plant Society List 2: Plants rare, threatened or endangered in California, but more common elsewhere

CNPS 3 — California Native Plant Society List 3: More information needed

FT: — Federally listed, threatened (Federal Endangered Species Act)

FE: — Federally listed, endangered (Federal Endangered Species Act)

FC: — Federal candidate for listing (Federal Endangered Specie Act)

SE: — State listed, endangered (California Endangered Species Act)

SSC: — Species of Special Concern (California Department of Fish and Game)

SA: — California Natural Diversity Database Special Animal (California Department of Fish and Game). May include animals considered endangered or rare pursuant to Section 15380(d) of the CEQA guidelines; animals that are biologically rare, very restricted in distribution or declining throughout their range; population(s) in California that may be peripheral to the major portion of the animal's range, but which are threatened with extirpation in California; and animals closely associated with habitat that is declining in California (e.g., wetlands, riparian, native grasslands); this category may apply to species at specific life stages (e.g., wintering, breeding, nesting).

BGEPA: — Bald and Golden Eagle Protection Act (United States Code Sections 668-668d)

FPS: — Fully protected species, California Department of Fish and Game (CA Fish and Game Code Section 4700 of Chapter 8; Section 5050 of Chapter 2, Division 6; and Chapter 1, Section 5515)

USDA: — United States Department of Agriculture, Forest Service, Sensitive Species

Appendix 4E: Soils within and around the Angels Camp Sphere of Influence

General Soils Characteristics
Of Soils within the Angels Camp Sphere of Influence
(Primary soils occurring within the City Limits are shaded)

Map Symbol	Soil Name	Slopes	Parent Material	Depth (inches)
GB-Sl-CF	Guenoc-Stonyford Association	5-50%	Partly weathered greenstone	12-55
Jp-Mh-CE	Josephine-Mariposa Association	5-30%	Partly weathered metasedimentary rock	40-100
Sr-BE	Supan Association	2-30%	Partly weathered andesite tuff	30-50
Fo-RL-CF	Forward-Rockland Association	5-50%	Partly weathered rhyolite tuff	20-30
AK-AB-BE	Auburn-Argonaut Association	2-30%	Partly weathered greenstone	12-30
Pn-BD	Perkins Acid Variant Association	2-15%	Partially weathered gravels of mixed origin	45-60
Mh-JP-EG	Mariposa/ Josephine Association	15-75%	Partially weathered metasedimentary rock	15-25
Wg-AK-CE	Whiterock/ Auburn Association	5-30%	Partially weathered slates and schists	6-12

Soil Permeability, Drainage and Erosion Potential
For Soils within the City's Sphere of Influence
(Primary Soils occurring within the City Limits are shaded)

Map Symbol	Soil Name	Natural Drainage	Permeability	Erosion Hazard
GB-Sl-CF	Guenoc-Stonyford Association	Good	Moderately slow	Slight-Moderate
Jp-Mh-CE	Josephine-Mariposa Association	Good	Moderately slow to slow	Slight to Moderate
Sr-BE	Supan Association	Good	Moderately slow	Slight to Moderate
Fo-RL-CF	Forward-Rockland Association	Good	Moderately rapid	Moderate
AK-AB-BE	Auburn-Argonaut Association	Good to Moderately good	Moderate to slow	Slight to Moderate
Pn-BD	Perkins Acid Variant Association	Good	Moderately slow	Slight to Moderate
Mh-JP-EG	Mariposa/ Josephine Association	Good	Moderate	Medium to Rapid
Wg-AK-CE	Whiterock/ Auburn Association	Good	Moderate	Slight to Moderate

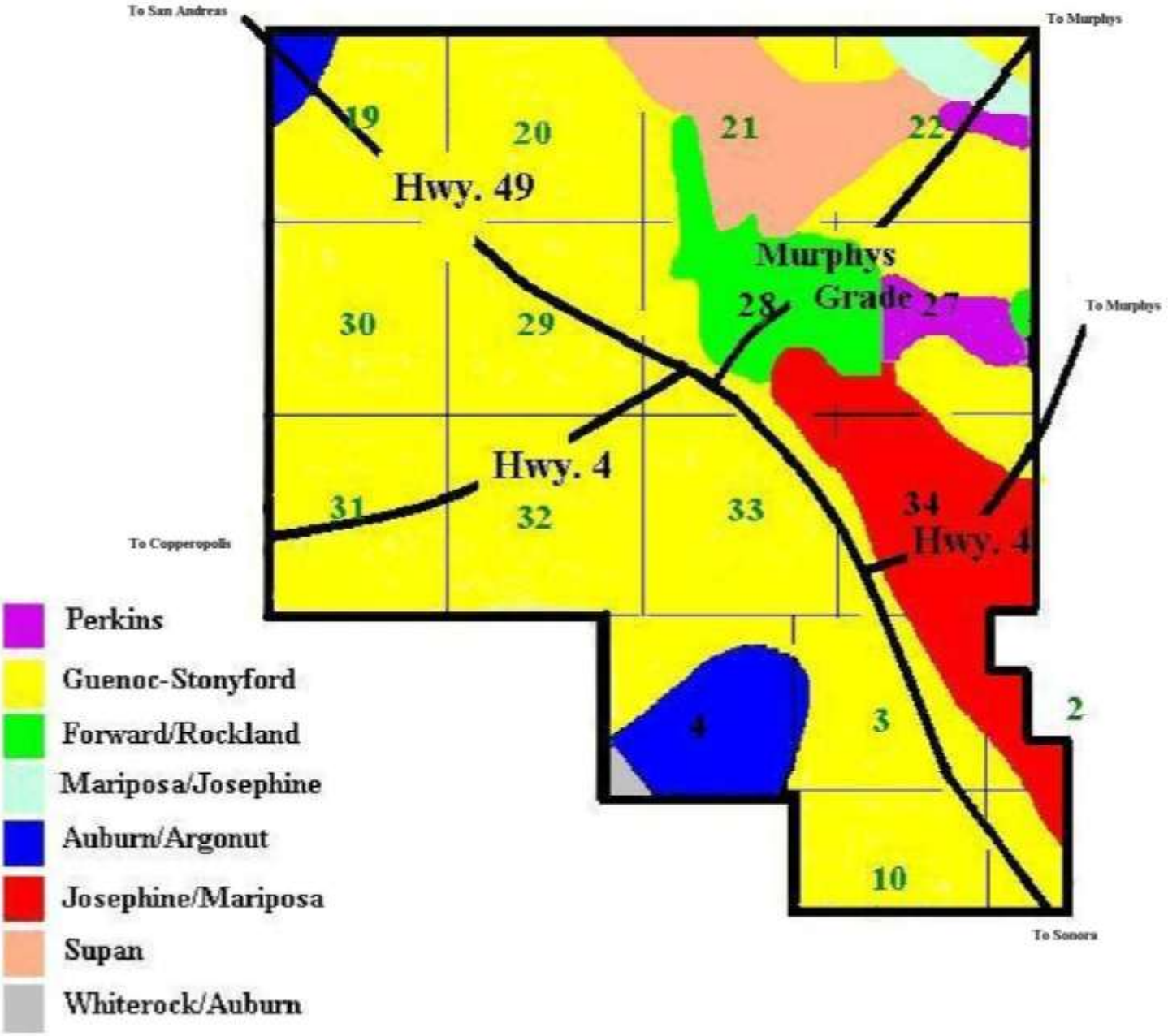
Appendix 4E: Angels Camp Sphere of Influence Soils and Soil Characteristics (Listed most common to least common)

Map Symbol	Soil Name	Slopes	Parent Material	Natural Drainage	Permeability	Erosion Hazard	Depth (inches)	Suitable for Cultivation ?	Timber	Range	Group
GB-Sl-CF	Guenoc-Stonyford Association	5-50%	Partly weathered greenstone	Good	Moderately slow	Slight-Moderate	12-55	No (VI, VII)	--	Best (1)	5
Jp-Mh-CE	Josephine-Mariposa Association	5-30%	Partly weathered metasedimentary rock	Good	Moderately slow to slow	Slight to moderate	40-100	No (VII) Unless irrigated (IV)	High to Low Group 2, 7	--	6
Sr-BE	Supan Association	2-30%	Partly weathered andesite tuff	Good	Moderately slow	Slight to moderate	30-50	No (VI)	--	Best (1)	5
Fo-RL-CF	Forward-Rockland Association	5-50%	Partly weathered rhyolite tuff	Good	Moderately rapid	Moderate	20-30	No (VI, VIII)	Low Group 7	--	9
AK-AB-BE	Auburn-Argonaut Association	2-30%	Partly weathered greenstone	Good to Moderately good	Moderate to slow	Slight to Moderate	12-30	If irrigated (IV)	--	Mod (2)	4
Pn-BD	Perkins Acid Variant Association	2-15%	Partially weathered gravels of mixed origin	Good	Moderately slow	Slight to Moderate	45-60	If irrigated (IV)	High, Group 1	--	2
Mh-JP-EG	Mariposa/ Josephine Association	15-75%	Partially weathered metasedimentary rock	Good	Moderate	Medium to rapid	15-25	No (VII) Unless irrigated (IV)	High to Low Group 2, 7	--	6
Wg-AK-CE	Whiterock/ Auburn Association	5-30%	Partially weathered slates and schists	Good	Moderate	Slight to Moderate	6-12	No (VII) Unless irrigated (IV)	--	Mod to Unsuitable 2, 9	4

/a/Group Key:

2 Areas dominated by shallow to deep, gravelly, medium textured soils with finer textured subsoils on old terrace deposits
4 Areas dominated by shallow very rocky medium textured soils over slate and serpentine rock
5 Areas dominated by moderately deep to deep, medium textured soils with finer textured subsoils over greenstone, limestone, andesitic conglomerate and granitic gneiss
6 Areas dominated by acid, medium textured soils over slate rock
9 Areas dominated by rock outcroppings or mining debris

Soils: Angels Camp SOI



February 3, 2009

Rangeland Values
Angels Camp Sphere of Influence
(Shaded Rows indicate Soils Within the City Limits)

Map Symbol	Soil Name	Range Value
GB-Sl-CF	Guenoc-Stonyford Association	Best (1)
Jp-Mh-CE	Josephine-Mariposa Association	--
Sr-BE	Supan Association	Best (1)
Fo-RL-CF	Forward-Rockland Association	--
AK-AB-BE	Auburn-Argonaut Association	Mod (2)
Pn-BD	Perkins Acid Variant Association	--
Mh-JP-EG	Mariposa/Josephine Association	--
Wg-AK-CE	Whiterock/Auburn Association	Mod (2) to Unsuitable (9)

Soils Potentially Suitable for Cultivation Within
the Angels Camp Sphere of Influence
(Shaded Rows indicate Soils Within the City Limits)

Map Symbol	Soil Name	Suitable for Cultivation?
GB-Sl-CF	Guenoc-Stonyford Association	No - (VI, VII)
Jp-Mh-CE	Josephine-Mariposa Association	No (VII) - Unless irrigated IVe1
Sr-BE	Supan Association	No (VI)
Fo-RL-CF	Forward-Rockland Association	No (VI, VIII)
AK-AB-BE	Auburn-Argonaut Association	If irrigated - IVe4, IVe3
Pn-BD	Perkins Acid Variant Association	If irrigated - IVe1
Mh-JP-EG	Mariposa/Josephine Association	No (VII) - Unless irrigated - IVe1
Wg-AK-CE	Whiterock/Auburn Association	No (VII) - Unless irrigated - IVe4

Key

IVe1: Normally upland areas, potentially usable for timber production, but may be suitable for irrigated orchard and forage crops.
IVe3: Primarily for range use; with irrigation can be used for pasture.
IVe4: Primarily for range, occasionally cropped to grain in rotation with volunteer pasture

Appendix 4F: Creek Preservation and Management Plan Resources

California Coordinated Resource Management and Planning Technical Advisory Council. *California Coordinated Resource Management and Planning CRMP Handbook, "A Local Approach*," June, 1996

Federal Interagency Stream Restoration Working Group. *Stream Corridor Restoration Principles, Processes, and Practices,* October, 1998.

Napa County Resource Conservation District. *Napa River Watershed Owner's Manual,* 1996.

National Park Service Rivers, Trails and Conservation Assistance Programs (RTCAP) ***Economic Impacts of Protecting Rivers, Trails and Greenway Corridors***

National Park Service Rivers, Trails and Conservation Assistance Programs (RTCAP) ***Creek Care Guide for Residents and Businesses.***

National Park Service Rivers, Trails and Conservation Assistance Programs (RTCAP) http://www.nps.gov/pwro/rtca/rtca.htm

Oregon State University Extension Service. *Watershed Stewardship--A Learning Guide*. EM 8714, July, 1998.

San Joaquin County Resource Conservation District. *Lower Mokelumne River Watershed Stewardship Plan*. www.sjcrcd.org

San Joaquin County Resource Conservation District. *Lower Mokelumne River Watershed Owner's Manual*. Stewardship-based program for homeowners to assist in reducing non-point source pollution. 2002. www.sjcrcd.org

Santa Rosa, City of. Citywide Creek Master Plan http://ci.santa-rosa.ca.us/default.aspx?PageId=1216

United States Environmental Protection Agency Office of Water. *Monitoring Water Quality, Volunteer Stream Monitoring, A Methods Manual;* Office of Water 4503F, EPA 841-B-97-003; November, 1997.

United States Environmental Protection Agency. *Top 10 Watershed Lessons Learned.* Office of Water, Office of Wetlands, Oceans and Watersheds (4501F), EPA 840-F-97-001. October, 1997

Vancouver, City of. http://www.city.vancouver.bc.ca/commsvcs/guidelines/CD-1/S002.pdf

William M. Kier Associates. *Watershed Restoration-- A Guide for Citizen Involvement in California.* December, 1995. United States Department of Commerce National Oceanic and Atmospheric Administration - NOAA Coastal Ocean Program, Science for Solutions, Decision Analysis Series No. 8 (CERES/WITS)

Creek Restoration, Enhancement and Preservation Plans - Samples

Source: National Park Service Rivers, Trails & Conservation Assistance Program
www.nps.gov/pwro/rtca/acmplsh.htm

CALIFORNIA

Alhambra Creek Enhancement Organized creek awareness events to assist restoration and enhancement of this San Francisco Bay Area creek; published a self-guided tour booklet of its central historic district, neighborhoods and baylands environs, and a guide of practical creek care information for neighboring homes and business owners.

Bay Area Ridge Trail
Ongoing trail planning, organizational development and community outreach in support of this 400-mile ridge-top trail encircling San Francisco Bay.

California Rivers Assessment
A public and private cooperative project to create a Geographic Information System-based approach for collecting, integrating, analyzing and exchanging river-related information on a statewide basis in order to conserve California's remaining natural river systems.

Dry Creek Parkway
Planning for the establishment of a greenway and 70-mile loop trail to address flood control, recreation and habitat preservation needs in a rapidly suburbanizing area.

East Palo Alto Open Space Project
Creation of a community vision to preserve the rural character, unique neighborhoods, open spaces and economic viability of this changing San Francisco Bay Area community.

Gaviota Coast Conservation Project
An effort to establish permanent protection of the Gaviota Coast in Santa Barbara County and its unique natural, scenic, agricultural, recreational and cultural resources. RTCA will provide ongoing assistance in the areas of community outreach and conservation planning. The primary cooperator is the Gaviota Coast Conservancy.

Joshua Tree Regional Trails Project
Evaluation of access points for trails into Joshua Tree National Park and development of a conceptual plan for regional trails connecting to neighboring communities.

Los Angeles Greenways
Assessment of opportunities by the City of Los Angeles for greenway development on publicly-owned rights-of-way, with particular emphasis on urban greening and neighborhood revitalization efforts.

Los Angeles River Master Plan
A planning effort to discover and illustrate environmental, recreational, aesthetic and economic opportunities along the Los Angeles River, and to recommend projects and implementation strategies for realizing them.

Los Angeles Urban Resources Partnership
A coalition of federal and local agencies working together to make government resources available to community-led environmental projects in the Los Angeles area.
Merced River Trail Analyzed opportunities and constraints for a 28-mile section of proposed trail on an abandoned railroad bed along the Merced River; 14 miles of trail are in place.

Napa River Trail
Prepared a concept plan for a riverside trail in the City of Napa with opportunities for walking, fishing, boating or wildlife viewing.

Napa River Trail in Calistoga
Prepared a feasibility study for a bicycle and pedestrian pathway along the Napa River.

Otay Valley Regional Park
Convened and facilitated an interjurisdictional team to plan and implement an 11-mile greenway in one of the last major open space corridors in southern San Diego County; over 275 acres have been acquired for inclusion in the Otay Valley Regional Park.

Richmond Rail-Trail Greenway
Conversion of a 2.5 mile, 32 acre abandoned railroad right-of-way into a community garden and greenway in the center of Richmond, California. RTCA is developing a brochure describing potential benefits of greenways and encouraging local residents to become involved in the planning effort. Cooperators include the Rails to Trails Conservancy, the Community Youth Council for Leadership and Education, City of Richmond, and Urban Ecology.

Salinas River Coordinated Resources Management Planning
Facilitated community planning workshops to promote coordinated management of natural resources and river corridor uses in San Luis Obispo County; initiated a "River Watch" program between landowners and agencies to encourage river stewardship; and helped produce a written summary of resource information and planning issues.

San Francisco Bay Trail
Conducted public forums to enhance community support to realize a 400-mile network of multiple-use shoreline trails ringing San Francisco Bay; the Bay Trail is about one-third complete.

San Francisco Urban Resources Partnership
Providing coordinating technical assistance to close-to-home recreation and urban conservation projects in the Southeast Waterfront area of San Francisco, California. Cooperators include the City of San Francisco, the San Francisco League of Urban Gardeners, the Trust for Public Land, the U.S. Forest Service, the Natural Resources Conservation Service-San Francisco Urban Team, and several other public and non-profit agencies.

San Leandro Creek Awareness Project
Formed a new "friends" group to host education, information and creek restoration efforts.

Santa Ana River Trail
Served as a catalyst for developing a vision and master plan for a 90-mile Santa Ana River trail to address the recreational needs of the 16 million people in this tri-county Southern California area.

Santa Clara River Enhancement and Management Plan
Developed an inventory of river-related recreation resources as part of a multi-objective resource study and management planning process for this 100-mile river corridor in Ventura and Los Angeles counties.

Santa Cruz Circle Trail
Developed a preliminary concept and feasibility study for a continuous 30-mile, multi-use trail encircling Santa Cruz, providing citizens, organizations, businesses, landowners and land managing agencies with an opportunity to work together toward a common vision.

Santa Margarita River Watershed Management Program
Helped convene over 40 agencies and organizations grappling with resource protection and development issues in the rapidly urbanizing watershed of a nationally significant river; published a resource study and profiles of watershed management entities; leveraged funding for additional technical studies and stream restoration projects.

Santa Monica Mountains Area Recreation Trails Project
A forum for trail managing agencies and trail-related interest groups to work together on trails inventories and linkages, trail construction guidelines and signage, as well as reduction of trail user conflicts in the Santa Monica Mountains National Recreation Area.

Santa Rosa Creek Master Plan
Provided organizational, educational and technical support for creation of a vision and "blueprint" to restore and enhance 13 miles of Santa Rosa Creek in and near downtown Santa Rosa; over $5 million in stream channel restoration and creekside trail projects are being implemented.

Sausal Creek Watershed Awareness Project
A partnership project with the Aquatic Outreach Institute to help the Friends of Sausal Creek increase awareness about and protect Sausal Creek.

HAWAII

Hawai'i Stream Assessment
Created the first centralized base of stream-related data of the state's 376 perennial streams along with a user-friendly access system; identified candidate streams for protection.

Kalihi Valley Watershed Project
In this stream cleanup and awareness project in urban Honolulu, engagement of residents from the low-income, multi-ethnic Kalihi neighborhood posed a special challenge. RTCA helped design an outreach strategy bolstering written materials and events with a video production starring local residents and their stories. Production of the video has been funded by the EPA.

NEVADA

Carson River Planning
Facilitated a workshop and task force meetings to help identify and address natural resource, security and public access issues for 22 miles of river within Carson City.

Lahontan Valley Trails
A locally based planning effort to create a multi-use trail system linking parks, natural, and cultural resources, and local points of interest throughout the Lahontan Valley. Approximately 5 miles of trail are complete today.

Peavine Mountain Trails
Coordinated with local agencies to map trails and access points in the Peavine Mountain area in Reno, Nevada. The resulting map provides the public with much needed information about trails in this rapidly growing area.

Truckee River Strategy
A quarterly exchange among agencies to support ongoing planning and restoration projects on the Truckee River, and efforts to share this information with the interested public.

Appendix 4G: Sample Right-to-Farm Ordinance & Guidelines

Calaveras County Right-to-Farm

Calaveras County Ordinance No. 2144 (1990)

14.02.010 Definitions

As used in this chapter, the following terms shall have the following meanings:
A. "Agricultural land" means real property within the unincorporated areas of Calaveras County currently used for agricultural operations or upon which agricultural operations may in the future be established.
B. "Agricultural operations" means the use of land for the purpose of producing an agricultural commodity for commercial purposes, including, but not limited to, cultivation and tillage of the soil; burning of agricultural waste products; lawful and proper use of agricultural chemicals, including but not limited to the application of pesticides and fertilizers; protection against frost damage and bird damage; irrigation, production, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timer, viticulture, wine production, apiculture, the raising of livestock, dairy, fish, poultry; and commercial practices, structures and appurtenant facilities incident to or used in conjunction with such agricultural operations, including preparation for market, delivery to storage or market, or to carriers or transportation to market. (Ord. 2144 §1(part), 1990).

14.02.020 Findings and policy
It is the declared policy of Calaveras County to conserve and protect agricultural land and to encourage agricultural operations within the county. Where nonagricultural land uses, especially residential development, extend into agricultural areas or are adjacent to agricultural areas, agricultural operations may become the subject of nuisance complaints, due to a lack of knowledge about the operations. As a result, agricultural operations are sometimes forced to cease or curtail operations and people are discouraged from making investments in farm improvements to the detriment of agricultural operations and the economic viability of the county's agricultural industry as a whole. It is the purpose and intent of this chapter to reduce the loss to the county of its agricultural resources by clarifying the circumstances under which agricultural operations may be considered a nuisance. The further purpose of this chapter is to promote a good neighbor policy by advising purchasers and residents of property near agricultural operations of the inherent potential problems associated with such purchase or residence. Such concerns may include, but are not limited to, the sounds, odors, dust, chemicals, and traffic that may accompany agricultural

operations. Purchasers and residents should understand the inconvenience that accompany living side-by-side with present or future agricultural operations and be prepared to accept such problems as the natural result of living in or near agricultural lands. (Ord. 2144 §1(part), 1990).

14.02.040 Nuisance
No pre-existing or future commercial agricultural operation conducted or maintained for and in a manner consistent with accepted agricultural practices and standards on agricultural land shall become or be a nuisance, public or private, due to any change in land uses in or about the locality thereof. The provisions of this section shall not apply whenever a nuisance results from agricultural operations inconsistent with accepted practices and standards or contrary to local, state and federal ordinances, laws and regulations. (Ord. 2144 §1(part), 1990).

14.02.060 Disclosure
A. To make Calaveras County landowners aware of the policies set forth in Section 14.02.040, the written disclosure statement set forth in subsection B of this section shall be:
1. Provided by the transferor of real property located in the unincorporated areas of Calaveras County to the transferee of such property upon any transfer of real property by sale, exchange, installment, land sale contract, lease with an option to purchase, any other option to purchase, ground lease coupled with improvements, or residential stock cooperative improved with dwelling units. The transferor shall require the transferee to sign a written disclosure statement set forth in subsection B of this section;
2. Provided by the Calaveras County planning department to applicants for discretionary development permits including but not limited to subdivision and conditional use permits for use on or adjacent to agricultural land. Each discretionary development permit shall include a condition that the owner of the property shall be required to sign a disclosure statement containing the language set forth in subsection B of this section acknowledging that the owners have been informed of the county's agricultural lands policy.
B. The disclosure statements shall read as follows:

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 is a high priority and a proper and necessary use, and will not consider the inconveniences or discomforts arising from agricultural operations as a nuisance if such operations are consistent with accepted agricultural practices and standards.
(Ord. 2144 §1(part), 1990).

14.02.080 Severability

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portion of this chapter. (Ord. 2144 §1(part), 1990).

14.02.100 Dispute resolution

The policy set forth in this chapter only applies to agricultural operations which are consistent with accepted agricultural practices and standards. If an agricultural operation is being conducted in a manner which does not appear to be consistent with accepted agricultural practices and standards, any person may file a complaint with the office of the county agricultural commissioner within thirty days of the date of the complained-of activity. Upon receipt of a written complaint pursuant to this section, the Calaveras County agricultural commissioner shall convene a committee consisting of the agricultural commissioner, the Calaveras County farm adviser, the Calaveras County planning director, and two members of the public appointed by the board of supervisors. Pursuant to procedural rules adopted by the committee, the committee shall hear the dispute and determine whether the agricultural practices comply with accepted agricultural practices and standards. The committee shall render a written decision and the decision of the committee shall be advisory to the parties involved and may be appealed to the board of supervisors. (Ord 2144 §1(part), 1990).

17.16.015 Right -to-farm

Any legally existing agriculture land use (farming, ranching, orchard, livestock, row crops, food processing) is considered to have a right to enjoy the productive and economic fruits of labors without fear of infringement on this right by encroaching residential or other nonagriculture development on adjoining parcels and lands in the general vicinity. The right to farm shall take precedence over all other adjoining and nearby land uses. (Ord. 1807 §1(part), 1986).

17.18.015 Right-to-farm

Any legally existing agriculture land use (farming, ranching, orchard, livestock, row crops, food processing) is considered to have a right to enjoy the productive and economic fruits of labors without fear of infringement on this right by encroaching residential or other nonagriculture development on adjoining parcels and lands in the general vicinity. The right to farm shall take precedence over all other adjoining and nearby land uses. (Ord. 1807 §1(part), 1986).

February 3, 2009

Guidelines: Overview of Right-to-Farm Ordinance

University of California Agricultural Issues Center
AIC Issues Brief Number 15, May, 2001

County Right-to-Farm Ordinances in California: An Assessment of Impact and Effectiveness

Matthew Wacker, Alvin D. Sokolow and Rachel Elkins[1]

When first adopted by California local governments in the 1980s, right-to-farm ordinances were seen by many farm leaders, real estate people, and public officials as an easy response to the problem of urban growth encroaching on adjacent farm operations. Such measures have little regulatory effect, but seek to reduce the opposition of urban neighbors to commercial agriculture as a nuisance generator. Most ordinances require that homebuyers who move to parcels adjacent to or near working farms and ranches be notified about the possible negative impacts of agricultural activities. In this way, the theory goes, new residents, especially those unfamiliar with rural living, would effectively learn about the realities of modern farming and would be less inclined to complain, or even go to court, about sprays, dust, odors, noise and other aspects of agricultural activities. The normal practices of farmers and ranchers would thus be protected.

The local ordinances are now widespread throughout California's agricultural regions. About 40 counties and 50 cities currently have these measures. Despite their popularity, questions are frequently raised about the effectiveness of right-to-farm ordinances in protecting agricultural operations and reducing farm-urban edge conflicts. The two principal reasons are: (1) considerable variation in implementation from one jurisdiction to another, and (2) the generally benign and undemanding character of disclosure requirements, as compared to the more stringent regulatory tools of zoning, buffers, and subdivision review.

This assessment is based on a comparative study of county-adopted ordinances and their implementation in 15 agricultural counties[2] located in Central Valley and coastal regions[3].

---

[1] Matthew Wacker is a graduate student in the Department of City and Regional Planning and Department of Environmental Science, Policy, and Management at UC Berkeley; Al Sokolow is a Cooperative Extension Public Policy Specialist in the Department of Human and Community Development at UC Davis; and Rachel Elkins is a Cooperative Extension Farm Advisor in Lake County, California.

[2] The counties are Butte, Colusa, Fresno, Mendocino, Merced, Monterey, Napa, San Benito, San Joaquin, Solano, Sonoma, Stanislaus, Sutter, Tulare, and Yolo.

[3] The project was funded by an internship grant from the California Communities Program at UC Davis, and was initiated at the request of agricultural and other leaders in Lake County. This report benefits from

(This study does not cover city ordinances which apply just to areas within incorporated boundaries.) We examined each of the county ordinances and conducted phone interviews with about 40 knowledgeable local persons, including agricultural commissioners, county planners, agricultural (Farm Bureau) leaders, real estate representatives, and UC Cooperative Extension staff.

Following a description of ordinances, this Issues Brief summarizes local perceptions about the performance of the ordinances in the 15 sample counties and then examines in greater detail the provisions that deal with grievance procedures and disclosure requirements.

Origins and Content

As a tool to protect farmers from nuisance lawsuits by neighbors, right-to-farm ordinances have existed for almost 40 years in the United States. Local ordinances in California date from the early 1980s. Although they fall within the regular police powers (the ability to regulate) of county and city governments, the local measures were partly stimulated by passage in 1981 of a state statute (Sect. 3482.5 of the California Civil Code) that declares that a farm in operation for more than three years is not to be considered a nuisance due to changed conditions (urbanization) in the area. In 1989 the legislature went further by allowing counties and cities to require realtors to disclose to property buyers particular conditions of the property, including the possible negative impacts of nearby farming (Civil Code Section 1102.6a). The California Farm Bureau prepared a model right-to-farm ordinance at about that time, and most counties and cities have since followed the model language in adopting their own ordinances.

Most county right-to-farm ordinances thus have similar contents. Four major provisions are common: (1) a statement of purpose, (2) definitions of agricultural operations and farmland, (3) limitation on agricultural nuisances, and (4) agricultural disclosure requirements. A few ordinances also provide for a formal grievance procedure. **Box 1** describes these ordinance provisions, and **Box 2** shows a sample disclosure requirement from the Farm Bureau model.

Within this common framework, ordinances differ from county to county in detail and added topics. Disclosure provisions, for example, vary a great deal according to when and how notification about nearby agricultural conditions is supposed to be provided. As adopted and sometimes changed by boards of supervisors, county legislative bodies. Ordinance language is a product of local priorities and political pressures.

Suggestions made by several outside reviewers, including a county ag commissioner and staff attorneys of the CFBF.

Box 1: **Common Ordinance Provisions**

Statement of Purpose
Generally a policy statement outlining the intent of the ordinance to preserve agricultural operations, promote a good-neighbor policy between farm and other landowners, or to affirm the county's commitment to agriculture as a component of the local economy.

Definitions
For legal clarity, an agricultural operation is defined according to the state code. Farmland is defined by location in an agricultural zone; a few counties define it more broadly as land that currently or potentially supports active agricultural operations.

Nuisance
Usually a reference to the state code that prohibits a nuisance finding if the agricultural operation is conducted according to established farming practices, has existed at the same location for more than three years, and does not infringe upon a public right-of-way. Some counties reduce the time requirement to one year.

Disclosure
A requirement that a potential purchaser of property near farming or the developer of residential property in such an area be notified of the impacts of the agricultural operation.

Grievance Procedures
Formal procedures in some counties for resolving complaints against agricultural operations, usually involving mediation by a committee whose organization and timing may be specified.

Perceived Impacts

What do county officials and others say about the operations and impacts of the right-to-farm ordinances in their communities? In brief phone interviews, we asked 40 persons in the 15 sample counties about their understanding of the provisions of the local ordinance, their perceptions of the impacts, benefits, and limitations of the ordinance, and their views of how it related to land use issues pertaining to the agricultural-urban edge. Here is a summary of their comments about several key aspects of the ordinances and their implementation.

Right-to-farm ordinances are primarily education tools.
The ordinances mainly serve to inform and educate residents about the local value of agriculture, according to the great majority of persons we interviewed. The major intention is to tell homebuyers about the consequences of locating in agricultural areas, but the

audiences of the information also include the community at large and farmers themselves. The ordinances generally seem to accomplish this purpose, although their informational impacts vary by county and depend on specific provisions and implementation. A county agricultural commissioner and a Farm Bureau leader, respectively, described the benefits in these terms:

> *"(The ordinance) reminds the public and the Board of Supervisors that the county wishes to preserve agriculture. It sets the tone, raises awareness."*
>
> *"It puts buyers on notice that the county values agriculture and there are certain things they have to be prepared to accept."*

Ordinances are a useful tool for county officials who deal with complaints about agricultural practices.

The local public officials we interviewed liked that the ordinances asserted as a policy matter the importance of agriculture in their counties. This gave county officials a firm factual basis on which to respond to complaints from residential neighbors, when combined with the nuisance and disclosure language. An agricultural commissioner noted:

> "*It gives me a way to frame the discussion between growers and residents....to try to get people to talk as neighbors."*

Often this meant that minor complaints could be prevented from escalating into major issues and even lawsuits.

A right-to-farm ordinance is not a substitute for good land use planning.

Whatever its benefits, none of our respondents believed that a right-to-farm ordinance was a technique for determining land uses or defining urban-agricultural edges. The ordinances are not regulatory tools; they lack the planning and urban development power of agricultural zoning, general plans, and subdivision controls.

Right-to-farm ordinances do not insulate farmers from lawsuits nor do they provide farmers with rights not already codified in state law.

While a right-to-farm ordinance may serve to resolve many small complaints, it will not prevent a farmer from being sued over an agricultural practice, even one that is covered under the ordinance as a normally accepted farming practice. As a Farm Bureau representative indicated, if a neighbor wants to sue a farmer over an agricultural nuisance complaint, there is nothing a right-to-farm ordinance can do to prevent that action. We also heard from local officials who believed the term "right-to-farm" was a misnomer, wrongly implying that farmers have all the rights and homeowners have none in edge conflicts. One Farm Bureau leader suggested "agricultural awareness" as a more appropriate label.

There is no clear evidence that the right-to-farm ordinances have reduced the volume of litigation and complaints.
Our respondents were not able to give us a definitive answer to the question of whether lawsuits or other complaints directed against agricultural practices in their counties have decreased in number since the ordinances were adopted. No one could detect a decrease in litigation, although several respondents said they thought formal complaints to county bodies had declined, but without providing specific information. In fact, lawsuits on agricultural nuisances in California have been rare, whether before or after the appearance of right-to-farm ordinances. Respondents in only six of our 15 sample counties could recall such cases. According to staff attorneys for the California Farm Bureau Federation, only one farm nuisance suit has been decided by a California appellate court in recent years, and that case involved farm operators as both plaintiff and defendant.

County governments exercise little oversight over the implementation of ordinances.
While boards of supervisors enact and revise right-to-farm ordinances, county governments pay little attention to how their provisions are carried out. Respondents were especially critical of the implementation of disclosure requirements for real estate transactions, which is left largely to realtors and title companies. None of the county agencies in our 15 sample counties regularly monitors this process. When disclosure is applied to development approvals or building permits, however, planning and building departments are usually involved. A more general comment about limited oversight concerns the lack of coordination among different county departments. At one time or another, the various county agencies that may be involved in ordinance creation, revision, and execution include the board of supervisors, agricultural commissioner, planning and building, assessor, county counsel, and sheriff.

Grievance Procedures, Formal and Informal

Formal mediation procedures for handling complaints against farm practices are found in the ordinances of six (Colusa, Monterey, San Benito, Solano, Stanislaus, Yolo) of the 15 counties we surveyed. The grievance-handling bodies outlined in these ordinances are either committees drawn from citizens appointed by the board of supervisors, ex officio bodies (agricultural commissioner, planning director, etc.), or a combination of the two. The exception in one county is the planning commission. At least one county (San Joaquin) uses its agricultural advisory committee for this purpose, although it is not designated in the right-to-farm ordinance.

The formal mediation bodies in the six counties have had little work. Respondents in only two of the counties could recall instances of committee activity in recent years. Solano's group last handled a complaint in 1994, one involving a noisy diesel pump. The committee in Yolo has had only one case, also a noise issue, since it was established in 1991.

Complaints from residential neighbors about agricultural practices actually are more frequent then these committee records suggest. They are handled and usually resolved in the course

of the routine business of county departments. Most come to the agricultural commissioners because of their heavy involvement in the agricultural sector through the regulation of chemical use on farms. In the process of dealing with objections to the pesticide spray practices of particular farmers, the commissioners also pick up complaints about noise, dust, odor, and other nuisances. The standard approach is to resolve these complaints through informal methods. One agricultural commissioner explained:

> *"A lot of my efforts in these issues go to trying to get people to talk as neighbors and work things out like most civilized people should be able to. Often the urban resident just wants to know what's going on. When they hear a noise at night they will know what's going on, or they will know to close their windows at certain times of the day to avoid sprays and dust."*

Variations in Disclosure Requirements

Most discussion about the performance of right-to-farm ordinances in individual counties is focused on the disclosure requirements. How thoroughly affected residents are informed about the consequences of living near agricultural operations depends on the audience and the manner in which notices are distributed. According to the ordinances we reviewed, there are three general approaches to providing disclosure:

- In the annual tax bills sent to all or a portion (typically just in unincorporated areas) of a county's property owners;
- In connection with new development located near agricultural activity, usually when subdivision or parcel maps are approved or building permits are issued by county government;
- As part of a real estate transaction in which residential or other property located near agricultural activity is sold, generally at the time escrow is closed signifying the completion of the purchase.

The notified audience differs - a countywide one composed of all or many property owners in the case of tax bill statements, primarily developers or builders in the instance of development-related notification, and new purchasers of property in the case of real estate transactions. Likewise, the location or degree of responsibility within county government for administering these processes varies. Assessors' offices send out the annual property tax bills and planning and building departments manage development approvals and building permits. For notification through property sales, however, there is no clear county government involvement or oversight. In these cases realtors and title companies handle agricultural disclosures as part of their normal process of working with sellers and buyers to complete transactions.

Ordinances also differ in whether or not they require that the developer/builder or purchaser sign the disclosure notice and it is recorded in the county recorder's office as a designation attached to the property deed. Recordation provides a formal record of the disclosure and ensures that the information will be transmitted to future buyers of the property through the title search process.

As **Table 1** shows, the 15 county ordinances we reviewed vary greatly in the mix of disclosure methods used. Most employ only one or two of the methods, although recordation is required by 10 of the ordinances. All three approaches are used by three sample counties: Napa, Stanislaus, and Sonoma, with Napa and Sonoma also requiring recording. Sonoma and Napa counties have had additional, unique components in their disclosure programs. Sheriff's deputies in Sonoma distribute pamphlets about county agriculture to residents, while the Napa Farm Bureau has sent pamphlets to new residents.

Two counties have substantially revised the disclosure requirements in their right-to-farm laws in recent years. In 1994 the Monterey County Board of Supervisors eliminated entirely the disclosure provisions of its ordinance, at the urging of the local real estate industry. On the other hand, the Sonoma County Board of Supervisors in 1999 added disclosure requirements for both development actions and real estate transactions to the original tax bill provision, primarily at the request of the local Farm Bureau.

Illustrated here are the ongoing differences between the views of real estate and farm interests in many agricultural counties over the extent of disclosure requirements. Farmers generally support strong and mandated forms of notification as a way of heading off problems with urban neighbors. Realtors, on the other hand, generally see required notification as discouraging potential home sales and adding to their paperwork burdens, and so prefer minimal or non-mandated disclosure provisions.

In at least six of the sample counties, according to respondents, the local real estate industry successfully opposed more detailed or stronger disclosure provisions when the ordinances were first adopted or at later times when changes were proposed. Some title companies also have been reluctant to get involved in the disclosure process because of perceived procedural burdens. The concerns revolve largely around how disclosures are inserted into real estate transactions. Several of the county officials we interviewed worried about the lack of county government oversight over the private actions of realtors and title companies. A few respondents, however, noted that realtors were obligated under state law and their licenses to disclose such information in the case of other property-related conditions such as potential hazards. They suggested that even in the absence of local ordinance requirements, many realtors would voluntarily reveal to property buyers the nature of nearby agricultural operations as legal protection against future lawsuits from dissatisfied homebuyers. This seems to be the case in Lake County where most realtors use disclosure statements when selling residential properties in rural areas, although few seem to be aware of a county requirement for agricultural notices.

Timing is also an issue in the adequacy of agricultural disclosures in real estate sales. Disclosures are usually provided at the completion of a transaction, when escrow is closed. Many of our respondents said this was too late in the transaction for new information to have much impact, since it comes some time after the basic decision to buy has been made. The impact of the information is further diluted by the numerous other documents purchasers must read and sign at this stage, making it difficult to highlight the importance of the agricultural disclosure. Noted an agricultural commissioner:

> *"People when they are buying real estate are really stressed, and they don't pay much attention to the disclosure. They have lots of forms to look at."*

As a result, other respondents said, some homeowners who later come before county bodies to complain about nearby agricultural nuisances have to be reminded about the agricultural disclosure forms they signed.

Conclusions

What makes for an effective county right-to-farm ordinance? Judging from the comments of the persons we interviewed in 15 counties, the key lies in specific disclosure requirements and how they are implemented. Formal grievance procedures are far less essential, considering their limited use in the counties that have them and the greater importance of informal methods for resolving farmer-resident conflicts.

An effective ordinance is one that fully informs both directly affected parties and the community at large about the importance of maintaining productive agriculture in the face of urban growth. For homeowners and other residents in edge areas, those considering purchase and those already living there, this means acquiring a full appreciation of the consequences of residing next to commercial farm operations that from time to time generate noise, dust, odor, and other negative effects. Prospective home buyers then can consider the pertinent tradeoffs, weighing the negative impacts against the scenic, cost, and other benefits of living in the rural community.

Right-to-farm ordinances are a limited answer to the problems of conflict and incompatible land uses at the agricultural-urban edge. The solution also depends on other and more active measures, especially the planning and design of urban development that is sensitive to agricultural operations and appropriate modifications in farm practices at the edge. But as an informational technique, the ordinances are an important part of the overall strategy for achieving a more peaceful coexistence of agricultural and urban neighbors.

Table 1. Disclosure Requirements in Right-to-farm Ordinances

County	Property Tax Bill	Development Approval	Real Estate Transaction
San Benito	Mailed annually to all real property owners in unincorporated county.	Not required.	Required for all real property transfers. Disclosure must be signed by buyer and seller and recorded with the County Recorder's office. All leases must also incorporate the disclosure statement.
Solano	Not required.	Not required.	Disclosure statement included with any property deed and recorded with County Recorder. Buyer/seller are not required to physically sign disclosure statement.
Monterey	Not required.	Not required.	Not required.
Merced	Not required.	Notice required on all final parcel maps for all parcels within 1000 feet of an ag zone and dwelling unit over 500 square feet. Acknowledgment required for building permit.	Not required.
Tulare	Not required.	Notice must be recorded for all parcel/subdivision maps; notice provided to all applicants for building permits; County Recorder includes notice with any deed or land sale contract.	Signed disclosure between buyer and seller.
Stanislaus	Mailed annually to all real property owners in unincorporated county.	Notice must be recorded for all parcel/subdivision maps; notice provided to all applicants for building permits; County Recorder includes notice with any deed or land sale contract.	Signed disclosure between buyer and seller.
San Joaquin	Not required.	County provides building permit applicants with copy of disclosure statement. Not a condition of development approval. Builder's responsibility to deliver copy to owner of building.	Not required.
Butte	Not required.	Acknowledgment must be signed and recorded as a condition of obtaining a building permit.	Not required.
Sutter	Not required.	Acknowledgment must be signed and recorded as a condition of obtaining a building permit.	Disclosure required between buyer and seller. No form to sign.
Colusa	Not required.	Disclosure required on all building permits and other development approval	Disclosure must be signed by buyer and seller and recorded with the County Recorder's office.

County	Property Tax Bill	Development Approval	Real Estate Transaction
		documents.	
Mendocino	Not required.	Acknowledgment must be signed and recorded as a condition of obtaining a building permit.	Disclosure required between buyer and seller. No form to sign.
Yolo	One-time mailing	County-prepared notice included with preliminary title reports.	Not required.
Napa	Mailed annually to all real property owners in unincorporated county.	Signed form filed with Planning Department for all subdivision approvals and development permits.	Disclosure required between buyer and seller. No form to sign.
Sonoma	Mailed annually to all real property owners in unincorporated county.	Disclosure required for all development approvals and recorded with County Recorder.	Signed disclosure between buyer and seller
Fresno	Not required.	Notice must be filed with County Recorder for subdivision map approvals.	Not required.

Box 2: Disclosure Notice - Farm Bureau Model Ordinance, Section 4 (b)

The County of _____ permits operation of properly conducted agricultural operations within the County. If the property you are purchasing is located near agricultural lands or operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomfort arising from such operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. One or more of the inconveniences described may occur as a result of any agricultural operation which is in conformance with existing laws and regulations and accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

February 3, 2009

University of California
Agricultural Issues Center
One Shields Avenue
Davis, CA 95616-8514

■ E-mail: agissues@ucdavis.edu
■ Internet: http://aic.ucdavis.edu
■ Phone: 530-752-2320
■ Fax: 530-752-5451

Appendix 4H: Timber Production Values of Soils in the City's Sphere of Influence

Timber Production Values of Soils in the City's Sphere of Influence

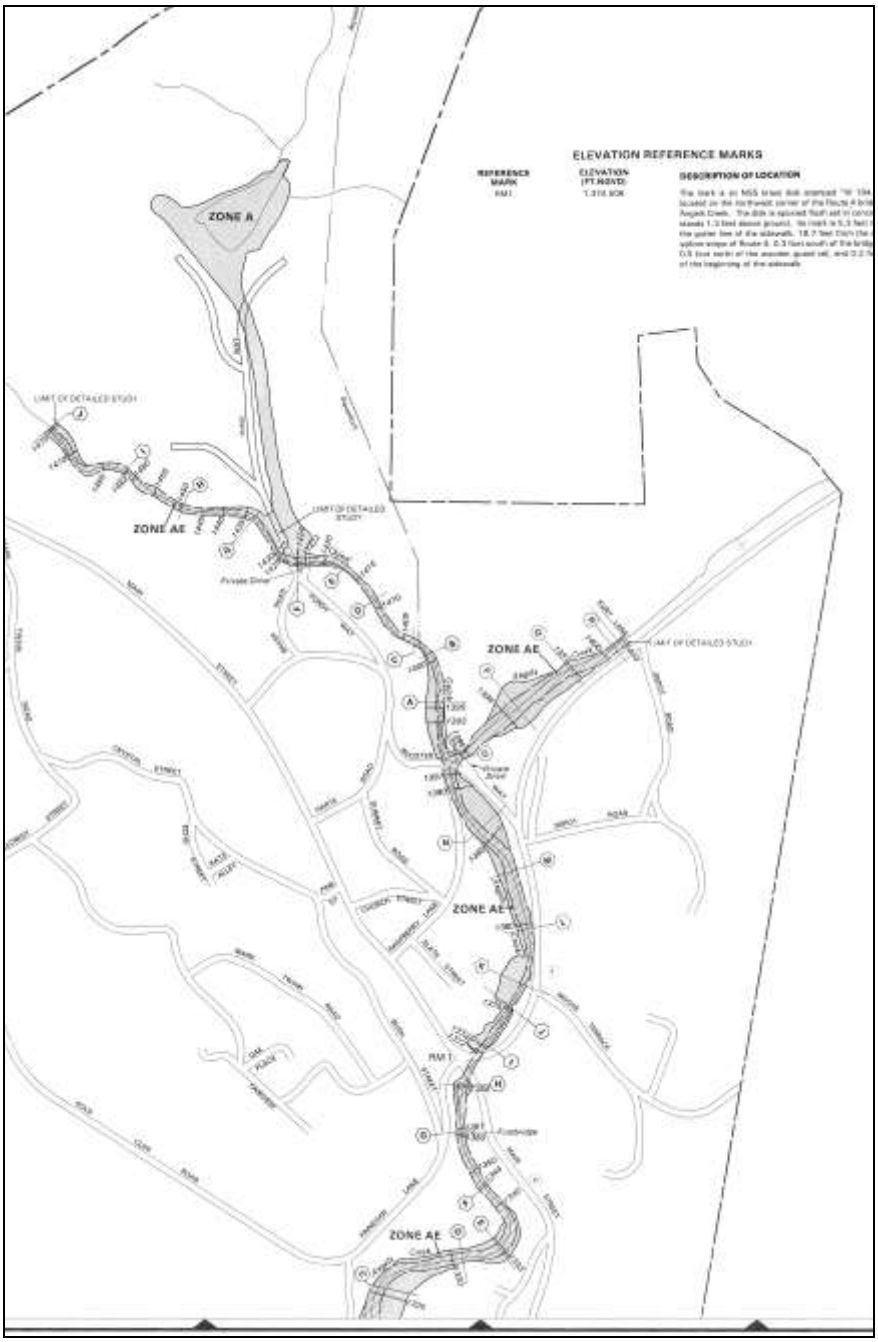
(Soils occurring within the City Limits are shaded)

Map Symbol	Soil Name	Value for Timber Production
GB-Sl-CF	Guenoc-Stonyford Association	--
Jp-Mh-CE	Josephine-Mariposa Association	High to Low; Group 2, 7
Sr-BE	Supan Association	--
Fo-RL-CF	Forward-Rockland Association	Low - Group 7
AK-AB-BE	Auburn-Argonaut Association	--
Pn-BD	Perkins Acid Variant Association	High - Group 1
Mh-JP-EG	Mariposa/ Josephine Association	High to Low - Group 2, 7
Wg-AK-CE	Whiterock/Auburn Association	--

Appendix 4I: Flood Hazard Zones

Angels Camp Designated Flood Zones

Federal Emergency Management Agency Flood Insurance Rate Map
Community Panel # 0600210001D, 1997 - EXCERPT

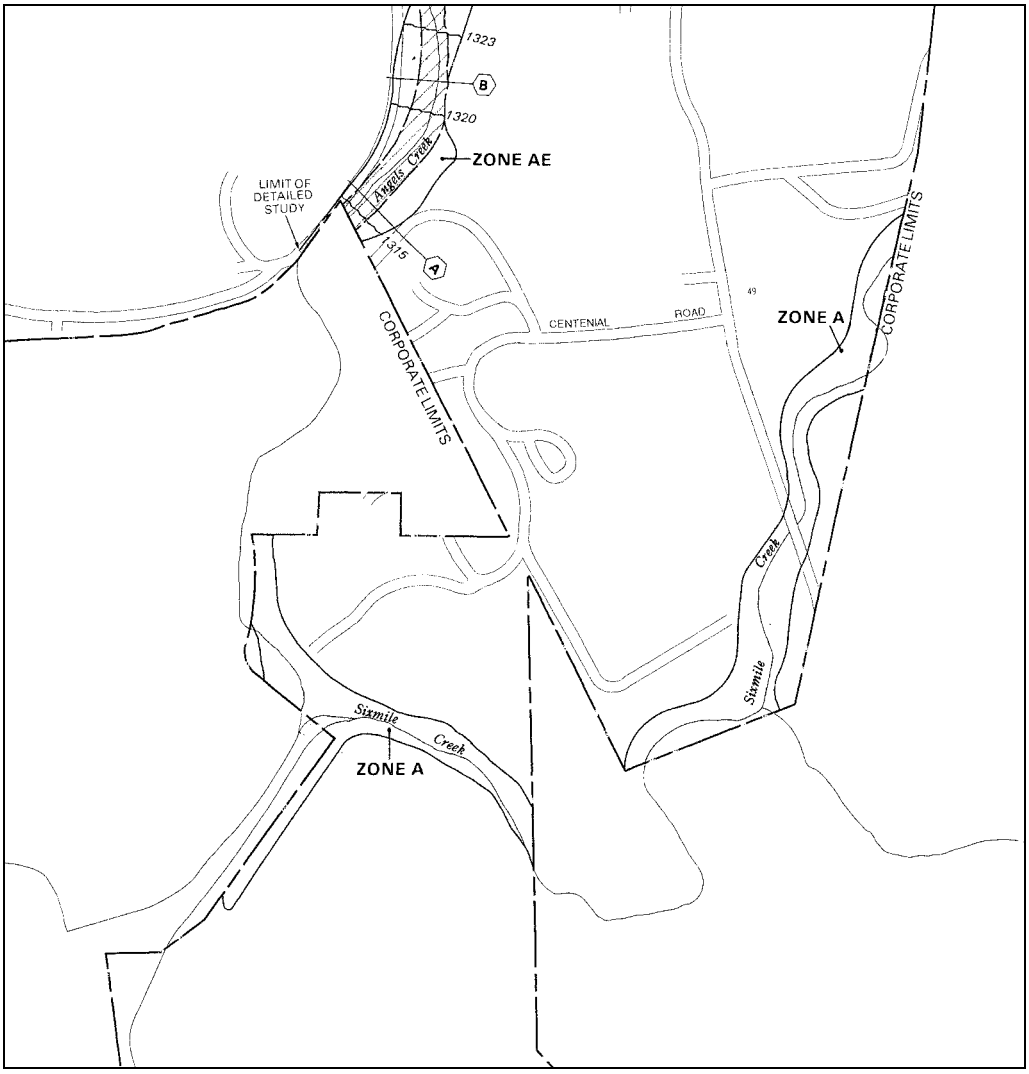


For Key, see next page

February 3, 2009

Angels Camp Designated Flood Zones

Federal Emergency Management Agency Flood Insurance Rate Map
Community Panel # 0600210002D, 1997 EXCERPT



Key:

Special Flood Hazard Areas Inundated by 100-Year Flood
Zone A: No base flood elevations determined
Zone AE: Base flood elevations determined
Non-Flood Hazard Areas
Zone X: Areas determined to be outside the 500-year flood plain

Appendix 4J: Sources and Types of Non-Point Source Discharges Common in Urban Runoff Which Could be Present in City's Waterways as Runoff

Per the United States Geological Survey National Water-Quality Assessment (NAWQA), program non-point source chemical contamination of watersheds is an issue both for agricultural and urban (residential, public agency and commercial) land uses.

"Water quality conditions and aquatic health reflect a complex combination of land and chemical use, land-management practices, population density and watershed development, and natural features, such as soils, geology, hydrology and climate. Contaminant concentrations vary from season to season and from watershed to watershed. Even among seemingly similar land uses and sources of contamination, different areas can have very different degrees of vulnerability and, therefore, have different rates at which improved treatment or management can lead to water-quality improvements."

The first step in maintaining and improving water quality, is to identify the potential sources of non-point source pollution that may adversely affect the watershed. Based on the USGS surveys of 35 urban and 120 agricultural watersheds, the contaminants listed in the following table have the potential to occur within the drainages within the Angels Camp Sphere of Influence.

USGS Identified Man-Made Contaminants with the Potential to Occur in Urban Watersheds

Potential Contaminants	Description
Fecal Coliform Bacteria	Commonly exceeded in areas providing water-contact recreation
Phosphorous	Generally as high in urban streams as in agricultural streams. More than 70% of sampled urban streams exceed USEPA goals for preventing nuisance plant growth
Insecticides (e.g., diazinon, carbaryl, chlorpyrifos, malathion and others)	Usually occur at higher concentrations in urban streams than in agricultural streams. Levels in urban streams rarely exceed USEPA drinking water standards, but concentrations exceeded at least one guideline established to protect aquatic life in every urban stream sampled.
Herbicides (e.g., atrazine, simazine, prometon and others)	Detected in 99% of urban streams sampled and in 50% of sampled wells. Most common sources are herbicide applications on lawns, golf courses and road right-of-ways.
Pesticides (e.g., insecticides: diazinon and chlorpyrifos and herbicides: simazine and prometon)	Commonly occur in mixtures. Approximately 80% of sampled urban streams contained 5 or more pesticides.
DDT, chlordane, dieldrin, organochloride pesticides in sediments	Associated with higher frequencies of occurrence of DDT, chlordane, and dieldrin and higher concentrations of chlordane and dieldrin than sediments in agricultural streams. 36% of sampled streams exceeded sediment quality guidelines for organochloride pesticides.
Volatile organic compounds (VOCs)	Source: plastics, cleaning solvents, gasoline and industrial operations. Most frequently identified in urban groundwater: commercial and industrial solvents [trichloroethene (TCE), tetrachloroethene (PCE) and methylene chloride]; gasoline additive methyl tert-butyl ether (MTBE); and the solvent and disinfection by-product of water treatment: trichloromethane (aka chloroform).
Trace elements: cadmium, lead, zinc and mercury	In populated urban settings, believed to originate from emissions from industrial and municipal activities and motor vehicles.
Zinc and polycyclic aromatic compounds (PAHs)	PAHs result from fossil fuel combustion. Sediment samples from streambeds and reservoirs indicate Zinc and PAHs concentrations are increasing probably due to increasing use of motor vehicle traffic in watersheds.
Organochlorine compounds	Detected in 97% of whole fish samples collected at urban sites; exceeded guidelines to protect wildlife at nearly 10% of urban streams.
PCBs	Detected in more than 80% of whole fish samples, exceeded guidelines to protect wildlife at nearly 70% of urban streams.

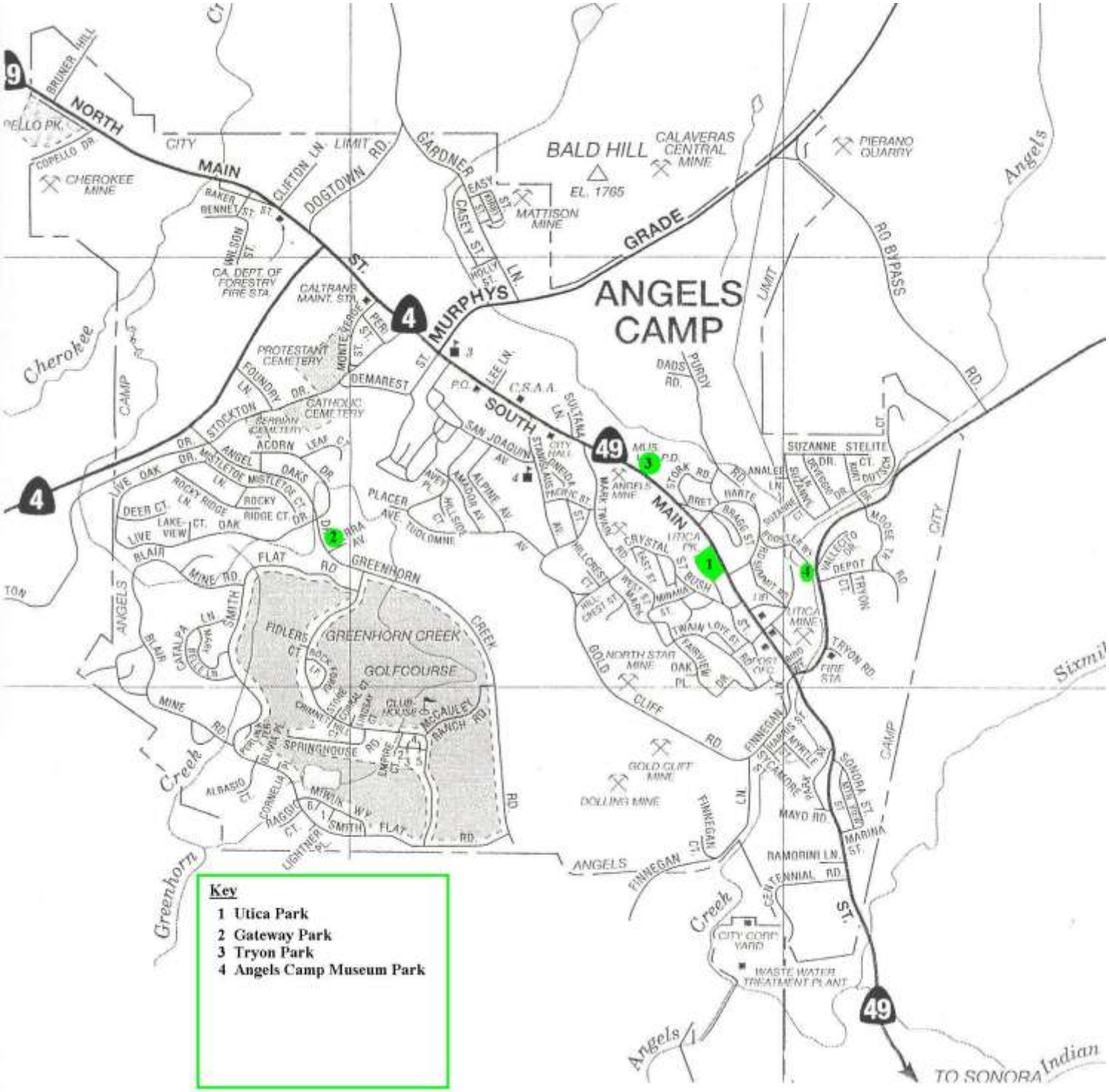
This page blank

In addition to "man-made" sources of potential contaminants, the following are some naturally-occurring potential contaminants that may adversely affect water quality as a result of soil leaching, erosion, sedimentation, and other causes:

Naturally-Occurring Contaminants that May Affect Water Quality within the Angels Camp Sphere of Influence

Potential Contaminant	Source
Nitrogen (Ammonium, nitrate)	Fixation of nitrogen gas by plants and certain bacteria; Additions of organic matter; Weathering rocks
Phosphorous (Phosphate)	Weathering of igneous rock; Soil leaching; Additions of organic matter
Calcium	Weathering rocks (especially limestone); Soil leaching
Magnesium	Weathering rocks (especially igneous and carbonate rocks like limestone and dolomite); Soil leaching
Sodium	Weathering rock (especially igneous and sedimentary); Leached easily into surface and groundwater and remains in solution
Potassium	Weathering of igneous rocks; Leaching of clays and glacial material
Manganese	Weathering of igneous rocks; Soil leaching
Sulfur (Sulfate)	Leaching/weathering of gypsum and other common igneous and sedimentary rocks; Found in rainfall frequently above 1 mg/l and sometimes greater than 10 mg/l (a source of air pollution)

4K Public Open Space Inventory Map (Angels Camp City Limits)



Appendix 5: Noise

Appendix 5A: **[RESERVED]**

Appendix 5B: **Sample Noise Attenuation Guidelines [2020 GENERAL PLAN MITIGATION MEASURE, MM-NOISE-03]**

Appendix 5C: **Draft Noise Attenuation Approach for New Construction along SR 4 and SR 49 – Sensitive Receptors [2020 GENERAL PLAN MITIGATION MEASURE, MM-NOISE-03]**

Appendix 5D: **Future with *Angels Camp 2020 General Plan* Noise Contours [2020 GENERAL PLAN MITIGATION MEASURE, MM-NOISE-03]**

Appendix 5A (RESERVED)

2020 General Plan Appendix 5B
Sample Noise Attenuation Guidelines

Prior to Grading Permit issuance or issuance of other discretionary permits (whichever ground disturbing action occurs first), future development projects shall demonstrate, to the satisfaction of the Angels Camp Planning Department, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;

- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;

- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;

- Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and

- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

- Appropriate limitations on construction activities during the day. Typically, construction activities are limited to Monday through Friday between the hours of 7:00 A.M. to sunset and on Saturdays from 8:00 A.M. to sunset, excluding Sundays and legal holidays.

- HVAC
  Electrical and mechanical equipment (i.e., ventilation and air conditioning units) shall be located as far away as is feasible from receptor areas. Additionally, the following shall be considered prior to installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

- Commercial and Industrial
  Loading docks within at commercial or industrial land located within 100 feet of residential dwelling units or other sensitive receptors shall be designed to have either a depressed (i.e., below grade) loading dock area; an internal bay; or a wall to break the line of sight between noise sensitive uses and loading operations. Consideration should be given to restricting deliveries to daylight hours or establishing truck routes that avoid residential neighborhoods, as necessary. An acoustical analysis shall be performed to demonstrate that operation of the loading docks does not result in noise levels that exceed City standards at exterior on-site residences living areas or off-site sensitive uses. These components shall be incorporated into the plans to be submitted by future Applicants to the City for review and approval, prior to the issuance of building permits.

2020 General Plan Appendix 5C
Draft Noise Attenuation Approach for New Construction along SR 4 and SR 49 – Sensitive Receptors

The following is a description of noise levels and appropriate noise attenuation methods for each noise contour. The approach is intended to be applicable to new development (i.e., a proposed sensitive receptor or a proposed non□sensitive receptor with the potential to affect a sensitive receptor) along SR 4 and SR 49 within the 60 CNEL, 65 CNEL or 70 CNEL or louder contours per 2020 General Plan Appendix 5D:

60 CNEL
The 60 CNEL contour defines the noise study zone. The noise environment for any proposed Noise sensitive land use (for example, single- or multi-family residences, hospitals, schools, or churches) within this zone should be evaluated on a project-specific basis. The project may require mitigation to meet City and/or state (Title 24) standards. A site and project specific study will be necessary to determine what kinds of mitigation will make the interior building environment acceptable for the given type of land use. Some sites may already be sufficiently protected by existing walls or berms so that no further mitigation would be required.

65 CNEL and 70 CNEL
The 65 CNEL 65 CNEL contours define the noise mitigation zone. Within this contour, new or expanded noise sensitive developments should be permitted only if appropriate mitigation measures, such as barriers or additional sound insulation, are included and City and/or state noise standards are achieved. In some instances it may be possible to show that existing walls, berms, or screening may exist such that required mitigation is already in place.

Noise reduction can be accomplished by the placement of walls, landscaped berms, or a combination of the two. Generally, effective noise shielding requires a solid barrier with a mass of at least four pounds per square foot of surface area, which is large enough to block the line of sight between the source and receiver. Variations may be appropriate in individual cases based on distance, nature and orientation of buildings behind the barrier, and a number of other factors. Garages or other buildings may be used to shield dwelling units and outdoor living areas from traffic noise. Angels Camp does not for the most part does include walls or berms to help attenuate noise.

The City's topography varies along different roadways. For example, along Greenhorn Creek, the residential land uses are located above the roadway. This provides the sensitive land uses with noise attenuation because the line of sight between the roadway and the sensitive land uses.

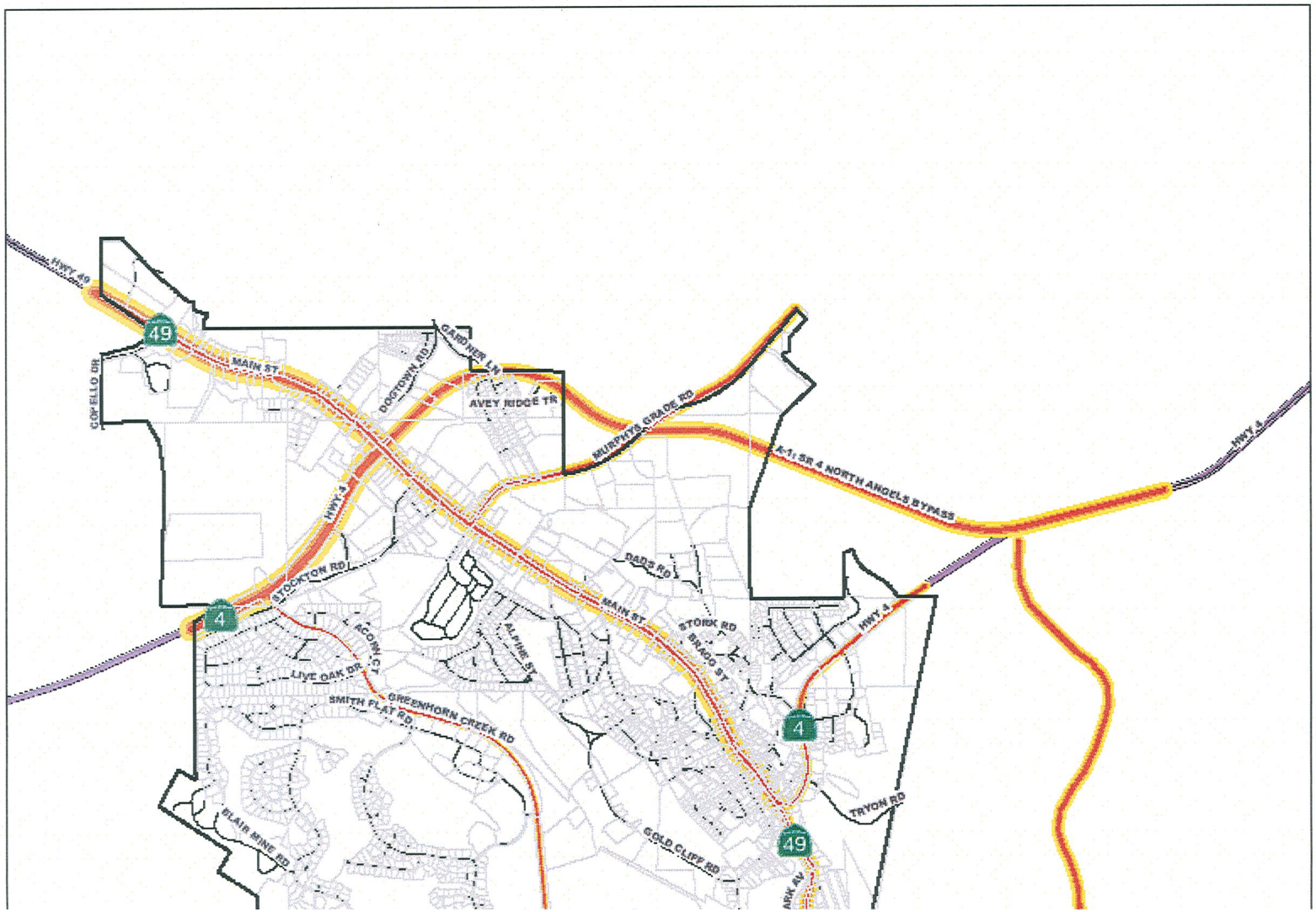
In addition to site design techniques, noise insulation can be accomplished through proper design of buildings. Sound rated windows (extra thick or multi-paned) and wall insulation are also effective techniques. However, none of these measures can

realize their full potential unless care is taken in actual construction: doors and windows fitted properly; openings sealed; joints caulked; plumbing adequately insulated from structural members. Additionally, insulating noise sensitive uses, such as residences, schools, libraries, hospitals, nursing and care homes and some types of commercial activities can reduce noise impacts. State and Federal statutes have largely preempted local control over vehicular noise emissions. However, commercial, industrial and certain residential activities provide opportunities for local government to assist in noise abatement. This usually takes the form of limiting the level of noise permitted to leave the property where it may impact other uses.

Although vehicular noise emissions standards are established at the State and Federal levels, local agencies can play a significant part in reducing traffic noise by controlling traffic volume and congestion. Traffic noise is greatest at intersections due to acceleration, deceleration and gear shifting. Measures such as signal synchronization can help to minimize this problem. Likewise, reduction of traffic congestion aids in the reduction of noise. This can be accomplished through the application of traffic engineering techniques such as channelization of turning movements, parking restrictions, separation of modes (bus, auto, bicycle, pedestrian) and restrictions on truck traffic.

2020 General Plan Appendix 5D

Future <u>with</u> *Angels Camp 2020 General Plan* Noise Contours (to be amended per 2020 General Plan Adopting Resolution to Reflect Alternative 3B – *City of Angels State Route 49 Bypass East/West Alignment Alternative Study*, May 2000 (Weber, Ghio & Associates, Inc.; Calaveras County Council of Governments OWP 99/00-7))



Appendix 6: Public Safety

Appendix 6A: Emergency Response Preparedness Resources for Citizens

Appendix 6B: Underground River Locations (Tertiary Calaveras River Basin Location)

Appendix 6A: Emergency Response Preparedness Resources for Citizens

American Red Cross http://www.redcross.org/preparedness/cdc_english/CDC.asp

Center for Disease Control - Emergency Preparedness and Response. www.bt.cdc.gov

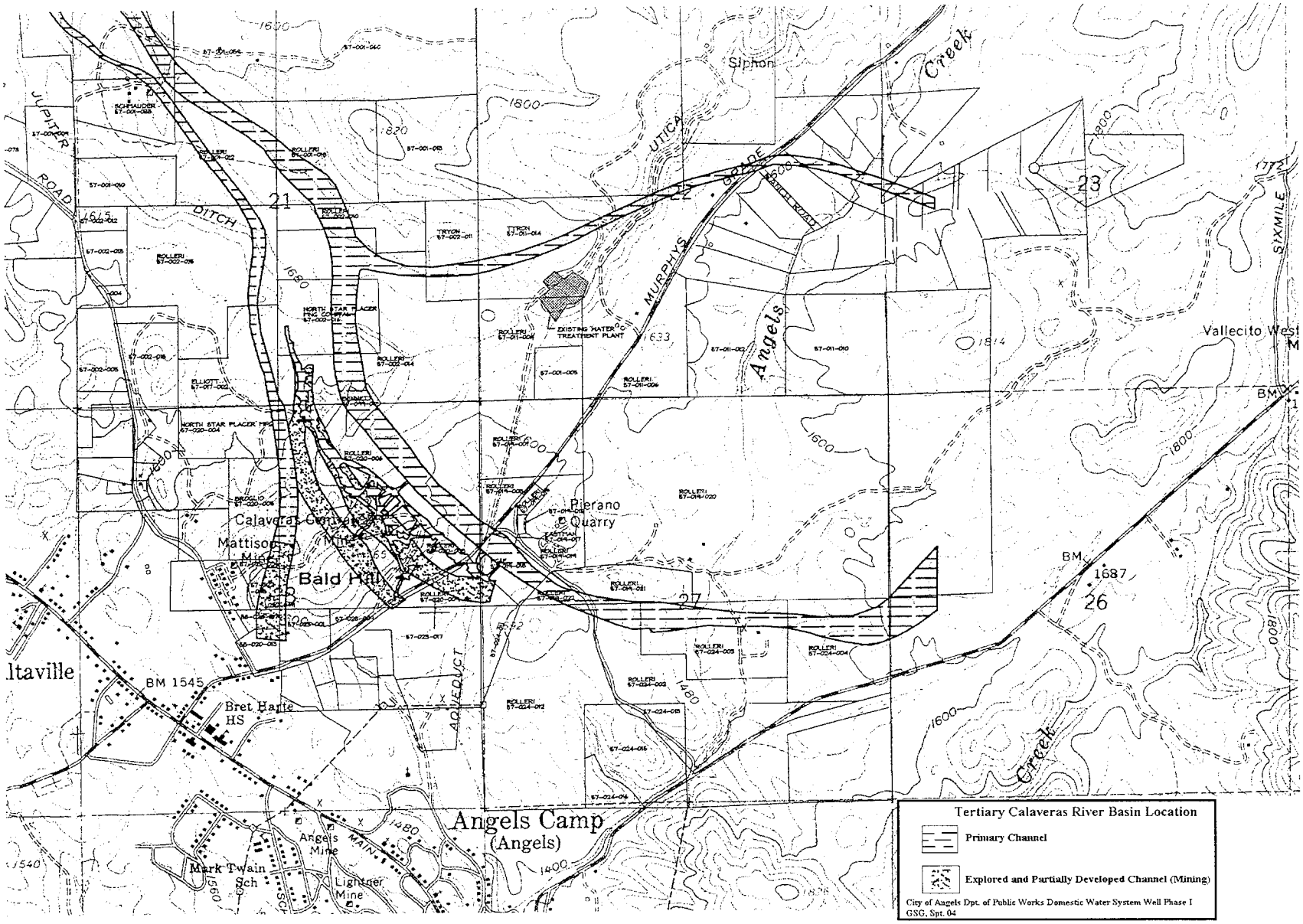
Federal Emergency Management Agency. Citizen preparedness.
www.fema.gov/areyouready/

National Institute of Health and U.S. National Library of Medicine
www.nlm.nih.gov/disastersandemergencypreparedness.html

United States Department of Homeland Security www.ready.gov/index.html

Governor's Office of Emergency Services - California Specialized Training Institute (CSTI) – www.oes.ca.gov

Appendix 6B Underground River Locations
Tertiary Calaveras River Basin Location


Siphon
Creek
UTICA
GRADE
MURPHYS
Angels
JUPITER
ROAD
DITCH
SIXMILE
Vallecito West
BM
Pierano
Quarry
Calaveras Consol.
Mattison
Mine
Bald Hill
BM
1687
26
27
21
23
Altaville
BM 1545
Bret Harte
HS
AQUEDUCT
Angels Camp
(Angels)
MAIN
Angels
Mine
Mark Twain
Sch
Lightner
Mine
Creek
Tertiary Calaveras River Basin Location
Primary Channel
Explored and Partially Developed Channel (Mining)
City of Angels Dpt. of Public Works Domestic Water System Well Phase I
GSG, Spt. 04

Appendix 7: Public Facilities & Services

Appendix 7A: City Services Impact Mitigation Fees

Appendix 7B: City Facilities

Appendix 7C: Water and Wastewater Capital Improvement Fees

Appendix 7D: Non-City Public Facilities & Services within Angels Camp

Appendix 7E: Standard of Response Coverage Assessment/Study Reference Materials

Appendix 7F: Fire Department Emergency Response Equipment and Anticipated Future Assets

Appendix 7G: Police Department Assets

Appendix 7H: Volumes and Nature of Calls for Angels Camp Fire Department 2000 – Present

Appendix 7I: Volumes and Nature of Reports Taken for Angels Camp Police Department 2000 – Present

Appendix 7J: Angels Camp Sewer Capacity Constraints 2007 **[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-02]**

Appendix 7A: City Services Impact Mitigation Fees

The following fees are amended on a regular basis. Fees included in this appendix are for comparative purposes only and should not be relied upon to determine project-specific costs. For current fees, visit the city's web site at www.angelscamp.gov

Fire Protection: City Services Impact Mitigation Fees Adopted August, 2003		
Fire Protection Facilities	**Fee per Dwelling Unit**	**Fee per Sq. Ft.**
Residential, single-family	**$410.66**	--
Residential, multi-family	**$136.89**	--
Residential, mobile home	**$136.89**	--
Commercial* (per acre cost = $1,368.85)	--	**0.16**
Industrial* (per acre cost = $1,368.85)	--	**0.10**

Police Protection: City Services Impact Mitigation Fees Adopted August, 2003		
Police Facilities	**Fee per Dwelling Unit**	**Fee per Sq. Ft.**
Residential, single-family	**$293.12**	--
Residential, multi-family	**$439.68**	--
Residential, mobile home	**$439.68**	--
Commercial* (per acre cost = $2,933.76/acre)	--	**0.34**
Industrial* (per acre = $575.95/acre)	--	**0.04**

The following fees are amended on a regular basis. Fees included in this appendix are for comparative purposes only and should not be relied upon to determine project-specific costs. For current fees, visit the city's web site at www.angelscamp.gov

Parks: City Services Impact Mitigation Fees: Parks **Adopted August, 2003**			
Parks	**Land Acquisition or Dedication**	**Park Improvements**	**Fee per Dwelling Unit**
Subdivision approved after August 5, 2003: Single-family residential	**$947.63**	**$294.03**	**$1,241.66**
Subdivision approved after August 5, 2003: Subdivision – Multi-family residential	**$796.01**	**$246.99**	**$1,043.00**
Subdivision approved after August 5, 2003: Subdivision – Mobile home	**$682.29**	**$211.70**	**$893.99**
Subdivision approved before August 5, 2003 and Non-Subdivisions: Single-family residential	**$432.40**	**$294.03**	**$726.43**
Subdivision approved before August 5, 2003 and Non-Subdivisions: Multi-family residential	**$363.22**	**$246.99**	**$610.21**
Subdivision approved before August 5, 2003 and Non-Subdivisions: Mobile home	**$311.32**	**$211.70**	**$523.02**

Appendix 7B - City Facilities

City Facilities (City-Owned and City-Leased both within and outside City Limits)					
Facility	**Use**	**Location**	**Size (sq. ft. or acres)**	**Construction Date**	**Materials**
City Hall (Office Building)	Office Building	584 South Main Street 060-001-008 060-001-012	1,558 sq. ft.	Uncertain	Wood frame
Museum	Museum	753 South Main Street 062-001-053	4,204 sq. ft.	1949	Masonry construction Wood roof
Garage (Storage building)	Storage	753 South Main Street 062-001-053	480 sq. ft.	1960	Masonry construction Wood roof
Carriage House (Storage building, pole barn)	Storage, Exhibits (Pole barn)	753 South Main Street 062-001-053	9,169 sq. ft.	1988±	Wood frame
Storage	Leased	753 South Main Street 062-001-053	240 sq. ft.	1960	Masonry construction Wood roof
Storage & Exhibit Area	Storage & Exhibit Area	753 South Main Street 062-001-053	7,500 sq. ft.	2005/06	Steel frame
Fire/Police					
Fire Station No. 2/Police Station	Fire/Police Station	200 Monte Verda 058-015-011	3,000 sq. ft. on 3.0 Acres	1986	Steel
Storage Building @ Fire Station No. 1	Storage	1404 East Hwy. 4 062-009-039	806 sq. ft.	1976	Wood frame
Fire Station No. 1	Fire Station	1404 East Hwy. 4 062-009-039	3,980 sq. ft. On 0.57 Acres	1967	Wood frame
Hose Cart Bldg.	Fire Station	1404 East Hwy 4 062-009-039	105 sq. ft.	1900	Wood frame
Fire Station Parcel	Future Fire Station	Greenhorn Creek Road & Sierra Avenue	1.09 ac	n/a	Currently vacant

City Facilities (City-Owned and City-Leased both within and outside City Limits)					
Facility	**Use**	**Location**	**Size (sq. ft. or acres)**	**Construction Date**	**Materials**
		APN: 058-029-012 (0.99 ac) 058-028-024 (0.10 ac)			
Wastewater Treatment Plant & Public Works					
Shop – Wastewater Treatment	--	2990 Centennial Road	2,400 sq. ft.	1980	Steel
Office – Wastewater Treatment	Water Administration/Lab Building	3000 Centennial Road	808 sq. ft.	1980	Wood frame
Sequenced batch reactor (2)	Aeration	3000 Centennial Road	4902 sq. ft.	2003	Fire resistive
Sand filters (4)	Filtration	3000 Centennial Road	850 sq. ft.	2003	Fire resistive
Chlorine contact basin	Chlorination	3000 Centennial Road	4,900 sq. ft.	2003	Fire resistive
Chemical Feed Bldg.	--	3000 Centennial Road	200 sq. ft.	2003	Wood frame
Blower Bldg.	--	3000 Centennial Road	675 sq. ft.	2003	Masonry construction with wood roof
Chlorine Bldg.	--	3000 Centennial Road	400 sq. ft.	2003	Wood frame
Garage (Storage building, pole barn)	Storage (Pole barn)	3000 Centennial Road	480 sq. ft.	1980 or 1960 (Uncertain)	Wood frame
Pump House (RAS)	Water pumping station	3000 Centennial Road	224 sq. ft.	1965 or 1985 (Uncertain)	Masonry construction Wood roof
Water Treatment Plant					
Chlorine Bldg. – Water Treatment	--	1131 Murphys Grade Road 057-019-003	840 sq. ft.	1994	Masonry construction Wood roof
Filter Bldg – Water	Water filtering	1131 Murphys Grade Road 057-019-003	1,800 sq. ft.	1994	Wood frame

City Facilities (City-Owned and City-Leased both within and outside City Limits)					
Facility	**Use**	**Location**	**Size (sq. ft. or acres)**	**Construction Date**	**Materials**
Lab – Water Treatment Plan	Water Admin/Lab Bldg.	1131 Murphys Grade Road 057-019-003	360 sq. ft.	1960	Wood frame
Sedimentation Pond, Storage Tank	Water treatment and storage	1131 Murphys Grade Road	300,000 gallons 2.5 million gallon storage	Circa 2003	Miscellaneous
Parks					
Utica Park	Restrooms	1192 South Main (aka 1075 Utica Lane) APN: 060-006-008	442 sq. ft.	1990	Masonry construction Wood roof
Utica Park	Gazebo	1192 South Main (aka 1075 Utica Lane) APN: 060-006-008	707 sq. ft.	1992	Wood frame
Utica Park	Shelter	1192 South Main (aka 1075 Utica Lane) APN: 060-006-008	3,528 sq. ft.	1989 or 1962 (Uncertain)	Wood frame
Utica Park	Park	South Main (aka 1075 Utica Lane) APN: 060-006-008	2.63 Acres	1954 (Statue, 1945)	n/a
Gateway Park	Park, Restroom	Angel Oaks Drive APN: 058-034-017 (1.52 ac.)	1.52 Acres 150 sq. ft. building	Uncertain (Park) 2005 (Restroom)	Concrete block (restroom)
Tryon Park	Park	1300 Booster Way APN: 062-003-043	0.34 Acres	Uncertain	n/a
City Parking	Parking	062-004-015 062-004-072 062-004-073	0.5± Acres	--	--

City Facilities (City-Owned and City-Leased both within and outside City Limits)					
Facility	**Use**	**Location**	**Size (sq. ft. or acres)**	**Construction Date**	**Materials**
		062-004-081			
City Parking	Parking	060-012-009	--	--	--
City Parking	Parking	060-012-012	--	--	--
City Parking	Parking	062-004-044; 062-004-045	0.85± Acres	--	--
City Parking	Parking	See Visitor Center 060-010-034/-039	--	--	--
Other					
Sam Choy Bldg. (Old Jail)	Leased for store	1329 Bird's Way 062-004-080	946 sq. ft.	1840	Masonry construction Wood roof
Visitor's Center & Parking		1192 Main St. 060-010-034 060-010-059	--		

In addition to the preceding, the City also:

- Leases property for the Community Development Department (Building Department, Planning Department and Fire Prevention) located at 571 Stanislaus Avenue, Suite C, totaling 983± square feet

The locations of these facilities are illustrated in **Figure 7-1.**

Appendix 7C: Water and Wastewater Capital Improvement Fees

The following fees are amended on a regular basis. Fees included in this appendix are for comparative purposes only and should not be relied upon to determine project-specific costs. For current fees, contact the Angels Camp Community Development Department.

Water Capital Improvement Fees 2006	
Housing Type	**Average Fee/a/**
Single-family residential	$8,782
Multi-family	$8,782 + $7,685/ additional unit
Duplex or accessory dwelling	$8,782 + $7,910/ additional unit
Granny Flat	$8,782 + $3,515/ additional unit

/a/ $8,782/unit meter fee is for a 5/8" connection

Waste Water Capital Improvement Fees 2006	
Housing Type	**Average Fee**
Single-family residential (per unit) Multi-family (per unit) Granny flat (per unit)	$9,277
Mobile homes (per space)	$8,697
Trailer/Mobile home Park	1 Commercial hook-up fee + $8,697/residence

Appendix 7D: Non-City Public Facilities & Services Within Angels Camp

State Facilities & Services

State Facilities & Services
Within Angels Camp City Limits and Sphere of Influence

Facility	Address	APN
39th Agricultural District Fairgrounds	101 Frogtown Road	064-006-009 064-006-010 064-007-030 890-000-175
California Department of Forestry and Fire Protection	125 North Main	058-012-023 058-013-011
Caltrans Yard	154 Monte Verda	058-015-006

Federal Facilities & Services

Federal Facilities & Services
Within Angels Camp City Limits and Sphere of Influence

Facility	Address	APN
U.S. Post Office Altaville	380 North Main	058-025-013
U.S. Post Office Angels Camp (Leased from City)	1216 South Main	060-012-002
U.S. Bureau of Land Management	**See Maps 1B and 1C**	
Army Corp. of Engineers	**See Maps 1B and 1C**	

Schools

School	Grades/Ages	Location
Mark Twain Elementary School	K-8	646 Stanislaus Avenue
Calaveras Head Start (Pre-School)	3-5	646 Stanislaus Avenue
Bret Harte Union High School District	9-12	364 Murphys Grade Road
Christian Family Learning Center	K-8	3710 Whittle Road
Little Angels Preschool	Preschool	476 South Main Street (058-024-011)
St. Patrick's Catholic Church	*application pending for K-8	809 South Main Street (062-001-044, -045)
Independent schools	K-8	Various
Calaveras County Office of Education	n/a	185 South Main (058-018-009)
Calaveras County School Financing Authority	n/a	387 Murphys Grade Road (058-019-017)

Cemeteries

Cemetery	Location	Size (acres)
Catholic Cemetery c. 1855	Stockton Road 058-027-004	5.68
Greek (Serbian) Cemetery c. 1910	Stockton Road 058-027-002	0.95
Public (aka Protestant) Cemetery c. 1855	Monte Verda Street 058-014-008	5.83
Lode Cemetery	Monteverda Street 058-014-004	1.15
Altaville Cemetery	547 State Route 4 058-027-003	0.9
	Total	14.51

Public & Quasi Public Facilities in the Angels Camp Area of Interest

Pacific Bell (SBC)
Pacific Gas and Electric Company
Utica Power Authority (062-003-019, -053; 057-011-002, -003; 057-003-011 (Ross); 066-010-020)
Comcast
Gold Rush Internet
Altaville/Melones Fire (058-016-010)
Cingular Wireless

7E. Standard of Response Coverage Assessment/Study Reference Materials

Colorado Springs Fire Department Long-Range Plan
http://www.springs.gov.com/Page.asp?NAVID=5174

System of Cover, Chief Steward W. Gary, Livermore-Pleasanton Fire Department
http://wildfiremag.com/ar/firefighting_system_cover/

California Fire Academy *Designing and Evaluating Standards of Cover for Emergency Response*
http://wsfire.com/asilomar/homte.html

7F. Fire Department Emergency Response Equipment and Anticipated Future Assets

Table 7F-1
Fire Department Emergency Response Equipment

Description	Type/a/	Year	Manufacturer	Description
Engine 213	Type I	1999	International	750 gallon tank 1,250 gpm pump
Engine 214	Type II	1974	GMC	Wildland engine 500 gallon tank 750 gpm pump
Engine 215	Type II	1980	GMC	500 gallon tank 750 gpm pump
Squad	--	2002	Dodge van	Medical response
Pickup (Asst. Chief)	--	1985	Chevy ½ ton	--
Pickup (Chief)	--	2003	Chevy ½ ton	--
Pickup (Fire Marshal)	--	2002	Dodge mid-sized pick-up	--

/a/ Designations are based on pumping capacity, water storage and the number of passengers that can be carried by the engine

Table 7F-2
Anticipated Future Assets
Necessary for the Angels Camp Fire Department

Additional Assets Identified – Future Need	Estimated Cost (2005)
Fire Station 1 Future building for 24-hour staffing	$400,000
Fire Station 2 Building improvements for 24-hour staffing	$300,000
Type 1 fire engine/a/	$300,000
Miscellaneous equipment	33,840
Total	$1,033,840.00

/a/ Acquisition of additional equipment, including a fast-attack vehicle, is anticipated in conjunction with acquisition of Community Development Block Grant monies in 2005.

7G. Police Department Assets

Table 7G-1
Existing Police Department Assets (2004)

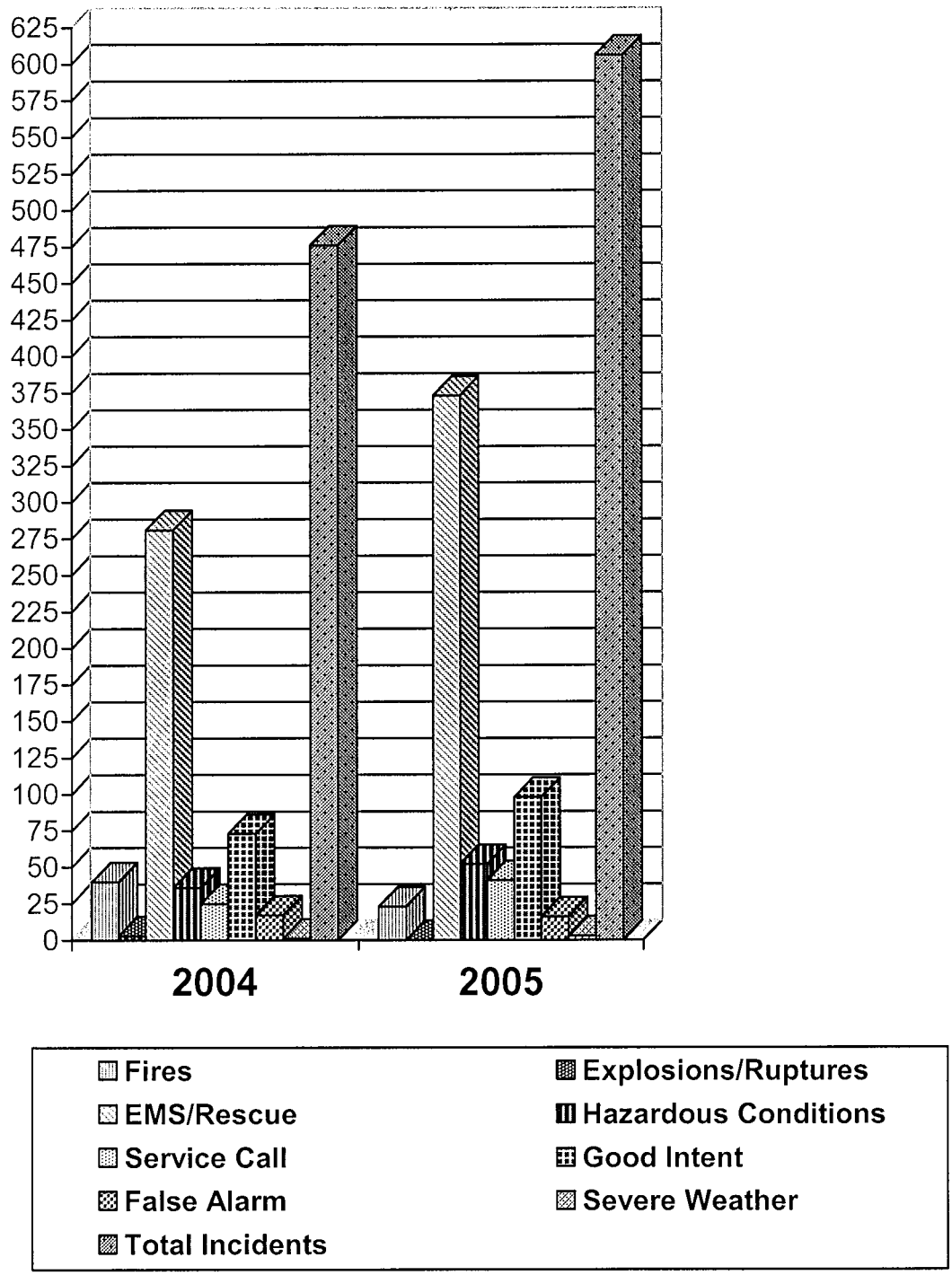
Asset Type	Existing Units	Replacement Cost Per Unit[1]	Total Replacement Cost Per Unit[2]
Police Headquarters Building	Lump sum	N/A	$785,802
Police Headquarters Land	Lump sum	N/A	$720,000
Patrol Cars	11	$24,000.00	$216,000
Personal Safety Equipment	10	$1,500.00	$15,000
Portable Radios	10	$850.00	$8,500
		Total Replacement Cost	$1,745,302.00[3]

1 Estimated replacement cost of existing assets. Replacement cost for Police headquarters building is based on 2/3 of the building shared with Fire Station No. 2 and includes land, design, construction, furniture, fixtures, and equipment.

2 Except for Police Department Headquarters, total replacement cost equals the number of existing units X replacement cost per unit. Replacement cost for the Police Department building is based on current insurance appraisal.

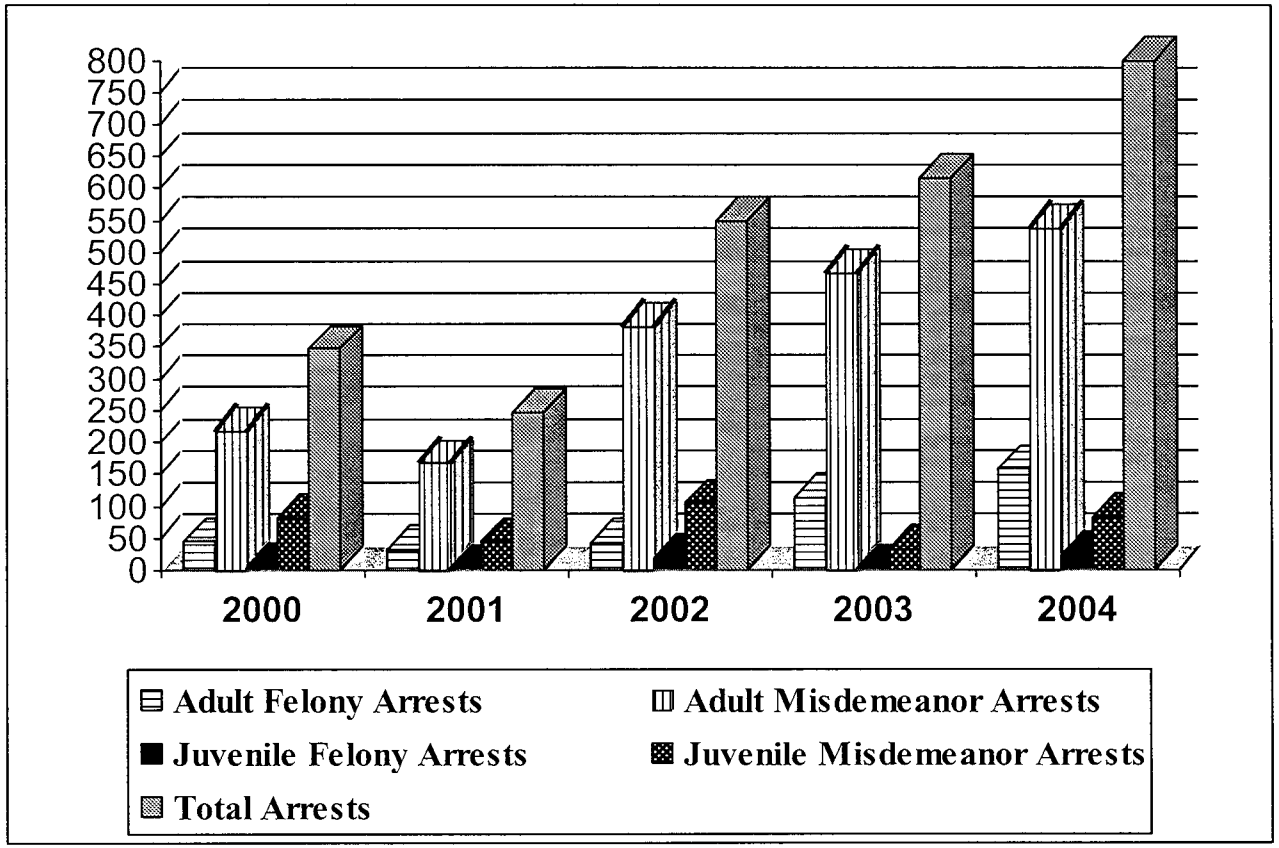
3 1,718,302 *City of Angels Impact Fee Study Report; July 31, 2003*

7H: Volumes and Nature of Calls for the Angels Camp Fire Department 2004 – Present

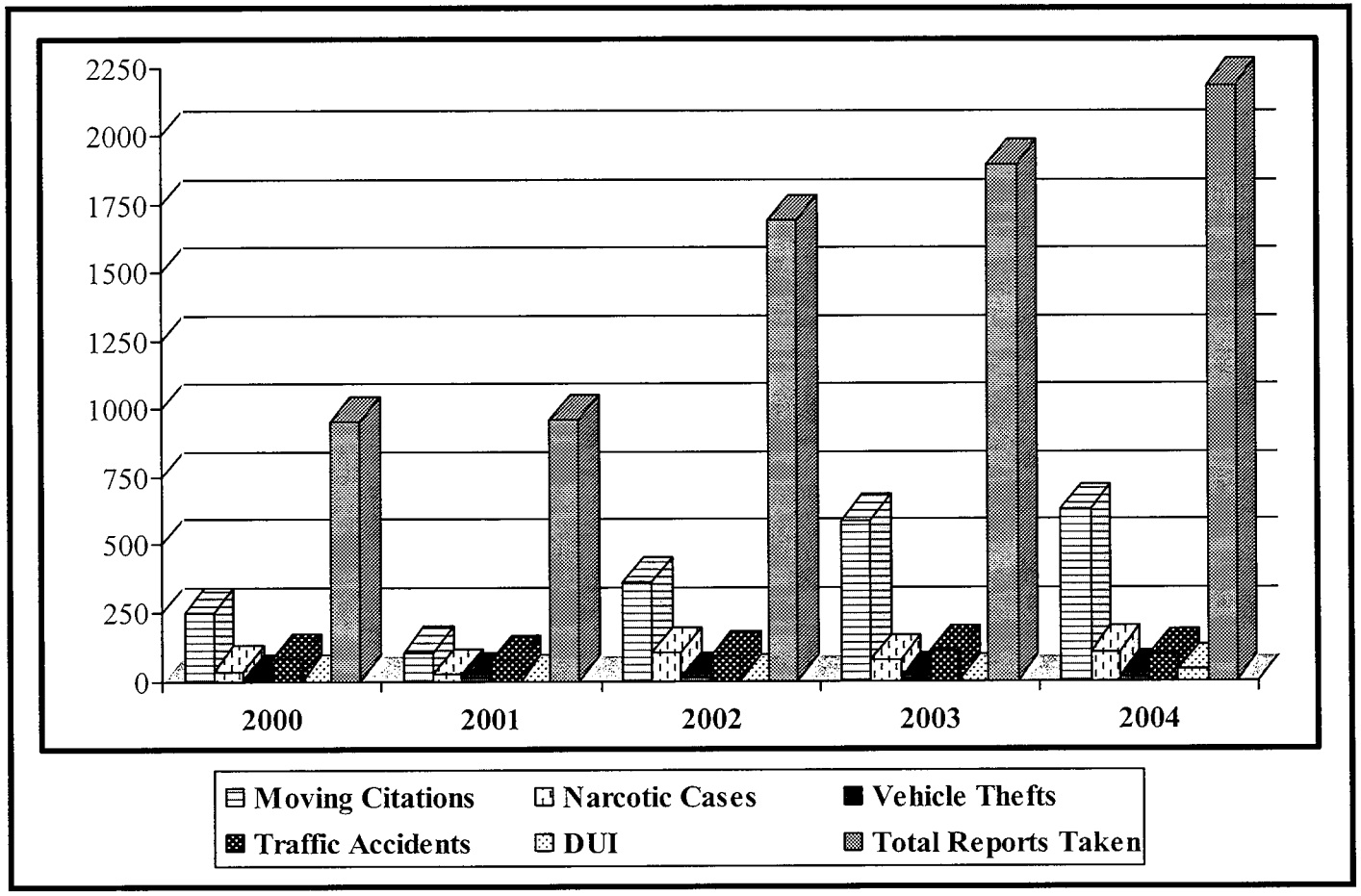


7I. Volumes and Nature of Reports Taken for the Angels Camp Police Department 2000 – Present

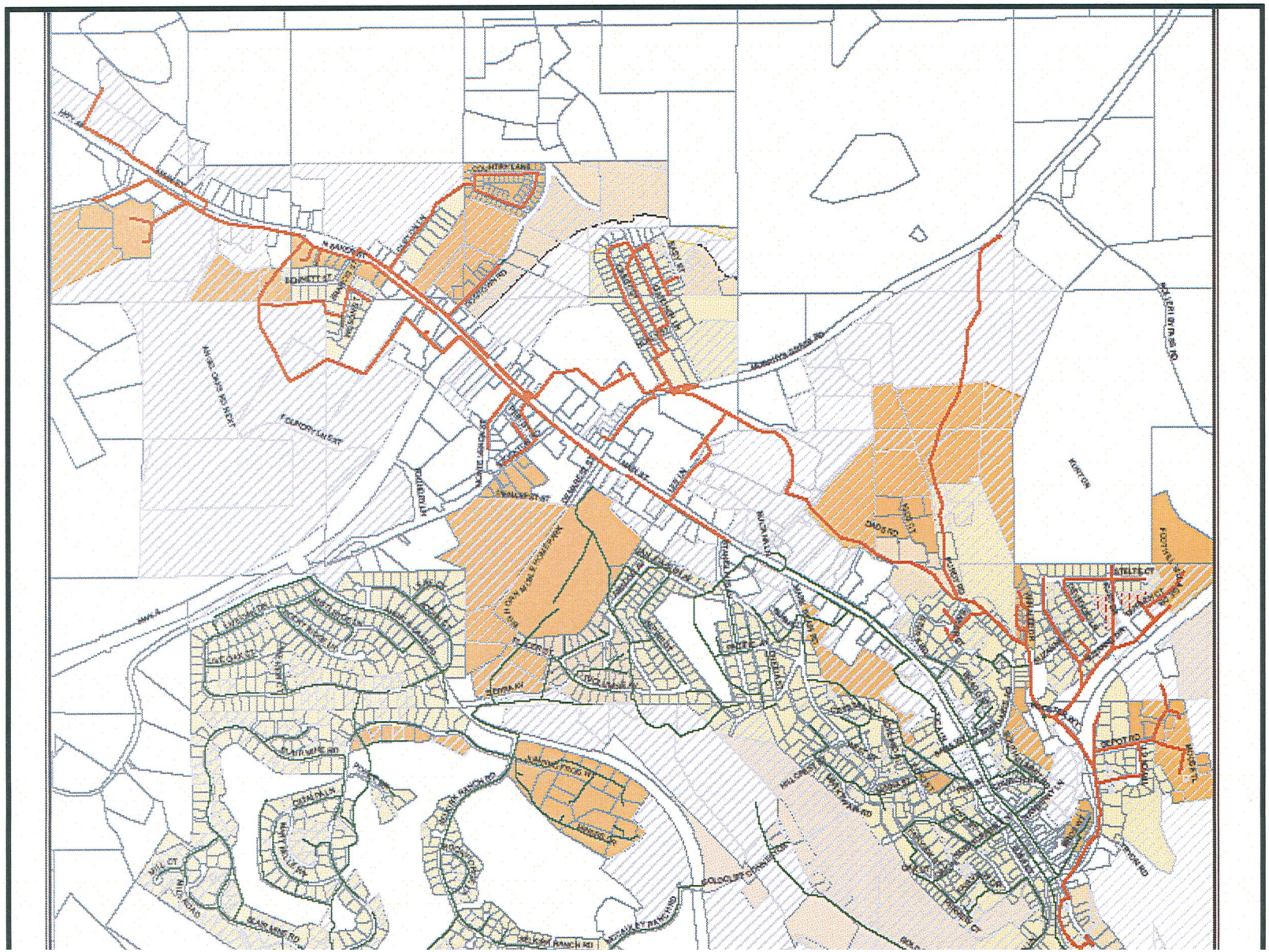
Angels Camp Police Department Arrests 2000-Present



Angels Camp Police Department
Reports Taken 2000-Present



APPENDIX J: Angels Camp Sewer Capacity Constraints 2007



Appendix 8: Cultural Resources

Appendix 8A:	Secretary of the Interior's Standards for the Treatment of Historic Properties
Appendix 8B:	Standards for Conducting Cultural Resource Studies
Appendix 8C:	Standards for Cultural Resource Professionals
Appendix 8D:	California Register and National Register: A Comparison California Historical Resource Status Codes
Appendix 8E:	California Register of Historical Resources: Questions and Answers
Appendix 8F:	DPR (Department of Parks and Recreation) forms
Appendix 8G:	Cultural Resource Management Ordinances – OHP
Appendix 8H:	Financial Incentives Mills Act, Federal Historic Preservation Tax Incentives, Marks Historic Rehabilitation Act
Appendix 8I:	State Historical Building Code
Appendix 8J:	California Environmental Quality Act
Appendix 8K:	Certified Local Government Program
Appendix 8L:	Historic Preservation Resources
Appendix 8M:	Angels Camp History Reference Materials
Appendix 8N:	Native American Consultation Guidelines

Appendix 8A: Secretary of the Interior's Standards for the for the Treatment of Historic Properties

Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. These Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitle "The Secretary of the Interior's Standards for Historic Preservation Projects."

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be used by anyone planning and undertaking work on historic properties, even if grant-in-aid funds are not being sough. I It should be noted that another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for federal tax benefits.

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction. **Preservation** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.) **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods. **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.

In summary, the simplification and sharpened focus of these revised sets of treatment Standards is intended to assist users in making sound historic preservation decisions. Choosing and appropriate treatment for a historic property, whether preservation, rehabilitation, restoration, or reconstruction is critical. This choice always depends on a variety of factors, including the property's historical significance, physical condition, proposed use, and intended interpretation.

PRESERVATION IS DEFINED *as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

PRESERVATION STANDARDS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

PRESERVATION AS A TREATMENT. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repainting or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

REHABILITATION IS DEFINED AS *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*.

REHABILITATION STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REHABILITATION AS A TREATMENT. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

RESTORATION IS DEFINED AS *the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project*.

RESTORATION STANDARDS:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

RESTORATION AS A TREATMENT. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior

to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

RECONSTRUCTION IS DEFINED AS *the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location*.

RECONSTRUCTION STANDARDS:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

RECONSTRUCTION AS A TREATMENT. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

Copies of the Secretary of the Interior's Standards, with guidelines, can be purchased from the United States Government Printing Office, www.cr.nps.gov/hps/bookstore.htm, or call 1-866-512-1800. General Printing Office (GPO) Stock Number: 024-005-01157-9.

Appendix 8B: Standards for Conducting Cultural Resources Studies

Standards for Conducting Cultural Resources Studies

Cultural resource studies will:

- Be performed by a qualified professional.
- Be conducted according to the standards established by the State Office of Historic Preservation and the Secretary of the Interior's standards and guidelines as they may be modified from time to time and including, but not limited to:

  Secretary of the Interior's Standards and Guidelines for the Identification, Evaluation, Documentation, Registration, Historical Documentation, Architectural and Engineering Documentation and Archaeological Documentation Standards for Cultural Resources Studies

- Be Submitted to Central California Information Center, California State University, Stanislaus in Turlock, CA.
- Include a copy of the background research map obtained by the cultural resource professional conducting the study from the Central California Information Center of the California Historical Resources Information System. Said map to be submitted to the City of Angels Planning Department and retained in confidential files, as applicable.

Resource Management Plans
When a cultural resource study determines the resource to be significant, then a resource management plan shall be prepared by the qualified professional and shall be implemented. The management plan shall include photo documentation and recordation of the cultural resources.

Data Recovery Excavations
Data recovery through use of data recovery excavations will be used as a last resort. When a data recovery excavation is required pursuant to a resource management plan excavations shall be limited in area to only those portions of the parcel where cultural resource disturbance cannot feasibly be avoided and when data recovery is determined by a qualified professional to be required to mitigate the impact to the cultural resource.

Capping
When capping is required as part of a resource management plan, the cultural resource shall be covered with a layer of chemically stable soil before construction on top of the resource only after recordation of the cultural resource by a qualified professional. Alternative methods of capping that are generally accepted by cultural resource professionals and approved by the community development department may be considered on a case-by-case basis.

Appendix 8C: Standards for Cultural Resource Professionals

February 3, 2009

History Professional Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐
(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A	Alternative B1	Alternative B2
☐ MA or PhD in History	☐ BA in History	☐ BA in History
or	or	or
○ MA/MS or PhD in CRF _____ (specify field)	○ BA in CRF _____ (specify field)	○ BA in CRF _____ (specify field)
	and	and
	☐ Two years full-time experience in history (check appropriate boxes below and attach explanation and dates) ___ research ___ writing ___ teaching ___ interpretation ___ other (specify)_____	☐ Substantial contribution through research and publication to body of scholarly knowledge in history (attach explanation)
	☐ With a professional institution _____ (specify institution) ___ academic institution ___ historical org./agency ___ museum ___ other (specify) _____	

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Architectural History Professional Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐
(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ MA or PhD in Architectural History

or

○ MA/MS or PhD in Art History, Historic Preservation or CRF

_____
(specify field)

and

☐ Coursework in American Architectural History (list courses or attach listing)

_____

_____

_____

_____

_____

Alternative B1

☐ BA in Architectural History

or

○ BA in Art History, Historic Preservation or CRF

_____
(specify field)

and

☐ Two years full-time experience in American architectural history or restoration (check appropriate boxes below and attach explanation and dates)

☐ With a professional institution

_____
(specify institution)

___ academic institution
___ historical org./agency
___ museum
___ other (specify) _____

Alternative B2

☐ BA in Architectural History

or

○ BA in Art History, Historic Preservation or CRF

_____
(specify field)

and

☐ Substantial contribution through research and publication to body of scholarly knowledge in American architectural history (attach explanation)

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. In addition, note that Alternative A requires the advanced degree in architectural history or a closely related field and coursework in American architectural history. Alternatives B1 and B2 require the work experience or publications (in lieu of a graduate degree) to be in American architectural history. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Architecture Professional Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐
(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ Professional degree in Architecture
and

☐ At least two years full-time professional experience in architecture (attach explanation)

Alternative B

☐ State license to practice architecture
_____
(specify state(s))

To meet the standards in this discipline you must be able to check both boxes under Alternative A or the box under Alternative B. Note that professional degree means a five-year or graduate degree. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Historic Architecture Professional Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐
(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ Professional degree in Architecture

and

☐ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF\
_____
(specify field)

Alternative A2

☐ Professional degree in Architecture

and

☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparation of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

Alternative B1

☐ State license to practice architecture
_____
(specify state(s))

and

☐ At least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning, or CRF
_____
(specify field)

Alternative B2

☐ State license to practice architecture
_____
(specify state(s))

and

☐ At least one year of full-time professional experience in historic preservation projects, including detailed investigations of historic structures, preparations of historic structures research reports, preparation of plans and specifications for preservation projects (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes under one of the alternatives. Note that a professional degree means a five-year or graduate degree. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Prehistoric Archeology Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐

(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ MA/MS or PhD in Archeology or Anthropology or CRF _____
(specify field)

and

☐ At least one year full-time professional experience or equivalent specialized training in archeological research, administration, or management (attach explanation)

and

☐ At least four months of supervised field and analytic experience in general North American archeology (attach explanation)

and

☐ Demonstrated ability to carry research to completion (attach explanation)

and

☐ At least one year of full-time experience at a supervisory level in the study of archeological resources of the prehistoric period (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes above. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Historic Archeology Qualifications

Local Government_____

Name_____ Commissioner ☐ Staff ☐
(Name of Commissioner or Staff)

Date of Appointment: _____ Date Term Expires: _____

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ MA/MS or PhD in Archeology or Anthropology or CRF _____
(specify field)

and

☐ At least one year full-time professional experience or equivalent specialized training in archeological research, administration, or management (attach explanation)

and

☐ At least four months of supervised field and analytic experience in general North American archeology (attach explanation)

and

☐ Demonstrated ability to carry research to completion (attach explanation)

and

☐ At least one year of full-time experience at a supervisory level in the study of archeological resources of the historic period (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes above. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. [Certified Local Government Professional Qualifications (36 CFR Part 61)]

Appendix 8D: California Register & National Register - A Comparison

California Register of Historical Resources and National Register of Historic Places

From **California Office of Historic Preservation Technical Assistance Series #6**

California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)

This handout compares the California Register of Historical Resources and the National Register of Historic Places. Because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar. However, it is important to be aware of the areas in which these programs differ. Herein is offered information about eligibility criteria, integrity requirements, special (criteria) considerations, and the nomination process.

When trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register--and keeping in mind the differences between the two programs--move on to determine if it may in fact be eligible for the California Register as a result of these differences.

The information in this handout is taken from the implementing regulations for the California Register of Historical Resources (California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq), which can be accessed on the internet at http://ohp.parks.ca.gov, and *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), which can be accessed on the internet at http://www.cr.nps.gov/nr/publications/bulletins/nr15_toc.htm. It is advised that you consult these two publications for more specific information. The back of this handout contains a listing of and request form for other publications you may find helpful.

ELIGIBILITY CRITERIA

California Register

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

National Register
An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

INTEGRITY
California Register
Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

National Register
Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is

sometimes a subjective judgment, but is must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

SPECIAL (CRITERIA) CONSIDERATIONS

California Register

Moved buildings, structures, or objects.

The State Historical Resources Commission (SHRC) encourages the retention of historical resources on site and discourages the nonhistoric grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Historical resources achieving significance within the past fifty years.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Reconstructed buildings.

Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

National Register

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such

properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past fifty years if it is of exceptional importance.

NOMINATION PROCESS

California Register

1. Obtain nomination packet from the Office of Historic Preservation (OHP).
2. Complete application, including all necessary supplemental forms, according to instructions.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments. The notification must include a copy of the application.
4. Upon receiving written comments from the local government or ninety days after sending notification to the local government (whichever is sooner), the applicant forwards the completed application and any comments to OHP.
5. Within 30 days, OHP staff will ensure that the application is complete and will send notification to the property owner (if the applicant is not the property owner). When the application is complete and the property owner has been notified, the application will be scheduled on an agenda of the SHRC for action.

Note: A nomination does not require owner consent in order for the resource to be listed, but it cannot be listed over an owner's objections. The State Historical Resources Commission can, however, formally determine a property eligible for the California Register if the resource owner objects.

National Register

1. Obtain nomination packet from OHP. Read National Register criteria and *How to Complete the National Register Forms* (Bulletin 16A) and follow these guidelines exactly when preparing application form.
2. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners.
3. If the area is proposed for registration as an historic district, please follow the SHRC district policy prior to submission of the application. OHP staff is available to assist district applicants and should be contacted in the early stages of the process.
4. Submit completed forms, photographs and maps to OHP for review. If the property is endangered or the applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.
5. Applications will be reviewed by the OHP. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work.
6. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
7. If approved by the SHRC, the application is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made 45 days after receipt by the Keeper of the National Register in Washington, D.C.

CALIFORNIA HISTORICAL RESOURCE STATUS CODES

1 Properties listed in the National Register (NR) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.

1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC

1CS Listed in the CR as individual property by the SHRC.

1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.

2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.

2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.

2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.

2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2S Individual property determined eligible for NR by the Keeper. Listed in the CR.

2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.

2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.

2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.

2CD Contributor to a district determined eligible for listing in the CR by the SHRC.

2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.

3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.

3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.

3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.

3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1 Contributor to a district that is listed or designated locally.

5D2 Contributor to a district that is eligible for local listing or designation.

5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.

5S2 Individual property that is eligible for local listing or designation.

5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified
6C Determined ineligible for or removed from California Register by SHRC.
6J Landmarks or Points of Interest found ineligible for designation by SHRC.
6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T Determined ineligible for NR through Part I Tax Certification process.
6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by SHRC or Keeper.
6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation
7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M Submitted to OHP but not evaluated - referred to NPS.
7N Needs to be reevaluated (Formerly NR Status Code 4)
7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R Identified in Reconnaissance Level Survey: Not evaluated. 12/8/2003
7W Submitted to OHP for action – withdrawn.

Appendix 8E: California Register of Historical Resources: Questions & Answers

California Register of Historical Resources

From **California Office of Historic Preservation Technical Assistance Series #3**
California Register of Historical Resources: Questions and Answers
What is the California Register?

The California Register of Historical Resources is an authoritative guide to California's significant historical and archeological resources to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. (See *California Public Resources Code* §5024.1)

The California Register Program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, and defines threshold eligibility for state historic preservation grant funding. The State Historical Resources Commission (SHRC) oversees the California Register program, which the State Office of Historic Preservation (OHP) administers.

The California Register includes:

a. Resources formally determined eligible for, or listed in, the National Register of Historic Places through federal preservation programs administered by the Office of Historic Preservation including:
    - the National Register program;
    - Tax Certification (Evaluation of Significance, part 1, 36 CFR Part 67); and
    - National Historic Preservation Act (Section 106, 16 U.S.C. 470f) reviews of federal undertakings;
b. State Historical Landmarks numbered 770 or higher;
c. Points of Historical Interest recommended for listing by the State Historical Resources Commission;
d. Resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, including:
    - individual historic resources and historic districts;
    - resources identified as significant in historical resources surveys which meet certain criteria; and
    - resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria.

What are the Effects of Listing on Property Owners?

The rights and responsibilities of owners of historic properties are the same as those of owners of non-historic properties. Listing does **not** prevent the use, sale or transfer of the property. Because land use authority in California generally belongs to the local government, listing does **not** give either the state or the federal government any additional authority over the property.

Local governments may enact zoning regulations that affect privately owned historic properties within their jurisdictions. Contact the planning department of the city or county within which the property is located for information about local zoning regulations that may apply to historic properties.

What are the Benefits of Designation to Property Owners?

In addition to the honor and recognition of owning an historically significant property, listing on the California Register may qualify the owner to benefit from historic preservation grants and other preservation programs such as the Mills Act, a local property tax incentive for historic preservation. The State Historical Building Code can be applied when requirements of the Uniform Building Code threaten the historical integrity of a designated resource. Historic designation often results in increased property values. Because the non-renewable stock of historic resources is rapidly being depleted, historic properties are considered premium commodities in many markets. Owners of designated properties may identify them with a plaque or marker.

What are the Criteria for Listing Historical Resources in the California Register?

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2) It is associated with the lives of persons important to local, California, or national history;
3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which

significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

Historic Districts are a concentration of historic buildings, structures, objects, or sites within precise boundaries that share a common historical, cultural or architectural background. Individual resources within an historic district may lack individual significance but be considered a contributor to the significance of the historic district.

Can a Resource be Removed from the Register?

The State Historical Resources Commission may remove an historical resource from the California Register if the resource, through demolition, alteration, or loss of integrity has lost its historic qualities or potential to yield information; or if new information or analysis shows that the historical resource was not eligible at the time of its listing.

If you think your property does not meet the criteria for listing and you wish to have your property removed from the California Register, you may submit a written request for removal which provides detailed justification, including photographic documentation showing the current condition of the historical resource and photographic and/or archival documentation of the exterior appearance and condition of the historical resource at the time of listing, and complete ownership information.

How Does Listing Protect the Resource?

Under the California Environmental Quality Act (CEQA), projects which are to be permitted, funded or carried out by public agencies that may have an adverse impact upon historical resources are subject to environmental review. Projects involving privately owned resources that require a discretionary permit or review from a public agency are also subject to environmental review. Resources that are listed, as well as those formally determined eligible for listing, are considered significant historical resources for purposes of CEQA.

By itself, historical designation or listing in the California Register does not prevent the alteration or demolition of an historic resource. However, like flashing signals at a railroad crossing, listing alerts local government officials, property owners, and interested citizens to "stop, look, and listen" before making decisions that may cause irreparable damage to a non-renewable and irreplaceable aspect of California's cultural and historical heritage. The *best* protection for historical resources results from the active efforts of

concerned citizens who promote awareness, recognition, and appreciation of locally significant historic resources in a community which provides incentives for preservation and adopts a comprehensive approach to historic preservation in local land use policies and planning.

Where Do I Get Additional Information?

You may address any questions or comments about the California Register Program to the staff of the Registration Unit, Office of Historic Preservation, PO Box 942896, Sacramento, CA 94296-0001; Phone: (916) 653-6624; Fax: (916) 653-9824; E-mail: calshpo@ohp.parks.ca.gov.

- Pertinent sections of the Public Resources Code and the California Register of Historical Resources regulations are available in Technical Assistance Bulletin #10 "***California State Law and Historic Preservation***."
- Instructions for nominating resources to the California Register are available in Technical Assistance Bulletin #7 "***How to Nominate a Resource to the California Register of Historical Resources***."
- Additional information about CEQA and historical resources is provided in Technical Assistance Bulletin #1 ***California Environmental Quality Act (CEQA) and Historical Resources.***

Additional information about programs administered by the California State Office of Historic Preservation is available on line at www.ohp.parks.ca.gov. To request printed copies of Technical Assistance Series bulletins or other written materials, contact OHP at 916-653-6624 or calshpo@ohp.parks.ca.gov.

Appendix 8F: Department of Parks & Recreation Forms

For the **523A – Primary Record** and **523B – Building, Structure and Object** forms, see the *California Historical Resources Information System (CHRIS) Information Center Procedure Manual*, 1995 – Amended 2002

www.ohp.parks.ca.gov/pages/1069/files/2001%20IC%20Manual.pdf

Appendix 8G: Cultural Resources Management Ordinance Guidelines (State Office of Historic Preservation)

Cultural Resources Management Ordinance Guidelines

From the Introduction to **California Office of Historic Preservation Technical Assistance Series #14, "Local Historic Preservation Ordinances"**

Every local government in California has the authority to adopt a local ordinance which provides regulations applicable to historic properties. Because every local community has different types of historic resources, populations, development pressures, etc., each local government should create a local historic preservation ordinance that best suits the needs and views of its community.

There is no standard "model" for what an ordinance should contain. However, historic preservation ordinances will typically include the following:

- a provision for creation of a local historic preservation commission and the responsibilities and powers given to that commission;
- an explanation of the criteria used to determine what properties can be designated under the ordinance and the process for such a designation;
- a provision for granting economic hardship waiver;
- a requirement that property owners maintain resources designated under the ordinance and guidelines for that maintenance.

We have provided links to a sampling of actual historic preservation ordinances from local governments in California. So that you can compare and contrast how different local governments have addressed a particular issue, such as commission powers, designation criteria, economic hardship waivers, etc., there are links to pages that draw from these ordinances and group certain types of ordinance provisions together.

In order to help local governments in California address the issue of creating and revising historic preservation ordinances, the Office of Historic Preservation has contracted with Clarion Associates, Inc. of Denver, Colorado, to create of a local historic preservation ordinance manual. We anticipate that this manual will be available by Spring 2003.

In the interim, The American Planning Association has given us permission to distribute, free of charge, copies of their booklet entitled "Preparing a Historic Preservation Ordinance" by Richard J. Roddewig. Although it was last updated in 1983 and was written for a national audience and therefore is not California specific, it still is extremely useful for anyone considering undertaking the ordinance creation process. You may request a copy by contacting the Local Government Unit at (916) 653-2582, or calshpo@ohp.parks.ca.gov.

Appendix 8H: Financial Incentives

Financial Incentives For Historic Preservation

Mills Act Property Tax Abatement Program

From: **California Office of Historic Preservation Technical Assistance Series #12**

The Mills Act is a state sponsored legislation granting local governments the authority to directly participate in an historic preservation program. More importantly, the Mills Act is a self-directed, economic incentive program designed to provide private property owners the opportunity to actively participate in the restoration of their properties while receiving property tax relief.

Introduction

Economic incentives contribute to the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program available in California for use by private property owners of qualified historic buildings. Owner-occupied single family residences and income-producing commercial properties may qualify for the Mills Act program.

Property owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. Mills Act participants may realize a property tax savings of approximately 50% each year for newly improved or purchased older properties. County Assessors are required to calculate the assessed value of the property tax savings for Mills Act properties on the capitalization of income method rather than on market value.

The Mills Act is a permissive program subject to approval and adoption by city and county governments. California's four largest cities (Los Angeles, San Diego, San Francisco, and San Jose) have instituted Mills Act programs. The Mills Act provides local governments the flexibility to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership.

A formal agreement, generally known as a Mills Act contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to protect, preserve, and maintain the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections of the property by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

A qualified historic property is a property listed on any official federal, state, county, or city register, including the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, local landmarks, and local survey listings.

California State Codes Relating to Mills Act Program
California Government Code, Article 12, Sections 50280 – 50290

50280. Restriction of property use.
Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

50280.1. Qualified historic property.
"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

50281. Required contract provision.
Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.

(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.

(2) For the periodic examinations of the interior and exterior of the premises by the assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the owner's compliance with the contract.

(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(c) The owner or agent of an owner shall provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract.

50281.1. Fees.
The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee not to exceed the reasonable cost of administering this program.

50282. Renewal.
(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

50284. Cancellation.
The legislative body may cancel a contract if it determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The legislative body may also cancel a contract if it determines that the owner has failed to restore or rehabilitate the property in the manner specified in the contract.

50285. Consultation with state commission.
No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

50286. Cancellation.
(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 121/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other provision of law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for the purposes of Article 3 (commencing with Section 2550) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

50287. Action to enforce contract.
As an alternative to cancellation of the contract for breach of any condition, the county, city, or any landowner may bring any action in court necessary to enforce a contract including, but not limited to, an action to enforce the contract by specific performance or injunction.

50288. Eminent domain.
In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

50289. Annexation by city.
In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

50290. Consultation with state commission.
Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

California Revenue and Taxation Code, Article 1.9, Sections 439 – 439.4

439. Historical Property Restrictions; enforceably restricted property.
For the purposes of this article and within the meaning of Section 8 of Article XIII of the Constitution, property is "enforceably restricted" if it is subject to an historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code.

439.1. Historical Property; definitions.
For purposes of this article "restricted historical property" means qualified historical property, as defined in Section 50280.1 of the Government Code, that is subject to a historical property contract executed pursuant to Article 12 (commencing with Section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code. For purposes of this section, "qualified historical property" includes qualified historical improvements and any land on which the qualified historical improvements are situated, as specified in the historical property contract. If the historical property contract does not specify the land that is to be included, "qualified historical property" includes only that area of reasonable size that is used as a site for the historical improvements.

439.2. Historical Property; valuation.
When valuing enforceably restricted historical property, the county assessor shall not consider sales data on similar property, whether or not enforceably restricted, and shall value that restricted historical property by the capitalization of income method in the following manner:

(a) The annual income to be capitalized shall be determined as follows:

(1) Where sufficient rental information is available, the income shall be the fair rent that can be imputed to the restricted historical property being valued based upon rent actually received for the property by the owner and upon typical rentals received in the area for similar property in similar use where the owner pays the property tax. When the restricted historical property being valued is actually encumbered by a lease, any cash rent or its equivalent considered in determining the fair rent of the property shall be the amount for which the property would be expected to rent were the rental payment to be renegotiated in the light of current conditions, including applicable provisions under which the property is enforceably restricted.

(2) Where sufficient rental information is not available, the income shall be that which the restricted historical property being valued reasonably can be expected to yield under prudent management and subject to applicable provisions under which the property is enforceably restricted.

(3) If the parties to an instrument that enforceably restricts the property stipulate therein an amount that constitutes the minimum annual income to be capitalized, then the income to be capitalized shall not be less than the amount so stipulated. For purposes of this section, income shall be determined in accordance with rules and regulations issued by the board and with this section and shall be the difference between revenue and

expenditures. Revenue shall be the amount of money or money's worth, including any cash rent or its equivalent, that the property can be expected to yield to an owner-operator annually on the average from any use of the property permitted under the terms by which the property is enforceably restricted. Expenditures shall be any outlay or average annual allocation of money or money's worth that can be fairly charged against the revenue expected to be received during the period used in computing the revenue. Those expenditures to be charged against revenue shall be only those which are ordinary and necessary in the production and maintenance of the revenue for that period. Expenditures shall not include depletion charges, debt retirement, interest on funds invested in the property, property taxes, corporation income taxes, or corporation franchise taxes based on income.

(b) The capitalization rate to be used in valuing owner-occupied single family dwellings pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 4 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(c) The capitalization rate to be used in valuing all other restricted historical property pursuant to this article shall not be derived from sales data and shall be the sum of the following components:

(1) An interest component to be determined by the board and announced no later than September 1 of the year preceding the assessment year and that was the yield rate equal to the effective rate on conventional mortgages as determined by the Federal Housing Finance Board, rounded to the nearest 1/4 percent.

(2) A historical property risk component of 2 percent.

(3) A component for property taxes that shall be a percentage equal to the estimated total tax rate applicable to the property for the assessment year times the assessment
ratio.

(4) A component for amortization of the improvements that shall be a percentage equivalent to the reciprocal of the remaining life.

(d) Unless a party to an instrument that creates an enforceable restriction expressly prohibits the valuation, the valuation resulting from the capitalization of income method described in this section shall not exceed the lesser of either the valuation that would have resulted by calculation under Section 110, or the valuation that would have resulted

by calculation under Section 110.1, as though the property was not subject to an enforceable restriction in the base year.

(e) The value of the restricted historical property shall be the quotient of the income determined as provided in subdivision (a) divided by the capitalization rate determined as provided in subdivision (b) or (c).

(f) The ratio prescribed in Section 401 shall be applied to the value of the property determined in subdivision (d) to obtain its assessed value.

439.3. Historical Property; notice of nonrenewal.
Notwithstanding any provision of Section 439.2 to the contrary, if either the county or city or the owner of restricted historical property subject to contract has served notice of nonrenewal as provided in Section 50282 of the Government Code, the county assessor shall value that restricted historical property as provided in this section.

(a) Following the hearing conducted pursuant to Section 50285 of the Government Code, subdivision (b) shall apply until the termination of the period for which the restricted historical property is enforceably restricted.

(b) The board or assessor in each year until the termination of the period for which the property is enforceably restricted shall do all of the following:

(1) Determine the full cash value of the property pursuant to Section 110.1. If the property is not subject to Section 110.1 when the restriction expires, the value shall be determined pursuant to Section 110 as if the property were free of contractual restriction. If the property will be subject to a use for which this chapter provides a special restricted assessment, the value of the property shall be determined as if it were subject to the new restriction.

(2) Determine the value of the property by the capitalization of income method as provided in Section 439.2 and without regard to the fact that a notice of nonrenewal or cancellation has occurred.

(3) Subtract the value determined in paragraph (2) of this subdivision by capitalization of income from the full cash value determined in paragraph (1).

(4) Using the rate announced by the board pursuant to paragraph (1) of subdivision (b) of Section 439.2, discount the amount obtained in paragraph (3) for the number of years remaining until the termination of the period for which the property is enforceably restricted.

(5) Determine the value of the property by adding the value determined by the capitalization of income method as provided in paragraph (2) and the value obtained in paragraph (4).

(6) Apply the ratios prescribed in Section 401 to the value of the property determined in paragraph (5) to obtain its assessed value.

439.4. Historical Property; recordation.
No property shall be valued pursuant to this article unless an enforceable restriction meeting the requirements of Section 439 is signed, accepted and recorded on or before the lien date for the fiscal year in which the valuation would apply.

Federal Historic Preservation Tax Incentives: National Park Service

Introduction

The Federal Historic Preservation Tax Incentives is described here in general terms only. For more detailed information, including copies of application forms, regulations, and other program information, contact one of the offices listed in the online SHPO listing. The provisions of the Internal Revenue Code governing tax incentives for the rehabilitation of historic buildings and of non-historic buildings built before 1936 are extremely complex. Provisions of the tax code regarding at-risk rules, passive activity limitation, and alternative minimum tax can affect a taxpayer's ability to use these tax credits. Readers are strongly advised to consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining whether these incentives pertain to their own situations.

Department of the Interior regulations governing the procedures for obtaining historic preservation certifications are more fully explained in Title 36 of the Code of Federal Regulations, Part 67. The Internal Revenue Service regulations governing the tax credits for rehabilitation are contained in Treasury Regulation Section 1.48-12. These sets of regulations take precedence in the event of any inconsistency with this publication.

Preservation Tax Incentives

Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost-effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Since 1976, the National Park Service has administered the program in partnership with the Internal Revenue Service and with State Historic Preservation Officers. The tax incentives have spurred the rehabilitation of historic structures of every period, size, style and type. They have been instrumental in preserving the historic places that give cities, towns and rural areas their special character. The tax incentives for preservation attract new private investment to the historic cores of cities and towns. They also generate jobs, enhance property values, and augment revenues for State and local governments through increased property, business and income taxes. The Preservation Tax Incentives also help create moderate and low-income housing in historic buildings. Through this program, abandoned or under used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices throughout the country have been restored to life in a manner that maintains their historic character.

Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)]) include:

- 20% tax credit for the certified rehabilitation of income-producing certified historic structures.
- a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

For both credits, the rehabilitation must be a substantial one and must involve a depreciable building. (These terms will be explained later.)

What Is a Tax Credit?

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

The 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure. The 10% rehabilitation tax credit equals 10% of the amount spent to rehabilitate a non-historic building built before 1936.

20% Rehabilitation Tax Credit

The Federal historic preservation tax incentives program (the 20% credit) is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each State. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits) are made to the National Park Service through the appropriate State Historic Preservation Officer (SHPO). Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed only in writing by duly authorized officials of the National Park Service.

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence.

What is a "certified historic structure?"

A certified historic structure is a building that is listed individually in the National Register of Historic Places —OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building—not a bridge, ship, railroad car, or dam. (A registered historic district is any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a

registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.)

What is a "certified rehabilitation?"

The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

IRS Requirements

To be eligible for the 20% rehabilitation tax credit, a project must also meet the following basic tax requirements of the Internal Revenue Code:

The building must be depreciable. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises, or for rental housing. It may not serve exclusively as the owner's private residence.

The rehabilitation must be substantial. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of $5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit. If the rehabilitation is completed in phases, the same rules apply, except that a 60-month measuring period applies. This phase rule is available only if: (1) there is a set of architectural plans and specifications for all phases of the rehabilitation, and (2) it can reasonably be expected that all phases of the rehabilitation will be completed.

The property must be placed in service (that is, returned to use). The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.

The building must be a certified historic structure when it is placed in service; if it is not yet a certified historic structure when it is placed in service, the owner must have requested on or before the date that the building was placed in service a determination from the NPS that the building is a certified historic structure, and have a reasonable expectation that the determination will be granted. (This means, generally, for buildings not individually listed in the National Register of Historic Places, that Part 1 of the Historic Preservation Certification Application must have been filed before the building was placed in service.)

Qualified rehabilitation expenditures include costs associated with the work undertaken on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed. They do not include costs of acquiring or furnishing the building, new additions that expand the existing building, new building construction, or parking lots, sidewalks, landscaping, or other facilities related to the building.

Other Tax Incentives for Historic Preservation

Other Federal and State tax incentives exist for historic preservation. They may be combined with the rehabilitation tax credit.

Charitable Contributions for Historic Preservation Purposes

Internal Revenue Code Section 170(h) and Department of the Treasury Regulation Section 1.170A-14 provide for income and estate tax deductions for charitable contributions of partial interests in historic property (principally easements). The Tax Reform Act of 1986 retained these provisions. Generally, the IRS considers that a donation of a qualified real property interest to preserve a historically important land area or a certified historic structure meets the test of a charitable contribution for conservation purposes. For purposes of the charitable contribution provisions only, a certified historic structure need not be depreciable to qualify, may be a structure other than a building and may also be a portion of a building such as a facade, if that is all that remains, and may include the land area on which it is located.

The IRS definition of historically important land areas includes: independently significant land areas, including any related historic resources that meet National Register Criteria for Evaluation; land areas within registered historic districts, including buildings, that contribute to the significance of the historic district; and, land areas adjacent to a property individually listed in the National Register of Historic Places (but not within a historic district) where physical or environmental features of the land area contribute to the historic or cultural integrity of the historic property.

State Tax Incentives

A number of States offer tax incentives for historic preservation. They include tax credits for rehabilitation, tax deductions for easement donations, and property tax abatements or moratoriums. The SHPO will have information on current State programs. Requirements for State incentives may differ from those outlined here.

Investment Tax Credit for Low Income Housing

The Tax Reform Act of 1986 (IRC Section 42) also established an investment tax credit for acquisition, construction, or rehabilitation of low income housing. The credit is approximately 9% per year for 10 years for each unit acquired, constructed, or rehabilitated without other Federal subsidies and approximately 4% for 10 years for units involving the 20% rehabilitation tax credit, Federal subsidies or tax-exempt bonds. Units must meet tests for cost per unit and number of units occupied by individuals with

incomes below area median income. The law sets a 15-year compliance period. Credits are allocated by State Housing Credit Agencies.

National Park Service and State Historic Preservation Officers
Preservation Tax Incentives
Technical Preservation Services, National Park Service
1849 C St., NW (org code 2255)
Washington, D.C. 20240
202-513-7270 e-mail: nps_hps-info@nps.gov

Appendix 8I: State Historical Building Code

State Historical Building Code

From the introduction: **2001 California Historical Building Code**
California Code of Regulations, Title 24, Part 8

The State Historical Building Code (SHBC) is unique among state regulations. The authoring of the original SHBC required state agencies promulgating regulations for building construction to work in harmony with representatives of other design and construction disciplines. The result was a totally new approach to building codes for historical structures, which maintains currently acceptable life-safety standards. These regulations are also unique in that they are performance- oriented rather than prescriptive. The provisions of the SHBC are to be applied by the enforcing authority of every city, county, city and county, or state agency in permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use or continued use of a qualified historical building.

The authority for use of the SHBC is vested in Sections 18950 through 18961 of the Health and Safety Code. Section 18954 states, "The building department of every city or county shall apply the provisions of alternative building standards and building regulations adopted by the SHBC Board pursuant to Section 18959.5 in permitting repairs, alterations and additions necessary for the preservation, restoration, rehabilitation, moving or continued use of an historical building or structure. A state agency shall apply the alternative building regulations adopted by the SHBC Board pursuant to Section 18959.5 in permitting repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, moving, or continued use of an historical building or structure."

However, be aware that in order to use the SHBC, the structure under consideration must be qualified by being designated as an historical building or structure. Section 18955 states: .For the purposes of this part, a qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks.

The regulations of the SHBC have the same authority as state law and are to be considered as such. Liability is the same as for prevailing law.

The intent of the SHBC is to save California's architectural heritage by recognizing the unique construction problems inherent in historical buildings and by providing a code to deal with these problems.

Appendix 8J: California Environmental Quality Act Cultural Resources Guidelines

California Environmental Quality Act (CEQA) and Historical Resources

Excerpted From **California Office of Historic Preservation Technical Assistance Series #1**

Introduction

The California Environmental Quality Act (CEQA – pronounced see' kwa) is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. CEQA is part of the Public Resources Code (PRC), Sections 21000 et seq.

The CEQA Guidelines are the regulations that govern the implementation of CEQA. The CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq. and are binding on state and local public agencies.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future, while the specific goals of CEQA are for California's public agencies to:

1. Identify the significant environmental effects of their actions; and, either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

CEQA applies to "projects" proposed to be undertaken or requiring approval by state and local public agencies. "Projects" are activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and variances and the approval of tentative subdivision maps.

Where a project requires approvals from more than one public agency, CEQA requires ones of these public agencies to serve as the "lead agency." A "lead agency" must complete the environmental review process required by CEQA. The most basic steps of the environmental review process are:

1. Determine if the activity is a "project" subject to CEQA;
2. Determine if the "project" is exempt from CEQA;
3. Perform an Initial Study to identify the environmental impacts of the project and determine whether the identified impacts are "significant". Based on its findings of "significance", the lead agency prepares one of the following environmental review documents:
   - Negative Declaration if it finds no "significant" impacts;

- Mitigated Negative Declaration if it finds "significant" impacts but revises the project to avoid or mitigate those significant impacts;
- Environmental Impact Report (EIR) if it finds "significant" impacts.

The purpose of an EIR is to provide State and local agencies and the general public with detailed information on the potentially significant environmental effects that a proposed project is likely to have, to list ways that the significant environmental effects may be minimized and to indicate alternatives to the project.

Throughout this handout you will find references to various sections of the California Public Resources Code and the Code of Regulations. The various State statutes and regulations can all be accessed on-line at the following websites:

Statutes - http://www.leginfo.ca.gov/calaw.html
Regulations - http://ccr.oal.ca.gov/

This handout is intended to merely illustrate the process outlined in CEQA statute and guidelines relative to historical and cultural resources. These materials on CEQA and other laws are offered by the State Office of Historic Preservation for informational purposes only. This information does not have the force of law or regulation. This handout should not be cited in legal briefs as the authority for any proposition. In the case of discrepancies between the information provided in this handout and the CEQA statute or guidelines, the language of the CEQA statute and Guidelines (PRC § 21000 et seq. and 14 CCR § 15000 et seq.) is controlling. Information contained in this handout does not offer nor constitute legal advice. You should contact an attorney for technical guidance on current legal requirements.

Questions and Answers

When does CEQA apply?

Resources listed in, or determined to be eligible for listing in, the California Register are resources that must be given consideration in the CEQA process. All projects undertaken by a public agency are subject to CEQA. This includes projects undertaken by any state or local agency, any special district (e.g., a school district), and any public college or university.

CEQA applies to discretionary projects undertaken by private parties. A discretionary project is one that requires the exercise of judgment or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued. Some common discretionary decisions include placing conditions on the issuance of a permit, delaying demolition to explore alternatives, or reviewing the design of a proposed project. Aside from decisions pertaining to a project that will have a direct physical impact on the environment, CEQA also applies to decisions that could lead to indirect impacts, such as making changes to local codes, policies, and general and specific plans. Judgment or deliberation may be exercised by the staff of a permitting agency or by a board, commission, or elected body.

CEQA does not apply to ministerial projects. A ministerial project is one that requires only conformance with a fixed standard or objective measurement and requires little or no personal judgment by a public official as to the wisdom or manner of carrying out the project. Generally ministerial permits require a public official to determine only that the project conforms with applicable zoning and building code requirements and that applicable fees have been paid. Some examples of projects that are generally ministerial include roof replacements, interior alterations to residences, and landscaping changes.

For questions about what types of projects are discretionary and ministerial within your community, you must contact your local government; usually the local Planning Department handles such issues.

What is the California Register and what does it have to do with CEQA?

Historical resources are recognized as part of the environment under CEQA (PRC § 21002(b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA.

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC § 5024.1, 14 CCR § 4850).

The California Register statute (PRC § 5024.1) and regulations (14 CCR § 4850 et seq.) require that at the time a local jurisdiction *nominates* an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a *nominated survey* is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.

However, a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).

Are archeological sites part of the California Register?

An archeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (PRC § 5020.1(j)) or if it meets the criteria for listing on the California Register (14 CCR § 4850).

CEQA provides somewhat conflicting direction regarding the evaluation and treatment of archeological sites. The most recent amendments to the CEQA Guidelines try to resolve this ambiguity by directing that lead agencies should first evaluate an archeological site to determine if it meets the criteria for listing in the California Register. If an archeological site is an historical resource (i.e., listed or eligible for listing in the California Register) potential adverse impacts to it must be considered, just as for any other historical resource (PRC § 21084.1 and 21083.2(l)).

If an archeological site is not an historical resource, but meets the definition of a "unique archeological resource" as defined in PRC § 21083.2, then it should be treated in accordance with the provisions of that section.

What is "substantial adverse change" to an historical resource?

Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC § 5020.1(q)). While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance.

How can "substantial adverse change" be avoided or mitigated?

A project that has been determined to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)). In fact, in most cases if a project meets the *Secretary of Interior's Standards for the Treatment of Historic Properties* it can be considered categorically exempt from CEQA (14 CCR § 15331).

Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through redesign of a project to eliminate objectionable or damaging aspects of the project (e.g., retaining rather than removing a character-defining feature, reducing the size or massing of a proposed addition, or relocating a structure outside the boundaries of an archeological site).

Relocation of an historical resource may constitute an adverse impact to the resource. However, in situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register (14 CCR § 4852(d)(1)).

In most cases the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of an historical resource (14 CCR § 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource.

Avoidance and preservation in place are the preferable forms of mitigation for archeological sites. When avoidance is infeasible, a data recovery plan should be prepared which adequately provides for recovering scientifically consequential information from the site. Studies and reports resulting from excavations must be deposited with the California Historical Resources Regional Information Center (see list in Appendix G). Merely recovering artifacts and storing them does not mitigate impacts below a level of significance.

What are "exemptions" under CEQA and how are they used?

There are basically two types of exemptions under CEQA: statutory and categorical. Statutory exemptions are projects specifically excluded from CEQA consideration as defined by the State Legislature. These exemptions are delineated in PRC § 21080 et seq. A statutory exemption applies to any given project that falls under its definition, regardless of the project's potential impacts to the environment. However, it is important to note that any CEQA exemption applies only to CEQA and not, of course, to any other state, local or federal laws that may be applicable to a proposed project.

Categorical exemptions operate very differently from statutory exemptions. Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are identified by the State Resources Agency and are defined in the CEQA Guidelines (14 CCR § 15300-15331). Unlike statutory exemptions, categorical exemptions are not allowed to be used for projects that may cause a substantial adverse change in the significance of an historical resource (14 CCR § 15300.2(f)). Therefore, lead agencies must first determine if the project has the potential to impact historical resources and if those impacts could be adverse prior to determining if a categorical exemption may be utilized for any given project.

If it is determined that a statutory or categorical exemption could be used for a project, the lead agency may produce a notice of exemption, but is not required to do so. If a member of the public feels that a categorical exemption is being improperly used because

the project could have a significant adverse impact on historical resources, it is very important that any appeals be requested and comments be filed making the case for the exemption's impropriety. If a notice of exemption is filed, a 35-day statute of limitations will begin on the day the project is approved. If a notice is not filed, a 180-day statute of limitations will apply. As a result, lead agencies are encouraged to file notices of exemption to limit the possibility of legal challenge.

What are local CEQA Guidelines?

Public agencies are required to adopt implementing procedures for administering their responsibilities under CEQA. These procedures include provisions on how the agency will process environmental documents and provide for adequate comment, time periods for review, and lists of permits that are ministerial actions and projects that are considered categorically exempt. Agency procedures should be updated within 120 days after the CEQA Guidelines are revised. The most recent amendments to the CEQA Guidelines occurred in November 1998 and included specific consideration of historical resources. An agency's adopted procedures are a public document (14 CCR § 15022).

Additionally, local governments will often produce materials for distribution to the public explaining the local CEQA process. The OHP strongly recommends the creation of such documents to further aid the public in understanding how CEQA is implemented within each local government's jurisdiction. Often a local historic preservation ordinance will also come into play in that process. In such instances, the OHP further recommends that the local ordinance procedures be explained in a straightforward public document. The materials distributed by the City of San Diego are included in this booklet in Appendix H as an example.

Who ensures CEQA is being followed properly?

In a way, the people of California bear this responsibility. But, ultimately, it is the judicial system that ensures public agencies are fulfilling their obligations under CEQA. There is no CEQA "police" agency as many members of the public mistakenly assume. Rather it is any individual or organization's right to pursue litigation against a public agency that is believed to have violated its CEQA responsibilities. Although the OHP can, and often does, comment on documents prepared for CEQA purposes (or the lack thereof), it is important that the public be aware that such comments are merely advisory and do not carry the force of law. Comments from state agencies and other organizations with proven professional qualifications and experience in a given subject can, however, provide valuable assistance to decision-makers as well as provide substantive arguments for consideration by a judge during CEQA litigation.

For more information on CEQA and historical resources, contact the Office of Historic Preservation for the entire document at http://ohp.parks.ca.gov .

8K: Certified Local Government Program

Overview of the CLG Program

Preserving important historic properties as reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended (16 1J.S.C. 470) (NHPA). In part, the NHPA instructed the Federal Government to assist local governments to expand and accelerate their historic preservation programs 'and activities. Since enactment of the NHPA, the historic preservation expertise and activities of local governments have significantly increased. The act, however, provided no opportunity for local governments to be involved formally in the national historic preservation program. Lack of formal participation by local governments often meant that historic preservation issues were not considered until development planning was well underway. This often resulted in preservation/land development conflicts causing project delays and increasing costs. In addition, opportunities frequently were lost for preservation-oriented development that could satisfy both preservation and development goals. The CLG must be able to demonstrate an understanding of and be included in the local project appeal process involving such activities as CEQA review.

In recognition of the need to involve local governments in historic preservation, the 1980 amendments to the NHPA provided a specific role for local governments in the national program by establishing the Certified Local Government (CLG) program. A CLG is a local government whose local historic preservation program has been certified pursuant to Section 101 (c) of the NHPA. Any local government is eligible to apply for certification, with the exception of regional commissions and councils of government. A local government is any general purpose political subdivision of California such as a city, county, or city/county government. Once certified, a local government must be included in the process of nominating properties to the National Register of Historic Places and will be eligible to apply to the state for a share of the state's annual Historic Preservation Fund (HPF) allocation.

What is the Certified Local Government Program?

The 1980 amendments to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provided for the establishment of a Certified Local Government (CLG) Program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within the jurisdiction of the local government. A local government may become a CLG by developing and implementing a local historic preservation program based on federal and state standards.

The CLG program encourages the preservation of cultural resources by promoting a partnership among local governments, the State of California, and the National Park Service (NPS) which is responsible for the National Historic Preservation Program.

Becoming a CLG can provide local staff and commissions the tools, technical training, and more meaningful leadership roles in the preservation of the community's cultural heritage. Local interests and concerns are integrated into the official planning and decision-making processes at the earliest possible opportunity.

In response to the federal government's 1995 initiative for simplifying the National Park Service's oversight of the National historic preservation program, the NPS revised 36 CFR 61 to provide each state with greater discretion in carrying out the responsibilities mandated in the National Historic Preservation Act. Decisions on membership requirements for local preservation commissions are left entirely to the states. The requirement that local preservation commissions consult outside professionals in certain instances is eliminated.

Who Can Apply for Certified Local Government Status?

Any local government is eligible to apply for certification, with the exception of regional commissions and councils of governments. A local government is any general purpose political subdivision of California such as a city, county, or city/county. It is important to be aware that certification pertains to the entire local government and its agencies, not simply to the preservation commission that serves the local government.

Why Become a Certified Local Government?

Local governments that have achieved CLG status are considered full partners with the California Office of Historic Preservation in carrying out the protection of cultural resources.

Benefits of becoming a CLG include:

- Eligibility for federal grants from the Historic Preservation Fund administered by the California Office of Historic Preservation. (See below for more information.)
- Direct participation in the nomination of historic properties to the National Register of Historic Places.
- Opportunity for enhanced responsibilities to review and comment on development projects in compliance with federal environmental regulations, thereby expediting the review time.
- Special technical assistance and training for local preservation commission members and staff from the SHPO.
- Potential for participation in the review of building rehabilitation plans for federal investment tax credits.

Qualified staff or consultants (who meet the Secretary of the Interior's Professional Qualifications Standards, see **Appendix 8C**) at the local level, working closely with the OHP and the local preservation commission, can expedite the review of these program components and provide local perspective in project development.

At least ten percent (10%) of California's annual HPF allocation shall be designated for transfer to the CLGs on a competitive basis. CLGs receiving HPF grants shall be considered subgrantees of the state. All CLGs shall be eligible to receive funds from the CLG share of the state's local annual HPF grant award. The state, however, is not required to award funds to all certified governments that are eligible to receive funds.

Historic Preservation Fund grants shall be awarded to CLGs on a 60/40 matching basis. The matching share is a requirement to maintain consistency with other federal allocations to the state and to ensure standard accountability in fiscal management. Local financial management systems shall be in accordance with the standards specified in the federal Office of Management and Budget (OMB) Circular A-128 and shall also be auditable pursuant to the federal General Accounting Office's "Standards for Audit of Governmental Organizations, Programs, Activities, and Functions."

How Does a Local Government Become a CLG?

The chief elected official of the local government must submit an application to the OHP requesting certification. Procedures and requirements for becoming a CLG are outlined in Part II of this booklet.

When Are CLG Applications Accepted?

Local governments applying for CLG status can submit applications year round. However, in order to apply for grants through the CLG program, local governments must be certified by the grant application deadline (usually June 1 of each year). The certification review period includes up to 45 days for state review of the CLG application and 15 days for NPS review and concurrence. NPS has final approval to certify local governments as CLGs. The grant application is a separate form independent of the certification application.

Where Can I Get More Information?

If you have any questions on this program, the enclosed certification application form, or the preparation of a local preservation ordinance, please contact the Local Government Unit, Office of Historic Preservation, Post Office Box 942896, Sacramento, CA 94296-0001, phone (916) 653-6624, fax (916) 653-9824.

Requirements for Certification

Local governments may be certified to participate in the CLG program by complying with the five minimum responsibilities of a CLG. Local governments must:

- Enforce appropriate state and local legislation for the designation and protection of historic properties;
- Establish an adequate and qualified historic preservation review commission by local law;

- Maintain a system for the survey and inventory of historic properties;
- Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places; and
- Satisfactorily perform the responsibilities delegated to it by the state.

Enforce appropriate state and local legislation for the designation and protection of historic properties

Certified Local Governments must enact and enforce a local historic preservation ordinance as well as enforcing the California Environmental Quality Act regulations in relation to historical resources. Additionally, CLGs, along with other local governments, have a role in the environmental review of federally-sponsored projects under Section 106 of the National Historic Preservation Act of 1966, as amended.

Establish an adequate and qualified historic preservation review commission by local law

The establishment of a local preservation commission is usually done through the local government's preservation ordinance. CLG preservation commissions must have a minimum of five members with all members having a demonstrated interest, competence or knowledge of historic preservation. Additionally, two members are encouraged to be professionals who meet the qualifications for various disciplines outlined by the Secretary of the Interior (see Appendix C for more information about professional qualifications). Local governments can be certified without this minimum professional qualified membership. The commission must meet a minimum of four times per year and each commissioner must attend at least one training session that is certified as meeting the requirements of the CLG program each year. The commission is the local governmental entity responsible for preparing and submitting an annual report to the OHP each year.

Maintain a system for the survey and inventory of historic properties

Because surveying is one of the cornerstones of any historic preservation program, CLGs must develop or have in place a system for the survey and inventory of historic properties within their jurisdictions. This system must be coordinated with the OHP's statewide inventory program, use state-approved inventory forms and evaluative criteria consistent with the National Register, and be in line with the Secretary of the Interior's Standards for Identification and Evaluation. Communities which have conducted surveys in the past must update their survey data as new resources become eligible for consideration, or when older surveys warrant re-examination over time.

Provide for adequate public participation in the local historic preservation program

Public participation is an integral feature of any preservation program. All local preservation commission meetings must be open to the public and meet the requirements of open meeting laws. Additionally, the public should be involved in the CLG's survey program, nominations to registration programs, and preservation planning. Surveys must be available to the public as appropriate with the exception of certain archeological information, which must be kept confidential in order to ensure its protection.

Satisfactorily perform the responsibilities delegated to it by the state

CLGs, in consultation with the OHP, can choose to take on additional responsibilities in their preservation programs. These include reviewing and commenting on applications for federal tax incentives for historic preservation and National Register nominations. Additionally, CLGs can take part in state programs such as the Mills Act property tax abatement for historic properties.

Appendix 8L: Historic Preservation Resources

Historic Preservation Resources

National Park Service www.nps.gov
The National Historic Preservation Act of 1966 (as amended, 16 U.S.C. 470) created the framework for historic preservation in the United States. Most notably, the National Register of Historic Places was created, to recognize historic resources important to our national, state and local heritage, and the Historic Preservation Fund was also formed, to provide funding and assistance for historic preservation. The responsibility to carry out the National Historic Preservation Act lies with the Secretary of the Interior; federal preservation programs are the responsibility of the National Park Service.

- **Links to the Past** www.cr.nps.gov
  The Links to the Past website provides access to information and programs carried out by the National Park Service, most notably, the National Register of Historic Places.
- **Heritage Preservation Services** www2.cr.nps.gov
  Heritage Preservation Services, a division of the National Park Service, provides guidance and tools to help citizens and communities identify, evaluate, protect and preserve historic properties. The Division provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission, in partnership with State Historic Preservation Offices, local governments, tribes, federal agencies, colleges, and non-profit organizations. Programs include the Federal Historic Preservation Tax Incentives and Certified Local Government program. Technical Preservation Services prepares and publishes information to assist in the preservation of historic properties, including the Secretary of the Interior's Standards for the Treatment of Historic Properties.

California Office of Historic Preservation (OHP) http://ohp.parks.ca.gov
The Office of Historic Preservation is located in the California Department of Parks and Recreation and is responsible for administration of federally and state mandated historic preservation programs in California. The mission of the Office of Historic Preservation and the State Historical Resources Commission, in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations.

National Trust for Historic Preservation www.nationaltrust.org
The National Trust for Historic Preservation, established in 1949, is the national non-profit organization whose mission is to provide "leadership, education and advocacy to save America's diverse historic places and revitalize our communities." Among the Trust's many programs are Heritage Tourism, Rural Heritage, and the National Main Street Center, all of which help preserve, protect and revitalize historic communities.

The Trust also conducts a variety of education programs and has several grant and loan programs.

California Preservation Foundation (CPF) www.californiapreservation.org
The California Preservation Foundation, founded in 1976, is California's only statewide non-profit historic preservation education, advocacy and membership organization. Its mission is to ensure that California's rich and diverse historic resources are identified, protected and celebrated for their history and their valuable role in California's economy, environment and quality of life. CPF conducts the state-wide annual conference, presents preservation awards to recognize excellence in preservation, provides training opportunities for preservationists, and acts as an advocate for preservation throughout the state.

California Historical Society www.californiahisotricalsociety.org
The California Historical Society is a statewide membership-based organization. Its mission is to engage the public's interest and participation in collecting, preserving and presenting art, artifacts, and written materials relevant to the history of California and to support historical research, publication and educational activities.

California Council for the Promotion of History (CCPH) www.csus.edu/org/ccph/
The California Council for the Promotion of History is a statewide nonprofit organization founded in 1977 as a state committee of the National Coordinating Committee for the Promotion of History. The purpose of CCPH is to foster, facilitate, and coordinate efforts which enhance appreciation of historical heritage, application of history skills in the public and private sectors, and ensure the preservation, interpretation, and management of California's historical resources.

Society for California Archaeology (SCA) www.scahome.org
The Society for California Archaeology is a nonprofit scientific and educational organization dedicated to research, understanding, interpretation and conservation of California's heritage. Membership is open to everyone with an interest in California archaeology. SCA promotes cooperation among archaeologists in California and seeks to increase public appreciation and support for archaeology in California.

Angels Camp Museum www.cityofangels.org/museum.htm
753 S. Main St., PO Box 667, Angels Camp, CA 95222
Phone: 209-736-2963
Fax: 209-736-0709

Calaveras County Historical Society www.calaverascohistorical.com
30 N. Main Street, PO Box 721 San Andreas, CA 95249
Phone: 209-754-1058
The mission of the Calaveras County Historical Society is to preserve, chronicle and display the rich history of Calaveras County.

Central Sierra Me-Wuk Cultural & Historic Preservation Committee
Reba Fuller, Spokesperson
P.O. 699
Tuolumne, CA 95379
Tribal Affiliation: Me-Wuk–Miwok
(209) 928-1398

Calaveras Band of Me-Wuk
Debra Grimes
P.O. Box 899, West Point, CA 95255
Phone: (209)293-4135

Appendix 8M: Angels Camp History References

Angels Camp Reference Materials

Books:

Buckbee, Edna Bryan. *Pioneer Days of Angels Camp.* Angels Camp, CA: Calaveras Californian, 1932.

Calaveras County Illustrated and Described. Oakland, CA: W.W. Elliott & Company, 1885; reprinted by Linrose Publishing, Fresno, CA, 1991.

Leonard, Edward C. *A Brief History of Angels Camp.* Murphys CA: Old Timer's Museum, 1998.

Limbaugh, Ronald H. and Willard P. Fuller, Jr. *Calaveras Gold: The Impact of Mining on a Mother Lode County*. Reno: University of Nevada Press, 2004

Mace, O. Henry. *Between the Rivers: a history of early Calaveras County, California.* Murphys, CA: Paul Groh Press, 1993.

Manners, H. Stuart. *A History of Angels Camp*. Altaville, CA: Haddon House Press, 2001

Wood, R. Coke. *Big Tree Bulletin.* Murphys, CA: R. Coke Wood, 1960

Central California Information Center:
California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
801 W. Monte Vista Avenue
Turlock, CA 95382

National Register Nomination Forms:

- Calaveras County Bank
- Angels Hotel
- Sam Choy Brick Store/City Jail
- Utica Mansion
- Altaville Grammar School

California Register of Historical Landmarks

- Angels Camp, No. 287
- Altaville, No. 288
- Red Brick (Altaville) Grammar School, No. 499
- Prince Garibardi Building, No. 735

Calaveras County Archives:
P.O. Box 1281
San Andreas, CA 95249
Phone: (209) 754-3918

- Angels Camp Vertical File
- Angels Camp buildings vertical file

MILESTONES IN ANGELS CAMP HISTORY

Pre-10,000 B.C.	The Davis-Winter vein of gold-bearing quartz ore that passes through the Angels Camp and Altaville portion of the Mother Lode is formed.
10,000 B.C.	The first native people arrive in the area and establish one of the oldest native villages in California along Angels Creek, downstream from present-day Angels Camp.
ca. 0 A.D.	Ancestors of the Central Miwok Indians migrate to the area.
ca.1806	Spanish Army Lieutenant Gabriel Morago is the first European to explore the interior of California. He names the Calaveras River after the many skulls found along its banks, believed to be the remains of an Indian battle.
1826	Jedediah Smith is the first white man to cross the Sierra Nevada; trappers arrive from the east, establishing immigration routes.
1848	California becomes a U.S. territory. A party of men, including James H. Carson, Henry Angel, and Edward and John Murphy, enter the area and discover gold at Angels Creek, Carson Creek and Murphys. Angels Camp is founded and named after Henry Angel, a native of Rhode Island, who establishes a trading post to provision miners. Soon, there are nearly 300 miners working placer claims in the Angels Camp area. Within a few years, the population will grow to 4,000 people.
1849	John Scribner and Captain Henry Matthews take over Angel's Trading Post. Gold is worth $12 an ounce. Robinson's Ferry begins operation on the Stanislaus River near Melones, improving access to Angels Camp and the surrounding area.
1850	Calaveras County is created. One of the original 27 counties in California, it includes parts of what later becomes Amador, Alpine and Mono Counties. The population of Calaveras County is 16,884 – about 18% of the state's population. Almost 99% of the county population is male, and 22% are Chinese. The first passenger stagecoach service to Stockton is provided.
1851	On November 6, the first post office is established on Carson Creek. Mexican miners mine quartz rock using arrastras. An accusation of claim jumping by American miners in Los Muertes, a Mexican mining encampment on Angels Creek, leads to a violent confrontation and death. The accusation of claim jumping is proven before the alcalde of the district and a lynching follows. Others receive lashes, a common form of punishment in the early days of the gold rush.
1852	The Stickle Mine is established by George Stickle. Dr. J.J. Boone locates the Sultana Mine. The Winter brothers find an area of rich ore at their Marshall Mine. The Calaveras Grove of Big Trees is discovered by A.T. Dowd. As word of this natural wonder spreads, tourism begins.

	The townspeople suffer from a smallpox epidemic and famine.
	Dr. William A. Kelly is the first of many doctors in Angels Camp; he practices medicine here for many years.
1853	On May 27, the post office moves the first of several locations on Main Street.
1854	The population of Angels Camp is estimated to be 4,500.
	On May 3, the Union Water Company is formed.
	California's first foundry is established in Altaville by Andy Gardiner and J.M. Wooster. They begin manufacturing most of the stamp mills used in Calaveras and Tuolomne Counties and also manufacture the fire-proof iron doors and shutters used on many buildings.
	The first benevolent organizations are established. Between 1854 and 1943, at least 21 lodges are organized, including the International order of Oddfellows Hope Lodge, chartered December 21, 1854 with 6 members.
	Bennager Rasberry, while trying to dislodge the ramrod of his gun, fires it into a bush. In the process of freeing the ramrod, he uproots the bush to discover rich gold-bearing quartz.
	The first school is established; classes are held in a room on Rasberry Lane that is rented from Bennager Rasberry.
	St. Michael's Catholic Church is built, but it is destroyed by fire a year later.
	The largest gold "nugget" found in the U.S. is taken from the Morgan Mine at nearby Carson Hill, weighing in at 195 pounds (troy).
	John Peirano erects a stone building and opens a general store on Main Street at Birds Way; the store is regarded as one of the finest in the Mother Lode.
1855	Surface mining in the area dwindles as placer gold plays out.
1855-56	Fires destroy much of the town; most businesses and many houses are rebuilt of stone or brick and outfitted with fire-proof iron shutters and doors. One of the rebuilt businesses is the Angels Hotel.
1856	Wells Fargo and Company establishes an office and begins carrying bullion from the mines to the Mint in San Francisco. Wells Fargo also runs stages to Oakdale, Stockton and beyond.
1857	There are 11 quartz mills in and about Angels Camp.
	A second floor is added to the Angels Hotel.
	The name of Altaville is adopted, replacing Forks of the Road and Cherokee Flat, and winning out over the proposed name of Winterstown.
	B.R. Prince and G. Garibardi open a general merchandise store in Altaville.
1858	The Altaville Grammar School is constructed.
	On May 12, James Palache attaches the wire for the Big Tree, Murphys and Angels Telegraph line.
1860	The Methodist Episcopal Church is built on a hill north of town.
	Bret Harte comes to Tuolumne and spends 2 years in area; he later features Angels Camp and many surrounding locations in his writings.

	Sam Choy, a Chinese businessman, builds his store on Birds Way in the Chinese settlement along Angels Creek known as Chinatown; the building later serves as the city jail.
	The population remains relatively unchanged from 1850, but the percentage of women has increased to 16%.
1860s-1870s	Mining activities shift to lode mining. However, many mines and stamp mills shut down, due to difficulty in processing the ores, and miners move on to other discoveries, including the Comstock.
1862	The Angels Camp Guard, a militia company authorized by an act of the Legislature, is organized on April 22. They meet at Cosgrove Hall.
1863	Mark Twain spends 4 months in the area and is told the story of the Jumping Frog in 1864 at the Angels Hotel bar. On November 18, 1865, the first version of "The Celebrated Jumping Frog of Calaveras County" is published in the *New York Saturday Press*, giving Twain a national reputation.
1864	The Carson Valley and Big Trees Road is opened through Ebbetts Pass.
1865	James Graham Fair and Irwin Davis sell a mining claim known as the "Invincible" to Attorney James T. Boyd and Judge Delos Lake for $30,000. The claim is renamed the Utica in honor of Judge Lake's birthplace. Boyd and Lake find the mine not worthy of development and lease it to a prospector, who disappears and effectively abandons the claim.
1866	The "Pliocene skull" is discovered in a local mine; the subject of much scientific speculation, it is finally proven many years later to be a hoax perpetrated by local residents.
1870	The population of Angels Camp is 1,748, including 222 Chinese, 4 black people, and 3 "domesticated" Indians.
1871	The townsite is surveyed by A.B. Beauvais; he lays out the town in eight blocks, with approximately one hundred lots.
1872	The first of many local newspapers, *The Mountaineer* is published by R.V. Chadd.
1877	Prominent businessman B.R. Prince demonstrates that silk can be successfully cultured in Angels Camp, but the project fails to develop into an industry.
1879	The Gold Cliff Mine is established by Cogswell and Dolan.
1880	The population of Angels Camp declines to 1,381.
1882	The Utica Mansion is built by Robert Leeper, owner of the Utica Mine; Leeper had acquired the abandoned mine in a process known as "claim jumping."
1884	C.D. Lane purchases the Utica Mine and Utica Mansion.
1885	On June 24, fire destroys the Cosgrove Hotel, 15 buildings on both sides of Main Street and nearly all of Chinatown
	On January 10, the Miners' Protective Union (AFL) is organized for the purpose of achieving better underground working conditions for miners.
1886	Prince Parlor, Native Sons of the Golden West, is organized on March 25.

1887	The Union Water Company is sold to the Utica Mining Company. The following year, the mining company increases the size of the canals and flumes bringing water from the headwaters of the Stanislaus River to Angels Camp.
1889	A cave-in at the Utica Mine begins at the 300-foot level and continues to the surface; 16 of 19 men in the timber crew are killed.
1890	The county population is 8,895. The population of Angels Camp is 1,950.
1891	D.D. Demarest and G.D. Orcutts purchase the Altaville Foundry.
1894	The Utica Mine owners erect a hospital to care for injured miners. The building is located on Main Street, south of Angels Creek. The Angels Camp Race Track Association is formed and the Angels Camp Race Track is built south of town in what becomes known as the Frogtown area.
1895	In July, a fire breaks out in the Utica Mine and burns for 14 days. To extinguish the fire, 20 million gallons are reportedly poured into the mine each day. After 4 days, the water rises to a sufficient level to extinguish the fire. It takes 8 weeks to pump the water out of the mine.
1899	The first bank in Angels Camp is established by Walter Tryon, A.L. Howe and E.B. Cushing. A two-story school building is constructed on Finnegan Lane at a cost of $10,000. The Utica Power Company, a subsidiary of the Utica Mining Company, builds an electricity generating plant east of Murphys. A Pelton wheel powering a Westinghouse alternator produces 750 kilowatts and transmits 2,500 volts to Angels Camp, 8 ½ miles away. The capacity is soon doubled. Power is intended to be used for the Utica, Lightner and Gold Cliff mines, but surplus power is also used by the city. Mrs. Olivia Rolleri, a widow with ten children, begins operating the Calaveras Hotel. She expands the hotel into one of the finest in the region, and purchases a ranch to supply the restaurant.
1900	Mining reaches its peak. Between 1887 and 1918, the combined Utica-Stickle mines produce $13,635,747. Over $30 million is produced by the Sultana, Angels, Lightner, Stickle and Utica mines, with shafts worked to the 2,700-foot level. The county population is 11,200. The population of Angels Camp is 4,258. The Calaveras County Bank is established.
1901	The first resident priest, Father Vaughn, arrives in Angels Camp. Fearing that the land under the existing church is honeycombed by mines, he sets out to build St. Patrick's Catholic Church.
1901-02	The rights-of-way are secured to bring the railroad from Jamestown to Angels Camp by way of Tuttletown, Melones and Carson Hill. The first train arrives on September 10, 1902. The railroad provides service to Oakdale and San Francisco.

1905	The Bret Harte Union High School District is established. A school is built on Stanislaus Street.
	The First Congregational Church is dedicated.
1907	A strike closes the mines for 7 months.
1909	Angels Creek floods and carries away most of Chinatown, as well as one of the fire company's two hose carts.
	St. Basil's Serbian Church is constructed.
1910	The Utica Reservoir is built.
	The population of Angels Camp is 3,370.
1912	On January 24, Angels Camp is incorporated as the City of Angels and a Board of Trustees is established. The first Board president is Alexander May, and the directors are James Lagomarsino, W. Tryon, James Snow, and C.H. Wood.
	The Volunteer Fire Department is formed.
1913	At the Etna Mine, a skip becomes jammed below the 200-foot level and is trapped beneath the sump. A diver wearing a deep sea outfit descends to release the skip, the first time a diver is employed in a mine in California.
1914	The Angels Camp Women's Improvement Club offers plans for a city park.
	Tuner Lillie establishes Calaveras Transit and begins offering bus service to Stockton via Altaville, San Andreas, Valley Springs and Linden. Service is also provided to Arnold, Big Trees State Park and Lake Alpine, as well as Carson Hill and Melones.
1915	The Lightner Mine closes.
1916	On December 25th, the Utica Mine lays off the final 100 men and ceases operations.
1917	The Fire Department purchases its first fire engine.
1918	In response to the influenza epidemic, City Ordinance #76 requires that masks be worn over the mouth and nose when on the street and at public gatherings, and orders that all chairs and card tables be removed from saloons.
1920	The population of Angels Camp declines to 2,224.
1924	The Art Deco-style Mother Lode Theater opens its doors on February 9.
1925	The Angels Booster Club is formed, for the purpose of working out problems among businesses, and for the betterment of the community.
	The Fire Department purchases its second engine.
1926	On November 26, a flood damages many Main Street businesses.
	The new Bret Harte High School on Main Street is completed, and funded by a $60,000 bond issue.
	The Monte Verda family purchases the Altaville Foundry and changes its name to California Electric Steel.
1927	City voters approve a bond measure to pave Main Street
	The Mother Lode Theater is remodeled to show moving pictures.
1928	In May, the first Jumping Frog Jubilee is held. Over 15,000 people attend. The winner, "Pride of San Joaquin," jumps 3 feet 9 inches.
	The railroad is permitted to cease passenger service.

1930	The population of Angels Camp continues to decline to 1,894.
1931	In September, the Commercial Hotel and six businesses burn. The hotel is rebuilt with fireproof materials in the Art Deco style. Renamed the Bazinett Hotel, it later becomes the Utica Hotel.
1933	The Utica Park Association is formed.
1935	The Mother Lode Theater changes its name to the Angels Theater and begins showing moving pictures with sound.
1938	The Jumping Frog Jubilee is combined with the Calaveras County Fair. Another major fire burns Olivia "Grandma" Rolleri's Calaveras Hotel and eight businesses.
1939	Fire hydrants are installed in the city, replacing the Utica Mining Company's "Giant Brodies," stationary nozzles connected directly to the water mains named after their inventor, a local mine engineer.
	The Jamestown-Angels Camp branch of the Sierra Railroad is discontinued.
1940	The railroad tracks are removed.
1941	Woods Hall and Opera House burns. The building also housed the Wells Fargo office.
1942	The last mine, the Gold Cliff Mine, closes and most of the mining machinery is sold as scrap metal as part of the war effort.
1945	The Mark Twain statue in Utica Park is dedicated.
1946	The Utica Power Company's hydroelectric system is sold to Pacific Gas and Electric.
	The Angels Gun Club is formed. Construction of the clubhouse begins the following year.
1950	The Angels and Altaville school districts are joined and become Mark Twain Elementary School. The Altaville and Finnegan Lane schools close.
1953	Dial telephone service comes to Angels Camp.
1954	Ground is leveled and a portion of the old north Utica shaft is filled above the 60-foot level to create present-day Utica Park.
1959	After years of effort, a new fire house is built.
1968	The City of Angels has 5 employees and an annual budget of $125,000.
1970	On January 16, a flood damages numerous businesses on Main Street.
1972	Altaville is annexed into the City of Angels, creating a Main Street 4 miles long.
1979	The 625-foot high dam for New Melones Reservoir is completed, replacing the 1926 old Melones Reservoir. With a capacity of 2.4 million acre-feet, the reservoir is filled by 1982.
1986	The International Frog Jump World Record of 21 feet 5 ¾ inches is set by "Rosie the Ribeter."
	California Electric Steel, "the oldest continuous foundry operation west of the Mississippi," moves to its new location.
1987	The City of Angels has 20 full time employees and a budget of almost $2 million.
	Calaveras Transit ceases operation.

1990	The Morgan Mine at Carson Hill closes.
1994	The Greenhorn Creek golf development begins construction.
2000	The population of Angels Camp is 3,002. The population of Calaveras County 44,533.

Appendix 8N: Native American Consultation Guidelines

This 46-page manual is available online at the Governor's Office of Planning and Research:

www.opr.ca.gov/sb182004/Final_Guidelines_for_Web_05-15-05.pdf

Appendix 9: Air Quality

Appendix 9A : Sample Thresholds for Individual Projects Triggering Need for Air Quality Analyses per CEQA **[2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-01]**

Appendix 9B: Sample Guidelines for Reducing Vehicle Emissions during Project Construction **[2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-01]**

2020 General Plan Appendix 9A : Sample Thresholds for Individual Projects Triggering Need for Air Quality Analyses per CEQA

No quantification of (enter criteria pollutant here) emissions is needed for projects less than or equal to the sizes listed in the following tables:

SMALL PROJECT ANALYSIS IN VEHICLE TRIPS

Land Use Category	Project Size (trips/day)
Residential Housing	1,453 trips/day
Commercial	1,673
Office	1,628
Institutional	1,707
Industrial	1,506
Source: San Joaquin Valley Air Pollution Control District, Guide for Assessing and Mitigating Air Quality, January 10, 2002 revision.	

SMALL PROJECT ANALYSIS BY PROJECT TYPE AND SIZE

Land Use Category	Project Size (trips/day)
Housing	
Single Family	152 units
Apartments, Low Rise	220 units
Apartments, High Rise	345 units
Condominiums, General	270 units
Condominiums, High Rise	335 units
Mobile Homes	330 units
Retirement Community	460 units
Office	
General Office Building	110,000 ft^2
Office Park	106,000 ft^2
Government (Civic Center)	57,000 ft^2
Government Office Building	23,000 ft^2
Medical Office Building	52,000 ft^2
Retail	
Free Standing Discount Store	61,000 ft^2
Regional Shopping Center<57,000	11,000 ft^2
Discount Club Store	40,000 ft^2
Supermarket	9,000 ft^2
Convenience Market (w/o gas pumps)	2,000 ft^2
Convenience Market (w/ gas pumps)	2,000 ft^2
Gasoline/Service Station	10 pumps
Quality Restaurant	20,000 ft^2
Restaurant (high turnover sit-down)	9,000 ft^2
Fast Food Restaurant	2,000 ft^2
Day Care Center	22,000 ft^2
Bank (w/ drive-through)	10,000 ft^2
Racquet/Health club	44,000 ft^2
Hotel	200 Units
Motel	170 Units
Source: San Joaquin Valley Air Pollution Control District, Guide for Assessing and Mitigating Air Quality, January 10, 2002 revision.	

Projects exceeding the following emission levels are expected to trigger potential significant adverse impacts pursuant to CEQA:

Individual Construction Projects – Triggers for Potentially Significant Adverse Impacts to Air Quality

Emission	Threshold
Ozone precursors	274 pounds per day
PM_{10}	383 pounds per day
Other pollutants	550 pounds per day

Source: Amador County Air Pollution Control District

2020 General Plan Appendix 9B: Sample Guidelines for Reducing Vehicle Emissions during Project Construction

During construction activities, excessive construction equipment and vehicle exhaust emissions shall be controlled by implementing the following measures:

- Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions;
- Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines;
- Encourage ride sharing and use of transit transportation for construction employee commuting to the Project sites;
- Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment; and
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing construction activity during the peak-hour of vehicular traffic on adjacent roadways.

Appendix 10: Economic Development

Appendix 10A: Occupations with the Greatest Job Growth – Regional Projections 2001-2008

Appendix 10B: Fastest-Growing "Absolute Growth" Occupations Projections through 2006

Appendix 10C: Occupation Classes by Mean Annual Wage

Appendix 10A: Occupations With the Greatest Job Growth - Regional Projections 2001-2008

Occupations with the Greatest Job Growth
Mother Lode Consortium (Amador, Calaveras, Mariposa, and Tuolumne Counties), 2001-2008
Employment Development Department, Labor Market Information: Revised February, 2004
www.calmis.ca.hwnet.gov/FILE/OCCPROJ/MotheF&Ghtm

OES Code	Occupation	Increase in Demand # new job openings through 2006	% Change (Projected)	Education/Experience
25104	Computer support specialists	50	71.4	Bachelor's degree
25102	Systems analysts, electronic data processing	40	57.1	Bachelor's degree
49017	Counter & Rental Clerks	70	50.0	Short-term on-the-job training
49026	Telemarketers, Solicitors & Related	30	50.0	Short-term on-the-job training
66005	Medical Assistants	30	50.0	Moderate-term on-the-job training
66011	Home Health Care Workers	40	44.4	Short-term on-the-job training
49005	Sales reps, scientific, ex retail	30	42.9	Moderate-term on-the-job training
31303	Teachers, preschool	30	37.5	Bachelor's degree
93956	Assemblers, fabricators, ex mach, electrical	40	33.3	Short-term on-the-job training
27305	Social workers, ex medical, psychiatric	30	33.3	Bachelor's degree or higher
55323	Order clerks, materials, services	20	33.3	Short-term on-the-job training
63014	Police patrol officers	130	30.2	Long-term on-the-job training
31521	Teacher aides, paraprofessionals	170	29.8	Associate degree
49008	Sales reps, non-scientific ex retail	60	28.6	Moderate-term on-the-job training
15008	Medicine, Health Services Mgrs.	20	28.6	Work exp, plus a Bachelor's degree or higher
27302	Social workers, medical psychiatric	20	28.6	Master's Degree
27308	Human Services Workers	20	28.6	Moderate-term on-the-job training
61005	Police & Detective Supervisors	20	28.6	Work experience

Occupations with the Greatest Job Growth

Mother Lode Consortium (Amador, Calaveras, Mariposa, and Tuolumne Counties), 2001-2008

Employment Development Department, Labor Market Information: Revised February, 2004

www.calmis.ca.hwnet.gov/FILE/OCCPROJ/MotheF&Ghtm

OES Code	Occupation	Increase in Demand # new job openings through 2006	% Change (Projected)	Education/Experience
65035	Cooks, short order	20	28.6	Short-term on-the-job training
21911	Compliance, enforcement inspectors, ex construct	20	28.6	Work experience
68038	Child care workers	30	27.3	Short-term on-the-job training
31321	Instructors & coaches, sports	80	26.7	Moderate-term on-the-job training
63017	Correction officers, jailers	290	26.4	Long-term on-the-job training
97105	Truck drivers, light	70	25.0	Short-term on-the-job training
31311	Teachers, special education	50	25.0	Bachelor's degree
98902	Hand packers & packagers	50	25.0	Short-term on-the-job training
53905	Teacher aides, educational assistants, clerical	40	25.0	Short-term on-the-job training
68014	Amusement, recreation attendants	40	25.0	Short-term on-the-job training
31514	Vocational & Educational Counselors	30	25.0	Master's degree
65002	Hosts & Hostesses, Restaurants	30	25.0	Short-term on-the-job training
66002	Dental Assistants	30	25.0	Moderate-term on-the-job training
32908	Dental hygienists	20	25.0	Associate degree
81008	First-line Supervisor/Manager: Production	20	25.0	Work experience
87402	Painters, paper hangers, construction	20	25.0	Moderate-term on-the-job training
79041	Laborers: Landscaping, grounds keeping	100	24.4	Short-term on-the-job training
85302	Automotive mechanics	50	23.8	Long-term on-the-job training
49023	Cashiers	320	23.4	Short-term on-the-job training
32102	Physicians & Surgeons	20	22.2	First professional degree
65021	Bakers, bread, pastry	20	22.2	Moderate-term on-the-job training
66008	Nurse aides, orderlies, attendants	70	21.9	Short-term on-the-job training
21114	Accountants & Auditors	30	21.4	Bachelor's degree
55305	Receptionists, information clerks	70	21.2	Short-term on-the-job training

Occupations with the Greatest Job Growth

Mother Lode Consortium (Amador, Calaveras, Mariposa, and Tuolumne Counties), 2001-2008

Employment Development Department, Labor Market Information: Revised February, 2004

www.calmis.ca.hwnet.gov/FILE/OCCPROJ/MotheF&Ghtm

OES Code	Occupation	Increase in Demand # new job openings through 2006	% Change (Projected)	Education/Experience
31308	Teachers, secondary school	80	21.1	Bachelor's degree
65032	Cooks, specialty fast food	40	21.1	Short-term on-the-job training
27311	Recreation workers	60	20.7	Bachelor's degree
49011	Salesperson, retail	240	20.2	Short-term on-the-job training
19005	General managers, top executives	170	20.0	Work exp., plus a Bachelor's or higher
65017	Counter attendants, food	40	20.0	Short-term on-the-job training
63047	Guards and watch guards	30	20.0	Short-term on-the-job training
27307	Residential counselors	20	20.0	Bachelor's degree

Appendix 10B: Fastest-Growing "Absolute Growth" Occupations Projections through 2006

Fastest-Growing "Absolute Growth" Occupations Projections through 2006 – Calaveras County			
Job Description	**Projected # Openings**	**Training Required**	**Median Hourly Wage**
Services (Projected Growth: 8.2%)			
Instructors & Coaches, Sports and Physical Training Athletic trainers Fitness Trainers Aerobics instructors	150	Moderate-term on-the-job training	$16.55
Maids & Housekeeping Cleaners	140	Short-term on-the-job training	$7.42
Registered Nurses	120	Associate degree	$24.11
Amusement & Recreation Attendants	110	Short-term on-the-job training	$6.95
Retail Trade (Projected Growth Rate 4.7%)			
Cashiers	290	Short-term on-the-job training	$7.97
Retail salespersons	230	Short-term on-the-job training	$8.15
First-Line Supervisors/Managers of Retail Sales Workers	60	Work experience	$11.56
Food Preparation Workers	60	Short-term on-the-job training	$7.99
Government (Projected Growth 2.1%)			
Correctional Officers and Jailers	200	Long-term on-the-job training	$N/A
Police & Sheriff's Patrol Officers	50	Long-term on-the-job training	$25.26
Recreation workers /a/	20	Bachelor's Degree	$9.43
Office Clerks, General	20	Short-term on-the-job training	$9.69

Source: *Calaveras 2001: California Employment Development Department Labor Market Information Division, Calaveras County Mother Lode Consortium*

/a/ Recreation workers conduct recreation activities w/groups in public, private and volunteer agencies and recreational facilities; Organize and promote activities such as arts and crafts, sports, games, music, dramatics, social recreation, camping and hobbies

Appendix 10C: Occupation Classes by Mean Annual Wage

Occupation Classes by Mean Annual Wage - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne Counties) 2002		
Occupational Class	**Hourly Mean Wage**	**Mean Annual Wage**
Management (e.g., chief executives, legislators, managers, education administrators, funeral directors, data communications analyst, computer specialist)	$29.09	$60,509
Architecture & Engineering (e.g., surveyor, civil engineer, mapping technicians, drafters, architects, environmental engineers)	$25.16	$52,320
Life, Physical and Social Science (e.g., wildlife biologist, agricultural and food scientist, forester, chemist, geoscientists, market research analyst, counseling, school psychologist, anthropologist, urban and regional planners)	$19.97	$41,538
Community & Social Services (e.g. Substance abuse counselor, mental health counselor, health educators, social and human service assistants, clergy, social and religious workers)	$19.36	$40,262
Legal (e.g., lawyer, paralegal, title examiner)	$25.77	$53,618
Education, Training and Library (e.g., teachers, museum technicians, librarians, teacher assistants)	$19.78	$41,147
Arts, Design, Entertainment, Sports & Media (e.g., floral design, graphic design, news analyst, reporter, public relations, editor, photographer, audio and video technician, communication worker)	$13.75	$28,600
Healthcare Practitioners &Technical (e.g., dentist, optometrist, pharmacist, surgeon, psychiatrist, registered nurse, physician, physician assistant, physical therapist, veterinarians, technicians, dental hygienists, radiologists, paramedic, medical record technician, optician)	$26.27	$54,637
Healthcare Support (e.g., home health aid, dental assistant, medical transcription, pharmacy aid, vet assistant)	$11.09	$23,054
Protective Service (e.g., fire, police, correctional officers)	$21.60	$44,926
Food Preparation and Serving-Related (e.g., chefs, cooks, bartenders, dishwashers, hosts and hostesses, waiters and waitresses)	$8.26	$17.166
Building and Grounds Cleaning and Maintenance (e.g., housekeeping and janitorial, landscaping, pest control, maid, tree trimmers)	$10.12	$21,036
Personal Care and Service (e.g., animal caretakers, motion picture projectionists, hairdressers, porters, tour guides, child care workers, personal and home care aides, fitness trainers)	$9.95	$20,712
Sales and Related (e.g., retail sales, cashiers, advertising sales, insurance sales, rental clerks, real estate, telemarketing)	$11.88	$24,700
Office and Administrative Support (e.g., switchboard	$12.41	$25,831

Occupation Classes by Mean Annual Wage - Mother Lode Region (Alpine, Amador, Calaveras, Inyo, Mariposa, Mono and Tuolumne Counties) 2002		
Occupational Class	**Hourly Mean Wage**	**Mean Annual Wage**
operators, communications equipment operators, bill and account collectors, bookkeeping, accounting, payroll, tellers, court clerks, municipal clerks, file clerks, desk clerks, library assistants, loan interviewers, human resource assistances, couriers, dispatchers, meter readers, postal clerks and mail carriers, executive secretaries, legal secretaries, medical secretaries, computer operators)		
Farming, Fishing and Forestry (e.g., farm workers, forest workers logging equipment operators)	$13.51	$28,099
Construction & Extraction (e.g., carpenters, carpet installers, paving, drywall, tapers, electricians, painters, pipe layer, plumbers, roofers, inspectors, highway maintenance, earth driller-except oil and gas)	$18.26	$37,982
Installation, Maintenance and Repair (e.g., mechanic, security systems, tire repair, HVAC, installation, maintenance and repair)	$17.23	$35,838
Production (e.g., bakers, butchers, machinists, welders, laundry, textiles, apparel, furnishing, cabinetmakers, woodworking, power plant operations, water and wastewater systems, dental lab technician, inspectors)	$14.10	$29,324
Transportation & Material Moving (e.g., bus driver, mover, truck driver, delivery services, service station attendant, vehicle and equipment cleaning, packers, freight movers)	$13.23	$27,507

Appendix 11: Community Identity

Appendix 11A: Design Guideline Resources

Appendix 11B: Healthy Communities References

Appendix 11C: Art in Public Places References

Appendix 11A: Design Guideline Resources

City of Fort Collins, Colorado – www.fcgov.com/advanceplanning/pdf/large-retail-doc.pdf

City of Sequim, Washington – www.ci.sequim.wa.us/planning/designguidelines/index.cft

City of Santa Rosa, California – www.ci.santa-rosa.ca.us/CD/Design_Guidelines/index.asp

City of Tiburon, California – www.ci.tiburon.ca.us/New_ordinances/handbook.complete.final.pdf

City of Vancouver, British Columbia – www.city.vancouver.bc.ca/commsvcs/guidelines/CD-1/S002.pdf

Town of Telluride, Colorado – www.town.telluride.co.us/plan/planindex.html

Journal of the American Planning Association, Summer 2004, Volume 70, No. 3: *Healthy Downtowns of Small Metropolitan Regions,* pps. 328 et. seq.; Filion et. al

City of Bend, Oregon. *General Plan Chapter 9, Community Appearance.* www.ci.bend.or.us/depts/community_development/planning_division/docs/CHAP09_appearance.pdf

City of San Luis Obispo. *Community Design Guidelines.* www.ci.san-luis-obispo.ca.us/communitydevelopment/download/dsgnguid.pdf

Sierra Business Council – *Planning for Prosperity: Building Successful Communities in the Sierra Nevada*; 1997. www.sbcouncil.org

City of Leavenworth, WA (Miracle City, Little Bavaria). Municipal Research & Services Center of Washington. *Chapter14.08 Old World Bavarian Architectural Theme abd 18.61 Architectural Theme.* www.mrsc.org/ords/L4c14-08.aspx and www.mrsc.org/ords/L4C1861.pdf

City of Savannah, GA. *Park & Tree -- Tree, Landscaping, Irrigation & Permeable land Plan Review Process.* www.ci.savannah.ga.us/cityweb/webdatabase.nsf/govIndex?OpenFrameset

Appendix 11B: Healthy Communities References

National Civic League's Healthy Communities Publications
www.ncl.org/cs/services/healthycommunities.html

Area Health Education Center (AHEC)/Community Partners
www.umassmed.edu/ocp/programs/ahec.cfm

Massachusetts-based non-profit organization working to increase collaboration within and between communities, to build citizen participation and to improve community quality of life.

Assets Based Community Development (ABCD) Institute
www.northwestern.edu/ipr/abcd.html

Established in 1995 by the Community Development Program at Northwestern's Institute for Policy Research, ABCD's purpose is to proliferate the findings of John Kretzmann and John L. McKnight's two decades of research on capacity-building community development. To this end, a major focus of the ABCD Institute has been the production of resources and tools for community builders involved in the process of capacity-based initiatives, helping them identify, nurture, and mobilize neighborhood assets.

Coalition for Healthier Cities and Communities (CHCC)
www.healthycommunities.org

Designed to engage citizens and organizations nationwide in dialogues leading to action on what works for building healthier communities.

Colorado Healthy Communities Initiative
www.communityinitiatives.com/article14.html

The Community Tool Box
http://ctb.ku.edu

Practical guidance for improving community health and development.

The Healthcare Forum

The Healthcare Forum aspires to create healthier communities by engaging leaders in building new visions and models of care for individual, organizational and community health.

Healthy Communities Checklists
www.ingham.org/ce/CED/intheworks/healthy_community_checklists.htm
Compiled by Peter Kenyon IDEAS (Initiatives for the Development of Enterprising Action and Strategies).

National Civic Review: *Searching for Healthy Communities: Can Search Conferences Help Our Communities Get Healthy and Stay That Way?* By Monte Roulier, Volume 86, Number 1, Spring, 1997.

Pan American Health Organization: Healthy Municipalities and Communities (HMC)
www.paho.org/English/AD/SDE/HS/MCS_Description.pdf
PAHO/WHO develops and strengthens regional networking activities and encourages sharing of knowledge and experiences between municipalities and countries.

Sustainable Communities Network
www.sustainable.org
Linking citizens to resources and to one another to create healthy, vital, sustainable communities.

Sustainable Community Checklist, Seattle: Northwest Policy Center, University of Washington. Bauen et al, 1996.

Communities with Healthy Community Programs or Healthy City Projects
(Source: www.well.com)

Aiken, South Carolina
Atlanta, Georgia
Baltimore, Maryland
Boston, Massachusetts
Crestone, Colorado
East Palo Alto, California
Horsens, Denmark
Leeds, England
Memphis, Tennessee
Mesa County, Colorado
Mora, New Mexico
Ontario, Canada
Orlando, Florida
San Francisco, California
Seattle, Washington
South St. Paul, Minnesota
Tillery, North Carolina
Toronto, Canada
West Philadelphia, Pennsylvania

Appendix 11C: Art in Public Places

Artslynx International Arts Resources. *Art in Public Places Programs* (see listing, by state or country). http://www.artslynx.org/heal/public.htm

Artslynx International Arts Resources. *Economic Impacts of the Arts.* http://www.artslynx.org/aotl/econ.htm

California (Source: Artslynx International Arts Resources):

Brea

- **Brea California Chamber of Commerce Art in Public Places** - Begun in 1975, Brea's renowned "Art in Public Places" program now boasts over 100 pieces of sculpture on public display. Developers who build new projects valued over $500,000 are required to include a suitable artwork on public display within the project. The website includes a listing of sculptures and the major cross streets they are near and a very small sampling of photos of the actual artwork

Burbank

- **Burbank's Art in Public Places** - A very nice web collection of images of public art in Burbank California

Claremont

- **Claremont California - Unified's Public Art Series** - The Public Art Series is one of the Claremont Unified School District's newest efforts to beautify district schools while enriching the educational experience of the students. The students of Claremont Unified's seven elementary schools were invited, as a part of their curriculum for the 1997-98 school year, to work with community artist and teacher Merrilyn O'Neill to create a mural at each school showcasing the talent and creativity of Claremont's youngest citizens. This is a very nice site demonstrating a wonderful community partnership in action. Richly illustrated website.

Culver City

- **Culver City Arts in Public Places Program** The Art in Public Places ordinance was established in 1988 with the view that cultural and artistic resources enhance the quality of life within a city, and that development diminishes the availability of the community's resources. This page is informational only. It does explain the criteria in selecting artwork but the page offers no gallery.

Emeryville

- **Emeryville Public Art Projects** - Information site. No gallery is included.

Fremont

See Art Review Board, City of Fremont. www.fremont.gov

Laguna Beach

- **Laguna Beach Art in Public Places** - Modest, info-only page. The copy of the ordinance though could be a useful model for others considering implementation of such a program [**ordinance link**]

Los Angeles

- **Public Art in Los Angeles Cultural Los Angeles** This site documents public art works, sculptural works, mosaics, and murals, in the downtown Los Angeles area, the University of Southern California, and other places in the city. The Public Art in Los Angeles web site is part of a larger project of the University of Southern California libraries to document Los Angeles, its past, present, and future. The site is extensive in its resources.
- **A Selected Bibliography of Works on Public Art in Los Angeles** - This is a very extensive scholarly bibliography. It is a rather unique example on the web.

Palo Alto

- **City of Palo Alto Art In Public Places** - One interesting feature of this site is the inclusion of graphic images of a brochure which outlines five self-guided tours of public art works in the city.

Sacramento

- **Sacramento: Making people think Everyone is a critic when art is public** - Interesting article dealing with public arts programs and how the public perceives their function and results.

San Diego

- **Adams Avenue Project** - San Diego - A public art project in a San Diego neighborhood involving beautiful banners displayed from the neighborhood lamp posts.

San Luis Obispo

- See *Visual Arts in Public Places Program* at www.ci.san-luis-obispo.ca.us/specialactivities/visual.asp

Whittier

- **Whittier Public Art Website** - Modest site. It does include some small photos to illustrate example projects

Other Recommended Sites (Source: Artslynx International Arts Resources):

Arizona

Scottsdale Public Art - Great site. Includes a nice gallery of images.

Australia

Fremantle Art in Public Places Tour: This is a very nice site, featuring an informative catalogue of public art works along with photographs of the work.

Colorado

Colorado Council on the Arts, Arts in Public Places - This is a newer and slicker site. The other page still has useful information, but this page has loads of photos and other documentation with a nice page
layout.

Connecticut

Connecticut's Art in Public Spaces program - was established by state law in 1978. It requires that not less than 1% of the cost of construction or substantial renovation of publicly accessible state buildings be allocated for the commission or purchase of artworks for that building. Since the program's inception, over 280 works of art have been installed at 54 sites in 28 cities and towns in Connecticut. This page includes an extensive directory of projects and a couple of photos of the projects (perhaps there will be more with time in their "virtual tour" section).

Art-O-Mobiles, Art in Public Places - "For the past seven years, Stamford Downtown has hosted an annual high-quality art exhibit in the public spaces of the City and in the Town Center. In keeping with tradition, this year's Art-O-Mobiles, Art in Public Places showcases the visions of more than 40 accomplished artists from the region in an exhibit that promises to be an exceptionally car-azy experience. Art-O-Mobiles, Art in Public Places is designed as an interactive exhibit appealing to all the senses, engaging adults and children alike". This project from the Summer of 2001 is an example of a public arts project that is theme based. This is a very nicely designed resource that is also a very fun site to visit. The page itself is a work of art, in keeping with the year's theme. It is hoped that this page will stay active as an example of an exciting type of public art project.

Florida

Adopt-an-Artwork is a program of Miami-Dade - Adopt-an-Artwork is a program of Miami-Dade Art in Public Places whereby corporations, community and civic groups, individuals and other private sector agencies can adopt the care and maintenance of public art installations and sculptures. It is an opportunity to actively participate in the preservation of our county's cultural and artistic heritage while receiving local and national recognition for participating organizations. This is a very attractive website pitching an exciting partnership program.

Florida's City and County Public Art Programs - Great and thorough listing, with full contact information.

Martin County Art in Public Places Program - The site is modest but very well laid out and includes links to many examples of projects. The documentation includes photographs of the work.

Public Art in Hillsborough County - Tampa Area public art. Nice website with thumbnails of public art examples.

West Palm Beach Art in Public Places - This is a very attractive page that includes a nice gallery with especially nice photographic documentation.

Adopt-an-Artwork is a program of Miami-Dade - Adopt-an-Artwork is a program of Miami-Dade Art in Public Places whereby corporations, community and civic groups, individuals and other private sector agencies can adopt the care and maintenance of public art installations and sculptures. It is an opportunity to actively participate in the preservation of our county's cultural and artistic heritage while receiving local and national recognition for participating organizations. This is a very attractive website pitching an exciting partnership program.

Florida's City and County Public Art Programs - Great and thorough listing, with full contact information.

Japan

Public Art in Japan - This is a nice album of public art works from around the country of Japan. Many images are presented.

Maryland

Community Bridge Project on Frederick Maryland - This very nice website fully documents all aspects of the planning and execution of this project. Nice illustrations too.

Minnesota

Duluth Public Arts - Online tour of the public art along Duluth Minnesota's waterfront. Nice collection of images.

New Mexico

City of Albuquerque Murals Plan - This is a text-only document. It is a well-written and formal plan for the public support of mural painting in the city. The page could provide a model for similar plans in other cities.

Ohio

A Guide to Public Art in Cincinnati - Downtown Cincinnati offers an outstanding collection of public art that is a 125 year legacy of the city's history, cultural attitudes and aesthetic taste. Earlier works use the human figure in heroic or allegorical monuments to commemorate people or events important to local history. Recent additions are abstract forms which have no recognizable subjects, but instead express thoughts or emotions. This is a well-indexed richly illustrated website collection.

Ohio Percent for the Art Program - Ohio's Percent for Art legislation, which became effective July 1, 1990. The legislation provides funds for the acquisition, commissioning and installation of works of art for new or renovated public buildings with appropriations of more than $4 million. For these projects the law provides that one percent of the total appropriation will be allocated for the acquisition, commissioning and installation of art work. Since the legislation went into effect, 64 projects have been completed. Attractive and well-organized website. The site includes a gallery of project artwork with thumbnail views linked to larger views as well as full annotation.

Oregon

Portland Public Art Program - While this site includes no gallery, it does include a number of information resources that other should emulate. I especially like to see the helpful information to artists supplied in the frequently asked questions section.

Pennsylvania

University of Pennsylvania's Works of Art in Public Places Directory - A wonderful online gallery and directory of public artwork. This page could serve as a model for others contemplating the creation of a website to document public art in their own community.

Philadelphia Public Art - This is an excellent page assembled by an interested public citizen who cares enough to photograph and index online the public works of art in his city. One would only wish that official arts folks in the world would be inspired!

Texas

City of Austin Art in Public Places - For over a decade, the City of Austin Art in Public Places program has made it possible for talented artists of local and national renown to enhance public spaces throughout the city with works of art ranging from outdoor sculptures and murals to functional works integrated into architecture. The City of Austin was the first municipality in Texas to make a commitment to include works of art in construction projects when it established the Art in Public Places program in 1985. By ordinance, 1% of budgets are allocated to commission or purchase art for public sites such as the airport, convention center, libraries, parks, police stations, and recreation centers. The site now has a nifty searchable database of artist and art works information and images!

City of San Antonio Public Art and Design Enhancement Program - "In 1996, the City of San Antonio Arts and Cultural Affairs Department established the Public Art Program, which allocated one percent (1%) for commissioned artists to provide design services, and to create artworks within building and parks projects. The purpose of the program was to establish a process that supported San Antonio's long tradition of artist created enhancements that have contributed to the City's cultural and historical sense of place." This is a great website. It includes an extensive catalog of images, well organized and easy to navigate. Be sure to visit the COSAS (Catalog of On-Site Artist Services) to see a program that should be an inspiration to other cities worldwide!

Appendix 12: Park & Recreation Facilities

Appendix 12A: *Low Impact Modes of Transportation Plan,* 2007 RTP Bicycle/Pedestrian Facilities & Support Facilities

Appendix 12B: Facility Construction Standards

Appendix 12C: Resources for Dog Parks

Appendix 12A:
Low Impact Modes of Transportation Plan, 2007 RTP Bicycle/Pedestrian Facilities & Support Facilities

Angels Camp 2020 General Plan
Low Impact Modes of Transportation Plan

Proposed Route	Description	Comments	Plan where Facility is Identified
Amador Avenue	Amador Avenue from Tuolumne Avenue to San Joaquin Avenue	--	AGP
Angel Oaks Drive/Angels Oak Drive North Extension	South from State Route 4 to Sierra Avenue; North from the intersection of Angel Oaks Drive and State Route 4 (North) to State Route 49 (North)	Angel Oaks Drive Extension North not yet constructed	AGP
Bennett Street	Bennett Street from Francis Street to Angel Oaks Drive Extension North	Final alignment not yet adopted	AGP
Booster Way	Booster Way from Tryon Park to State Route 4	--	AGP
Bush Street/Utica Park	Bush Street from the Post Office to Utica Lane and Utica Park	--	AGP; BMP - Bicycle racks proposed @ Utica Park
Centennial Road	Centennial Road from State Route 49 to Greenhorn Creek Road Extension	Greenhorn Creek Road Extension not yet constructed	AGP
Copello Drive	Copello Drive from State Route 49 (North Main) to unnamed extension connecting with Angel Oaks Drive Extension North	Alignment not yet adopted	AGP
Demarest Street	Demarest Street from intersection with State Route 4/49 (Main Street) to intersection with Stockton Road	--	AGP
Gardner Lane	Gardner Lane from Murphys Grade Road to Dogtown Road Realignment Road to intersection with State Route 49- preferably across from Francis Street/State Route 49 intersection	Final route to be determined with adoption of Dogtown Road Realignment alternative, preferably across from Francis Street/State Route 49 intersection	AGP
Gold Cliff Road I	Gold Cliff Road from Pacific Street to Tuolumne Avenue	--	AGP
Gold Cliff Road II	Gold Cliff Road from Tuolumne Avenue to McCauley Ranch Road Connector	Connection not yet constructed	AGP
Greenhorn Creek Road	Entire length	--	AGP; BMP
Kurt Drive Extension	Kurt Drive from State Route 4 to Murphys Grade Road	Extension not yet constructed Project report recommends Class I facility.	AGP
Mark Twain Road	State Route 4/49 (South Main Street) to Crystal Street	--	AGP
McCauley Ranch Road Connector	Greenhorn Creek Road to Gold Cliff Road along the planned McCauley Ranch Road connector	--	AGP
Murphys Grade Road	State Route 4/49 to Kurt Drive Extension	--	AGP; BMP; RTP (portion)
Pacific Street	Pacific Street from Stanislaus Avenue to Mark Twain Drive	--	AGP
Purdy Road Connector	Purdy Road connector from Purdy Road to Kurt Drive Extension/Murphys Grade Connector	Purdy Road Connector not yet constructed	AGP
San Joaquin Avenue	San Joaquin Avenue from Bighorn Mobile Home Park to Stanislaus Avenue	--	AGP

Proposed Route	Description	Comments	Plan where Facility is Identified
Sierra Avenue	Sierra Avenue from Greenhorn Creek Road to Tuolumne Avenue along the planned Sierra Avenue/Tuolumne Avenue Connector to Greenhorn Creek Road	--	AGP
Stanislaus Avenue (Portion completed)	Stanislaus Avenue from State Route 4/49 (Main Street) to Gold Cliff Road	--	RTP; AGP; BMP
State Route 49 -North	State Route 49 from the State Route 4/49 North intersection to the Copello Drive/State Route 49 intersection with connections to the AMA sports complex	--	RTP; AGP; BMP
State Route 4 – North Angels Camp	State Route 4 from the Angel Oaks Drive State Route 4 intersection northeast to the State Route 4/49 intersection	Route to be outside of State Route expressway R.O.W. (extends southwest from Angel Oaks per Bicycle Master Plan, 2007)	AGP; BMP
State Route 4 - East Angels Camp	State Route 4 East from the South State Route 4/49 intersection at Angels Creek to Rolleri Bypass	--	AGP; BMP
Stockton Road	Stockton Road from State Route 4/49 (Main Street) to Angel Oaks Drive and south to the city limits	--	AGP
Tuolumne Avenue	Tuolumne Avenue from Amador Avenue to Gold Cliff Road	--	AGP
Utica Park Bike Lane I	Utica Park to the Angels Mine to 060-014-025 and SR 4/49 through 60-006-06 and 60-014-27	--	AGP; BMP - Bicycle racks proposed @ Utica Park
Utica Park Bike Lane II	Utica Park to Mark Twain Road through 60-006-06 and 60-014-27	--	AGP; BMP - Bicycle racks proposed @ Utica Park

/a/ "RTP" Facility in Regional Transportation Plan 2007
"BMP" Facility is in the Calaveras County Bicycle Master Plan 2007
"PMP" Facility is in the Calaveras County Pedestrian Master Plan 2007
"AGP" – Facility is in *Angels Camp 2020 General Plan*

Note: Pursuant to the Park and Recreation Element of the *Angels Camp 2020 General Plan*, Implementation Programs 12.B.i and 12.D.e (New Low Impact Modes of Transportation Routes) and Circulation Element Implementation Program 3.B.c, additional routes may be added to the preceding list by requiring the construction of low-impact modes of transportation facilities along all new roadways constructed after 2004, which may be integrated into the city's Low Impact Modes of Transportation Plan.

Construction Standards are described in 12B.

2007 RTP Non-Motorized Facilities

Proposed RTP 2007 Bikeways in and around Angels Camp

Roadway Segment	From	To
Class I		
No Class I bikeways are proposed in or around Angels Camp		
Class II		
Main Street, SR 49	SR 4	SR 4
Stanislaus Avenue	San Joaquin	Gold Cliff
Class III (Rural Road Improvements)		
Glory Hole Rd	SR 49	Campground
SR 4	Rolleri Bypass Rd.	Murphys Grade Rd.
SR 49	Glory Hole Rd.	City Limits
Murphys Grade Rd.	City Limits	Main St. Murphys
Murphys Grade Rd.	SR 49	City Limits
Dogtown Rd.	City Limits	San Domingo Rd.
SR 4	Pool Station Rd.	City Limits
Class III (Signage Only)		
Rolleri Bypass Rd.	SR 4	City Limits
Whittle Rd.	SR 49	County Line
SR 49	New Melones Reservoir	Glory Hole Rd.

In addition to the preceding, Angels Camp recently completed a Class II bikeway on Stanislaus Avenue between SR 49 (Main Street) and San Joaquin County in conjunction with the Safe Routes to School Program.

Proposed improvements in and around Angels Camp found in the *Calaveras County Bicycle Master Plan* are:

Angels Camp Proposed Bikeway Facilities in and around Angels Camp Calaveras County Bicycle Master Plan, 2007

Facility	From	To	Length (miles)	Priority	In 2007 RTP?
SR 49 Class III, Rural Rds Imp. Maj	Glory Hole Rd.	City limits	0.98	A	Yes
Murphy's Grade Rd. Class III, Rural Rds. Imp Maj	SR 49	City limits	0.32	B	Yes
Glory Hole Rd. Class III Rural Rds. Imp Mod	SR 49	Campground	2.12	A	Yes
Rolleri Bypass Rd. Class III, Signs only	SR 4	City limits	0.66	B	Yes
SR 4 Class III, Signs only	Pool Station Rd.	City limits	5.69	B	Yes
Whittle Rd. Class III, Signs only	SR 49	County line	0.46	C	Yes
SR 49 Class III, Signs only	New Melones Res.	Glory Hole Rd.	4.10	C	Yes

Countywide Proposed Bikeway Facilities in and around Angels Camp Calaveras County Bicycle Master Plan, 2007

Facility	From	To	Length (miles)	Priority	In 2007 RTP?
Murphy's Grade Rd. Class III, Rural Rds. Imp Maj	City limits	Main St (Murphys)	6.27	B	Yes
Dogtown Rd. Class III, Rural Rds Imp Maj	City limits	San Domingo Rd..	5.30	C	Yes
SR 4 Class III Rural Rds. Imp Mod	Rolleri Bypass Rd.	Murphy's Grade Rd.	7.22	A	Yes
SR 49 Class III, Sign only	San Andreas	Angels Camp	9.29	B	No

Angels Camp Candidate Bicycle Detection[1] Locations Intersections Calaveras County Bicycle Master Plan, 2007

Intersection	Number of Legs for Detection Locations
SR 4 & SR 49 (north)	3
SR 4 & Murphy's Grade Rd	3

Angels Camp Proposed Bicycle Parking Locations in and around Angels Camp, Calaveras County Bicycle Master Plan, 2007

Location
Bret Harte Union High School
Mark Twain Union Elementary School
Longs Shopping Center (Frog Jump Plaza)
Historic Downtown Area
SR 49 Commercial Destinations (to be determined)
Transit stops
Angels Camp Memorial Veterans District Pool
Utica Park
Angels Creek Community Day School

[1] Bicycle Detection Location Intersections are those road intersections where bicycle crossing lights (or other crossing signals) would be triggered with the assistance of bicycle detectors (i.e., detecting the approach or presence of bikes then stopping motorized traffic to allow for bikes to cross the intersection) much as demand-actuated traffic signals sense the presence of traffic before changing signal phases in order to optimize traffic flow.

Pedestrian Facilities

Proposed improvements in and around Angels Camp as identified in the *Calaveras County Pedestrian Master Plan* (2007) include:

- Installing continuous sidewalks on both sides of Highway 49 between Highway 4 north and Highway 4 south, including an extension on the west side of Highway 49 to the Longs shopping center (Frog Jump Plaza), with the exception of a short, constrained segment on the east side of the highway just north of downtown

- Upgrading all crosswalks on Highway 49 and the Murphys Grade Road crosswalk to high visibility, including new or repositioned advance warning signs and additional street lighting where not currently provided.

- Correcting the improperly positioned locations of push buttons and pedestrian signal heads at the intersection of Highway 49 and Highway 4 (north)

- Installing a new high visibility school crosswalk of Highway 4 (south) at Angels Creek Community Day School. Mid-block location should include advance warning signs, concrete landing areas with curb ramps at either end of the crosswalk and possibly additional street lighting and a flashing pedestrian crosswalk beacon.

Angels Camp Proposed Walkway Segments (Calaveras County Pedestrian Master Plan, 2007)

Facility	From	To	Length	Cost	Priority
Main Street Angels Camp Sidewalk	Dogtown Rd.	SR 4	2.2 ± miles	$172,380	A

Proposed RTP 2007 Sidewalk Segments in and around Angels Camp

Segment Name	From	To
Main St. Angels	Dogtown Rd.	SR 4
Stanislaus Avenue	Main Street	San Joaquin Ave.
SR 49	Various locations Angels Camp	

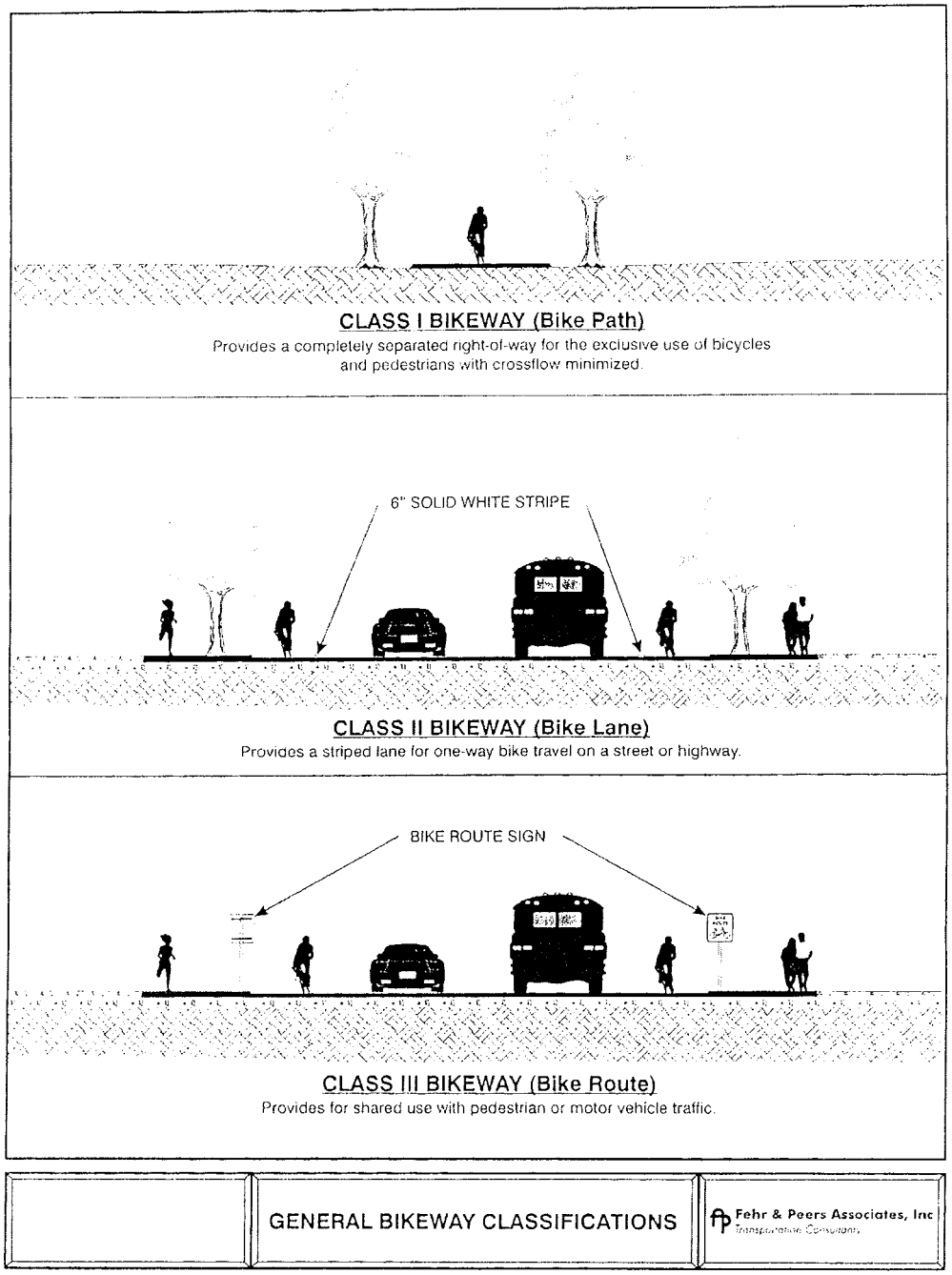
Angels Camp Proposed Intersection Improvements (Calaveras County Pedestrian Master Plan, 2007)

Location	Restripe Sidewalk/a/	New Crosswalk/a/	Single Curb Ramp/Landing /a/	Double Curb Ramp/Landing /a/	Advance Warning Signs/a/	Pedestrian Crossing Beacon/a/	Priority
SR 4 & SR 49 North	3						A
SR 49 & Stanislaus	1		2		2		A
SR 49 & Hardscrabble	1		2		2		A
SR 49 and SR 4 South	3		4	2	3		A
Murphys Grade Rd. @ High School	1				2		A
SR 49 & Murphys Grade Rd.	4			1			A
SR 4 & Depot Rd.		1	2		2	1	A
SR 49 & Monte Verda St.	1		2		2		B
SR 49 & Lee Lane	1		2		2		B
SR 49 (between Stanislaus & Bret Harte)	1		2		2		B
SR 49 & Sams Way	1		2		2		B
SR 49 & Pine St.	1		2		2		B
SR 49 (between Hardscrabble & Finnegan)	1		2		2		B

/a/ Numbers indicate quantity of improvements (e.g., "restripe 3" means that three legs of the intersection require restriping)

Appendix 12B: Facility Construction Standards

Construction Standards



Detailed construction standards are included on the following page.

Standards for Construction
Low-Impact Modes of Transportation Facilities

Note: Circulation Element (Chapter 3), Implementation Program 3.B.d and **Park and Recreation Element (Chapter 12), Implementation Program 12.B.d** provide guidance for applying the following criteria to individual facilities.

The following standards, based on bikeway design only, may be revised over time. Check for current design standards in the Caltrans Highway Design Manual (Chapter 1000) online at: www.dot.ca.gov/hq/oppd/hdm/pdf/chp1000.pdf

Class I Facility
Facilities with exclusive right-of-way with cross flows by motorists minimized. Chapter 1000 of the California Highway Design Manual defines Class I bikeways as serving the exclusive use of bicycles and pedestrians.

Class II Facility
Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of low-impact modes of transportation with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted.

Class III Facility
Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists. Local plans sometimes adopt a policy that this facility class not be used.

(Source: City of Davis Comprehensive Bicycle Plan, 2001)

Appendix 12C: Resources for Dog Parks

Public Open Space and Dogs: A Design and Management Guide for Open Space Professionals and Local Government
http://www.petnet.com.au/openspace/frontis.html

Dog Fun Directory
http://www.ecoanimal.com/dogfun/index.html

Dog Park Equipment
http://www.contractcon.com/fido_main.html

Sausalito Dog Park
http://dogpark-sausalito.com/index.htm

Public Open Space and Dogs
http://www.petnet.com.au/openspace/posindex.html

Proposal compiled by DOG-PAC of Santa Barbara
http://thedogsbestfriend.com/dogpark.htm

Dogpark.com
http://www.dogpark.com/

Free Play
http://www.freeplay.org

A case presentation from Free Play
http://www.freeplay.org/case.html

DOG RUNS and DOG PARKS
http://www.inch.com/~dogs/runs.html

The Bark Unleashed: Community Dog Parks
http://www.thebark.com/community/advocacy_dogParks/dogParks.html

UD Style - Dog Runs
http://desires2.desires.com/2.3/Style/Runs/runs.html

When can I let my dog off leash? by Perfect Paws
http://www.perfectpaws.com/offleash.html

Dog Friendly Parks in Marin County, California
http://www.marinhumanesociety.org/cr_dog_parks.html

Point Isabel Dog Owners
http://pido.org/

Ann Arbor Dog Park: Project and Process
http://www.ur-net.com/aadogs/

Poway Dog Park
http://www.ci.poway.ca.us/dogpark/dogpark.htm

Parsons Kansas Dog Owners Association
http://www.bigdogboutique.com/pkdog/

Pleasant Hill Dog Owners Group
http://groups.yahoo.com/group/PHDog/

Dog Park Rules and Guidelines
http://www.dog-play.com/dogpark2.html

Dog-Play: Dog Parks
http://www.dog-play.com/dogpark.html

Dogpark.com
http://www.dogpark.com/

Free Play
http://www.freeplay.org

Dog Fun Directory
http://www.ilovethisplace.com/dogfun/

The Dog Park
http://thedogpark.com/

Dog Walk Events
http://members.aol.com/TesterDesp/walklist.html

Pets Welcome
http://www.petswelcome.com/

Dog Friendly Parks in San Francisco
http://www.well.com/user/vision/dogzones.html

Dave's Santa Clara County Dog Park Page
http://www.accesscom.com/~dave6592/dogparks.html

Hamden Dog Park
http://www.hamdenrdog.org/

Jean-Luc's Place - Point Isabel
http://members.aol.com/DalJeanLuc/index.html

Canine Friends Leash Free
http://www.caninefriends.com/leash.html

Dog Parks of Mississauga and Beyond
http://www.geocities.com/Colosseum/Loge/4844/OFFLEASH.HTML

Badger Kennel Club, Inc.--Annual Events
http://www.badgerkennelclub.com/events.htm#Cleanup

Hiking and Backpacking With Your Dog
http://www.dog-play.com/hike.html

Houston Dog Park – includes legal issues
http://www.houstondogpark.org/proposal.pdf#search='dog%20parks,%20legal%20issues'

Cal Dog – includes legal issues
http://www.caldog.org/off_leash_links.php

Ann Arbor Dog Park – includes legal issues
http://www.ur-net.com/aadogs/liabilit.html

Cedar Rapids Dog park - includes copy of dog park use permit application
http://www.crazefordogs.addr.com/dailypermitform.html

Marin Humane Society
http://www.marinhumanesociety.org/cr_dog_parks.html

The Marin Humane Society is actively involved with dog park planning and implementation. We also help by providing informational kiosks and signage as well as waste scoopers.

People and Dog Etiquette

- Owners must clean up after their pets
- No aggressive dogs allowed
- Dogs must be licensed & vaccinated
- Puppies under 4 months of age prohibited

- Spayed/neutered animals recommended
- Leaving dogs unattended prohibited
- No smoking
- People should carry a leash at all times
- Dogs in season not allowed
- Limit 3 dogs per visit
- Young children should be closely supervised

Community Benefits

- Socializes & exercises dogs in a safe environment
- Promotes responsible pet guardianship
- Provides elderly & disabled people with an accessible place to exercise their companions
- Enables dogs to legally run off-leash
- Promotes public health and safety
- Provides a tool for realistic enforcement of dog control laws

Things to Consider Before Developing a Dog Park

- Appropriate site selection
- Noise
- Maintenance and health concerns
- City Support
- Traffic
- Supervision of Park

The Ideal Dog Park is Designed to Include:

- Concern for the environment
- 1 acre or more surrounded by a 4' to 6' secure fence
- Entry - double gated
- Shade & water
- Adequate drainage
- Parking close to site
- Grass area - routine mowing
- Covered garbage cans with regular trash removal
- Waste scooper stations
- Benches
- Wheelchair access
- Safe location - not isolated
- Regular maintenance

The Role of a Dog Park Group

- Raise funds for amenities
- Monitor use
- Clean-up
- Serve as communications liaison with city, neighborhood and dog handlers

Some California Dog Parks

CALABASAS
Calabasas Bark Park
ci.calabasas.ca.us/recreation/barkpark.html
4232 Las Virgines Rd., south of the Las Virgenes Municipal Water District (approximately 2 miles west of US 101 on the south side). Daily 5 a.m. - 9 p.m. Fenced, benches, trees, parking, lighted, water, trash cans, scoops, doggie drinking fountain.

CLAREMONT
Claremont Pooch Park
ClaremontPOOCHPark.org
100 S. College Ave. (just north of Arrow Highway)
Daily 7 a.m. - 9 p.m. Tree-lined park, fully fenced with double-gated entry. Ample parking, lots of benches, water, disposal bags and trash cans provided. Access for the disabled.

COSTA MESA
Costa Mesa Bark Park
cmbarkpark.org, hotline (949) 733-4101
Arlington Drive and Newport Boulevard, across from the Orange County Fairgrounds Equestrian Center Wed. - Mon. dawn-dusk; phone ahead in rainy conditions. Fenced, benches, tables, disposal bags, trees, parking, restrooms, water, trash cans, grass surface, 2.1 acres. Access for the disabled.

ENCINO
Sepulveda Basin Off-Leash Dog Park
dog-park.com
17550 Victory Blvd. Sat.- Thurs. sunrise-sunset, Fri. 11 a.m. - sunset. Fully fenced, benches, tables, trees, scoopers, trash cans, portapotty, parking, 4 acres for larger dogs, separate fenced acre for small dogs, water fountains and mud-free dog watering stations, "fake" fire hydrants.

GLEN ELLEN
Elizabeth Anne Perrone Dog Park
sonoma-county.org/PARKS/foundation/perrone_dog_park.htm
13630 Sonoma Hwy. in Sonoma Valley Regional Park (SR 12 between Arnold Drive and Madrone Road) Daily sunrise-sunset. Fully fenced, 1 acre, double-gated entry, doggy drinking fountain.

HUNTINGTON BEACH
Huntington Dog Beach
dogbeach.org
Pacific Coast Highway between 21st and Seapoint streets Daily 5 a.m. - 8 p.m. Benches and tables on the bluffs above the beach, disposal bags, metered parking, restrooms, trash cans. Dogs may be off leash in the water and on the wet sand. Access for the disabled to the sand.

LAGUNA NIGUEL

Laguna Niguel Pooch Park

ci.laguna-niguel.ca.us/index.asp?SID=481ci.laguna-niguel.ca.us
31461 Golden Lantern near Chapparosa Park. Tues.- Thurs. and Sat. 7 a.m. - dusk, Sun. 8 a.m.- dusk, Mon. and Fri. noon - dusk. Fenced, landscaped, water source, 1.1 acres.

LONG BEACH

Long Beach Recreation Dog Park

geocities.com/lbdogpark
5201 East 7th St. at Park Daily sunrise -10 p.m.; closed Mon. until noon for regular maintenance Fenced, benches, tables, disposal bags, trees, parking, lighted, water, trash cans, separate fenced area for small dogs, crushed-granite ground cover. Access for the disabled.

PALM SPRINGS

Palm Springs Dog Park

ci.palm-springs.ca.us/dogpark.htmlci.palm-springs.ca.us/Services/Dog Park/dog park.html
222 Civic Dr. North, behind City Hall Daily dawn -10 p.m. Fenced, benches, tables, disposal bags, trees, parking, phones, lighted, water, trash cans, shelter. Beautiful fence designed and built by sculptor Phill Evans; dual-level drinking fountains, large- and small-dog areas, antique fire hydrants. Access for the disabled.

RANCHO CUCAMONGA

Rancho Cucamonga Dog Park

North end of East Avenue north of Summit Avenue; the dog park is part of Etiwanda Creek Park Daily dawn to dusk. Fences, trees, parking, telephones, restrooms, water, dog washing facility, puppy/small dog area.

REDONDO BEACH

Redondo Beach Dog Park

rbdogpark.com
Located on the southeast corner of 190th Street and Flagler Lane. Daily dawn to dusk; closed Wed. dawn to noon for maintenance. Fences, benches, disposal bags, trees, parking, telephones, water, trash cans, separate fenced small-dog area. Access for the disabled.

SACRAMENTO

Bannon Creek Dog Park

cityofsacramento.org/parksandrecreation/parks/dogpark1.html
In Bannon Creek Park on Bannon Creek Drive, off of Azevedo Drive (near West El Camino) Daily sunrise - 10 p.m. Well-fenced, about a half-acre, bench, water spigot for dogs, trash cans, disposal bags. Access for the disabled.

Granite Dog Park

cityofsacramento.org/parksandrecreation/parks/dogpark1.html
On Ramona Avenue off Power Inn Road (in Granite Regional Park) Daily sunrise - 10 p.m. Well-fenced, 2 acres, bench, water spigot for dogs, trash cans, disposal bags. Access for the disabled.

Partner Park
cityofsacramento.org/parksandrecreation/parks/dogpark1.html
5699 South Land Park Dr. (at Fruitridge Road), behind Belle Cooledge Community Center
Daily sunrise-10 p.m. Well-fenced, lighted, over 2 acres, landscaped with turf and mature trees, bench, water spigot for dogs, trash cans, disposal bags. Access for the disabled.

SAN DIEGO
Balboa Park
ci.san-diego.ca.us/park-and-recreation/general-info/dogs.shtml
There are two off-leash areas within Balboa Park: Nate's Point at El Prado, on the south side of Cabrillo Bridge; and Morley Field, northwest of the tennis courts. Daily 24 hours. Large field.

Cadman Community Park
ci.san-diego.ca.us/park-and-recreation/general-info/dogs.shtml
4280 Avati Drive During the school year: Daily from 7:30 a.m. to 10:00 a.m. & 4:30 to 7:00 p.m. Summer vacation: Daily 7:00 a.m. to 9:30 a.m. & 5:00 p.m. to 7:30 p.m. There are no leash free hours on July 4th and every Saturday from March 1 to June 15. Unfenced.

Dog Beach
ci.san-diego.ca.us/park-and-recreation/general-info/dogs.shtml
Beach area is located in Ocean Beach at the west end of Voltaire Street; enter the parking lot at the west end of Voltaire Street. Daily 24 hours. Disposal bags, trash cans, water, restrooms nearby. Access for the disabled.

Fiesta Island
ci.san-diego.ca.us/park-and-recreation/general-info/dogs.shtml
This island in Mission Bay Park allows dogs anywhere outside the fenced areas. Daily 6 a.m. -10 p.m.

Grape Street Park
ci.san-diego.ca.us/park-and-recreation/general-info/dogs.shtml
Grape Street and Granada Avenue Mon.-Fri. 7:30-10 a.m. and 4-9 p.m., Sat.-Sun. and holidays 9 - 11 a.m. and 4 - 9 p.m. Benches, tables, trees, parking, restrooms, lighted, water, trash cans.

SAN FRANCISCO
Alamo Square Park
sfgov.org/site/recpark_index.asp?id=1448
Western half of the park, along Scott Street between Hayes and Fulton streets. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Alta Plaza Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Second terrace of park, on Clay Street between Scott and Steiner streets. Daily 6 a.m. -10 p.m. Unfenced; dogs must be under firm voice control.

Bernal Heights
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Top of the hill (the entire section bounded by Bernal Heights Boulevard). Daily 6 a.m. -10 p.m. Unfenced; dogs must be under firm voice control.

Buena Vista Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Buena Vista West at Central Avenue. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Corona Heights
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Field area next to Randall Museum at Roosevelt Way and Museum Way. Daily 6 a.m. - 10 p.m. Fenced area.

Crocker Amazon Playground
sfgov.org/site/recpark_index.asp?id=1448
Northern portion of park, between LaGrande and Dublin streets, adjacent to community garden. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Dolores Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
South of the tennis courts between Church and Dolores streets. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Douglass Park
sfgov.org/site/recpark_index.asp?id=1448
Upper field at 27th and Douglass streets. Daily 6 a.m. -10 p.m. Unfenced; dogs must be under firm voice control.

Eureka Valley Recreation Center
sfgov.org/site/recpark_index.asp?id=1448
On Collingwood side of park adjacent to tennis courts. Daily 6 a.m. - 10 p.m. Fenced

Golden Gate Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Southeast section bounded by Lincoln Way, King Drive and 2nd and 7th avenues
Northeast section at Stanyan and Grove streets. South-central area bounded by Martin Luther King Jr. Drive, Middle Drive and 34th and 38th avenues. Fenced dog training area near 38th Avenue and Fulton Street.

Lafayette Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Near Sacramento Street, between Octavia and Gough streets. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Lake Merced
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
Northern lake area at Lake Merced Boulevard and Middlefield Drive. Daily 6 a.m. - 10 p.m. Unfenced area; dogs must be under firm voice control.

McKinley Square
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
San Bruno Avenue and 20th Street, on the west slope. Daily 6 a.m. - 10 p.m. Unfenced area; dogs must be under firm voice control.

McLaren Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
The area bounded by Shelly Drive and Mansell Avenue at the top of the hill. Daily 6 a.m. -10 p.m. Unfenced area; dogs must be under firm voice control.

Mountain Lake Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
East end of park, north of Lake Street at 8th Avenue. Daily 6 a.m. - 10 p.m. Unfenced area; dogs must be under firm voice control.

Pine Lake Park
sfgov.org/site/recpark_index.asp?id=1448
Second terrace of park, west and contiguous to Stern Grove, adjacent to parking lot entered by Crestlake and Vale streets. Daily 6 a.m. - 10 p.m. Unfenced; dogs must be under firm voice control.

Potrero Hill Mini Park
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
22nd Street between Arkansas and Connecticut streets. Daily 6 a.m. -10 p.m. Unfenced area; dogs must be under firm voice control.

Stern Grove
sfgov.org/site/recpark_index.asp?id=1448sfgov.org/site/recpark page.asp?id=2196
North side, along Wawona Street between 21st and 23rd avenues. Daily 6 a.m. - 10 p.m. Unfenced area; dogs must be under firm voice control.

St. Mary's Recreation Center
sfgov.org/site/recpark_index.asp?id=1448
Lower terrace of park, enter at Justin and Benton Streets. Daily 6 a.m. -10 p.m. Fenced

Upper Noe Recreation Center
sfgov.org/site/recpark_index.asp?id=1448
30th Street between Church and Sanchez Streets, behind and along baseball field. Daily 6 a.m.-10 p.m. Fenced

SAN RAFAEL
Field of Dogs
fieldofdogs.org
3540 Civic Center Dr. near the intersection of US 101 and North San Pedro Road. Daily sunrise-sunset. Fenced, double-gated entry, parking, benches, tables, disposal bags, trees, parking, water, trash cans, shelter. Access for the disabled.

SANTA ROSA
DeTurk Roundbarn Park
ci.santa-rosa.ca.us
819 Donahue St. between West 8th and 9th streets. Daily during daylight hours. Fenced, water. This is a small neighborhood park.

Doyle Park Dog Park
ci.santa-rosa.ca.us
700 Hoen Ave. within Doyle Park (Enter via Hoen Avenue, go west on Sonoma, turn left on Hoen and then turn right into the parking lot. The fenced dog park is behind the stadium.) Daily during daylight hours. Approximately 1/4 2 acre, fully fenced, bench, water, disposal bags, bathroom nearby.

Galvin Dog Park
ci.santa-rosa.ca.us
3330 Yulupa Ave. (within Don Galvin Park, next to Bennet Valley Golf Course). Daily during daylight hours. Fenced, trees, parking, water, trash cans. Has double gate at main entrance for easier coming and going with your dog. Access for the disabled.

Northwest Community Dog Park
ci.santa-rosa.ca.us
Part of Northwest Community Park (go west on Gurneville Road, turn right on Marlow and then turn right into the park's parking lot, at the first traffic light. Walk east along the path; the dog park is on the left.) Daily during daylight hours. Approximately 1/2 acre, fenced, separate small dog park adjacent, benches, bathrooms nearby, trash cans, disposal bags. Bring a container to hold water, as drinking fountains are nearby, water.

Rincon Valley Dog Park
ci.santa-rosa.ca.us
5108 Badger Rd. (within Rincon Valley Community Park). Daily during daylight hours. Approximately 1/2 acre, fenced, benches, tables, access for the disabled, disposal bags, trees, parking, phones, restrooms, water, trash cans, fenced pond area for dogs, separate fenced large and small dog areas. Large dog area closes during the winter; pond and small dog exercise area are open year-round. Monitors are present during peak hours to enforce rules.

Off-leash, unfenced, under voice control areas:

Doyle Park
ci.santa-rosa.ca.us
Mon.-Fri. 6-8 9 a.m. Dogs may be off leash but under voice control in the area in front of the caretaker's residence (designated by signs and maps in the parking lot).

700 Doyle Park Drive
ci.santa-rosa.ca.us
Enter on Hoen Avenue, go west on Sonoma, turn left on Hoen and then turn right into the parking lot. There is an unfenced, off-leash area to the right of the fenced dog park. Daily 6-8 9 a.m.

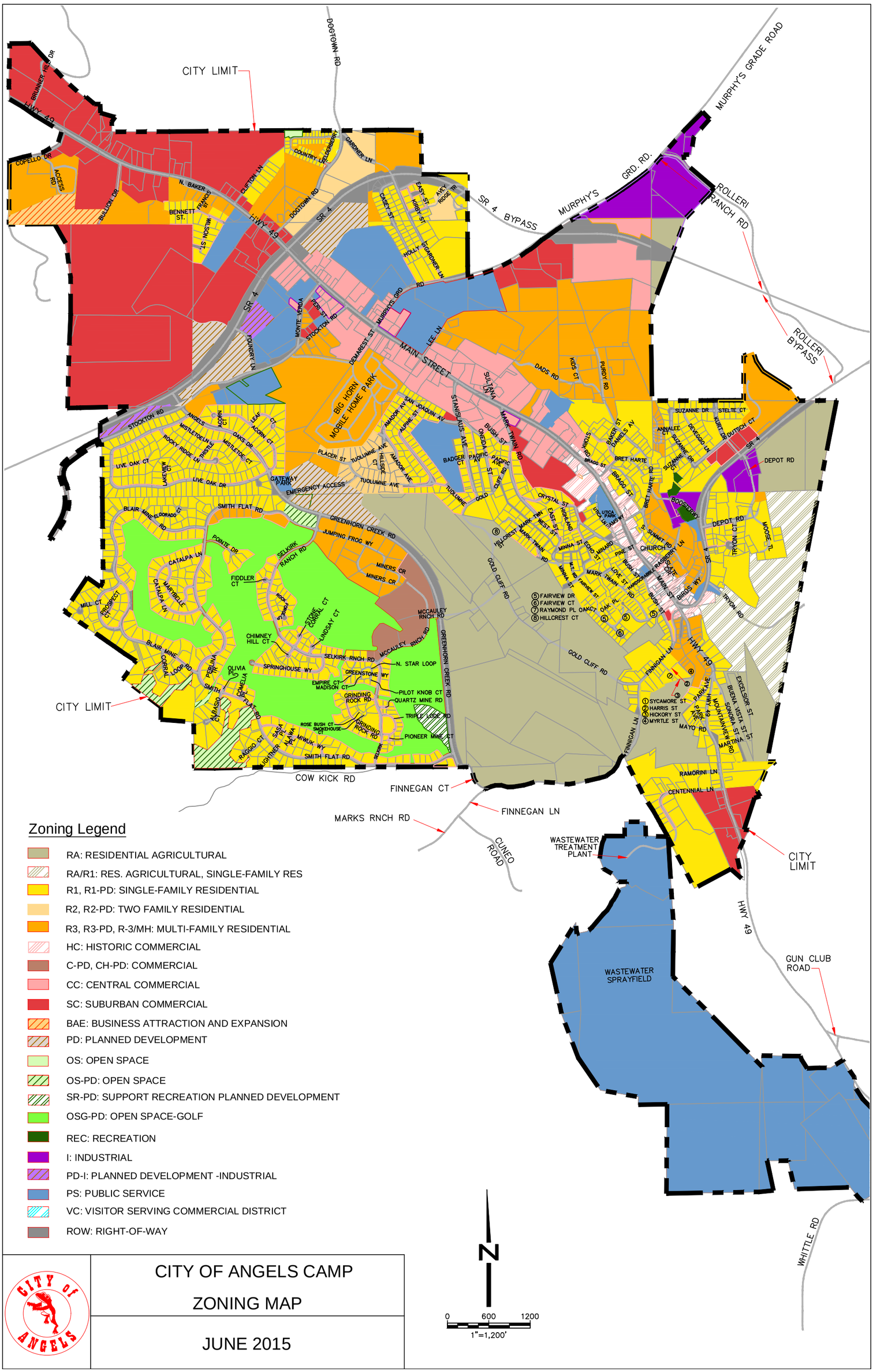
Franklin Park
ci.santa-rosa.ca.us
2095 Franklin Ave. Daily 6 - 8 a.m.

Southwest Community
ci.santa-rosa.ca.us/rp/
1698 Hearn Ave. Daily 6 - 8 a.m.

Youth Community
ci.santa-rosa.ca.us
1725 Fulton Rd. Daily 6 - 8 a.m.

SAUSALITO
Remington Dog Park
dogpark-sausalito.com
Ebbtide at Bridgeway. Mon. - Fri. 7 - 7, Sat.-Sun. 8 - 7. Fully fenced with safety gated entrance, water, tents for shelter, parking, scoops and scooper cleaning station, trash cans, lighted, tennis balls and racquets provided, picnic tables and benches.

SIERRA MADRE
Sierra Madre Dog Park
ci.sierra-madre.ca.us/departments/administrative_services/licenses_detail.asp?ID=279
611 East Sierra Madre Blvd. Daily 6 a.m. - 10 p.m. Fenced, double-gated entry, benches, access for the disabled, disposal bags, trees, parking, phones, restrooms, lighted, water, trash cans, separate fenced areas for large/active dogs and "special needs" dogs. Access for the disabled.



Zoning Legend

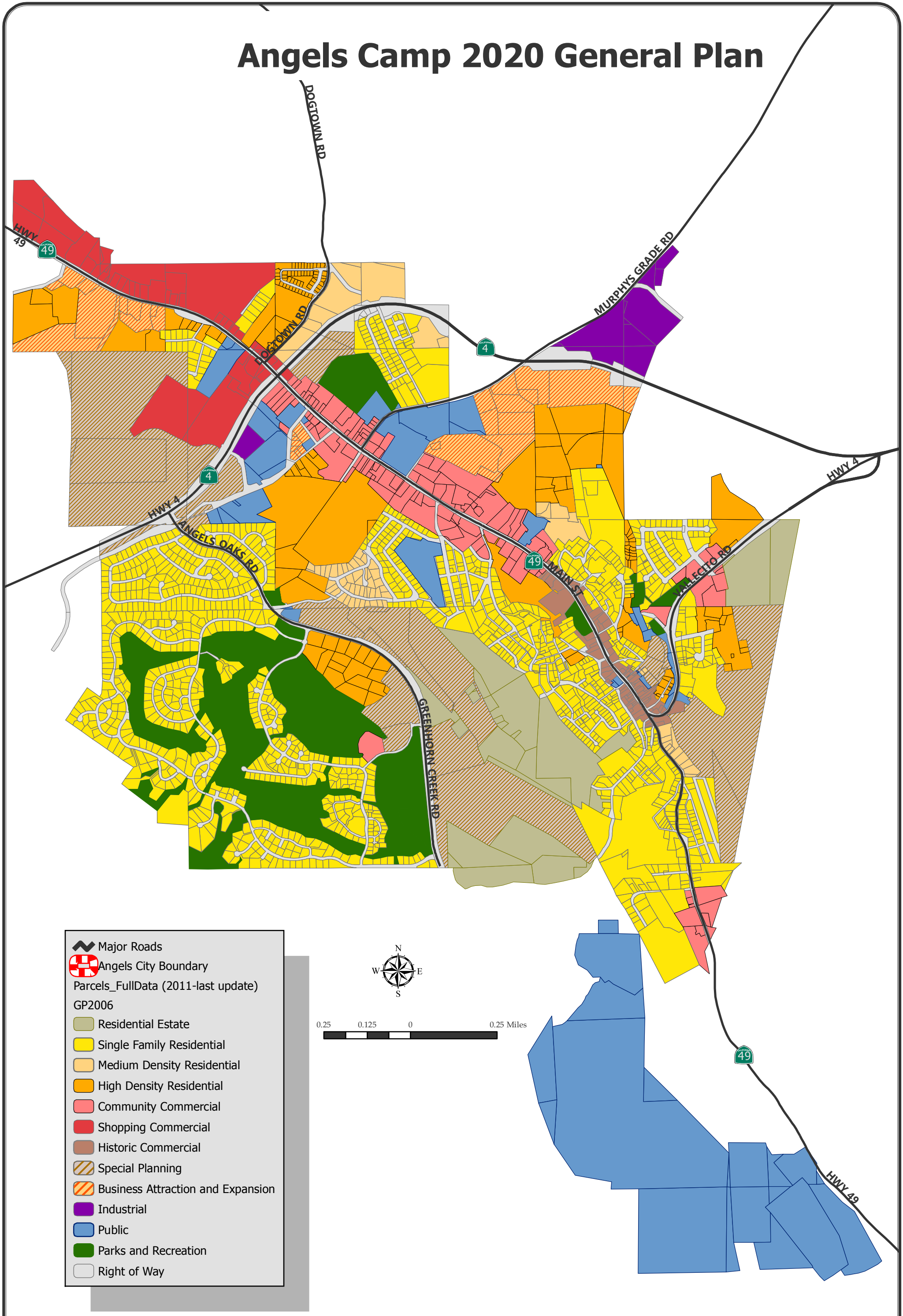
- RA: RESIDENTIAL AGRICULTURAL
- RA/R1: RES. AGRICULTURAL, SINGLE-FAMILY RES
- R1, R1-PD: SINGLE-FAMILY RESIDENTIAL
- R2, R2-PD: TWO FAMILY RESIDENTIAL
- R3, R3-PD, R-3/MH: MULTI-FAMILY RESIDENTIAL
- HC: HISTORIC COMMERCIAL
- C-PD, CH-PD: COMMERCIAL
- CC: CENTRAL COMMERCIAL
- SC: SUBURBAN COMMERCIAL
- BAE: BUSINESS ATTRACTION AND EXPANSION
- PD: PLANNED DEVELOPMENT
- OS: OPEN SPACE
- OS-PD: OPEN SPACE
- SR-PD: SUPPORT RECREATION PLANNED DEVELOPMENT
- OSG-PD: OPEN SPACE-GOLF
- REC: RECREATION
- I: INDUSTRIAL
- PD-I: PLANNED DEVELOPMENT -INDUSTRIAL
- PS: PUBLIC SERVICE
- VC: VISITOR SERVING COMMERCIAL DISTRICT
- ROW: RIGHT-OF-WAY

CITY OF ANGELS CAMP

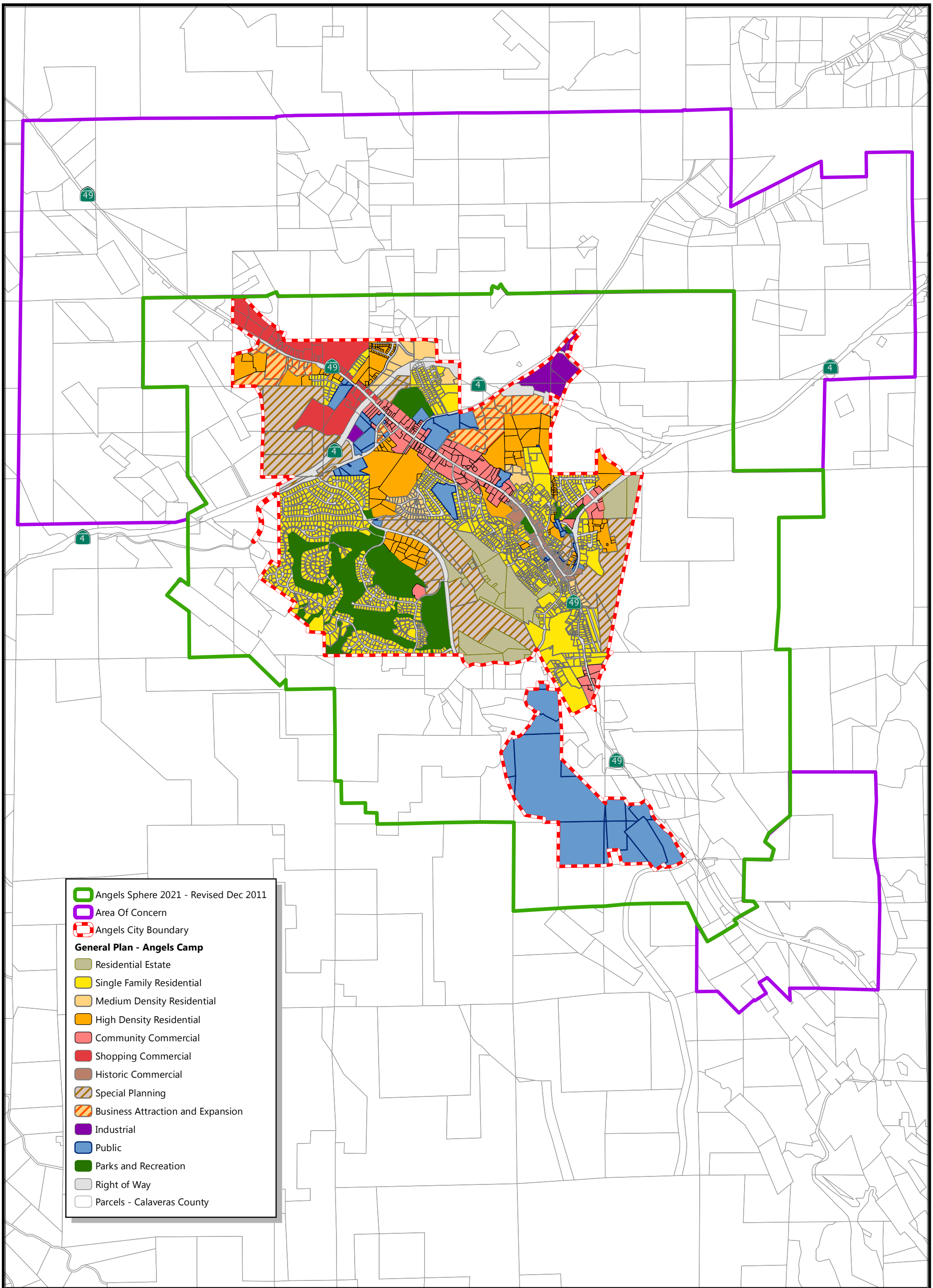
ZONING MAP

JUNE 2015

Angels Camp 2020 General Plan



Data Sources:
Landuse - City of Angels General Plan - 2009
Map Created: February 5th, 2011
City of Angels Camp Community Development Dept.



City of Angels

Sphere of Infuence and Area of Concern

City of Angels Camp

N W E S

1 inch = 2,500 feet

0 0.125 0.25 Miles

Data Source(s):
City of Angels, LAFCO

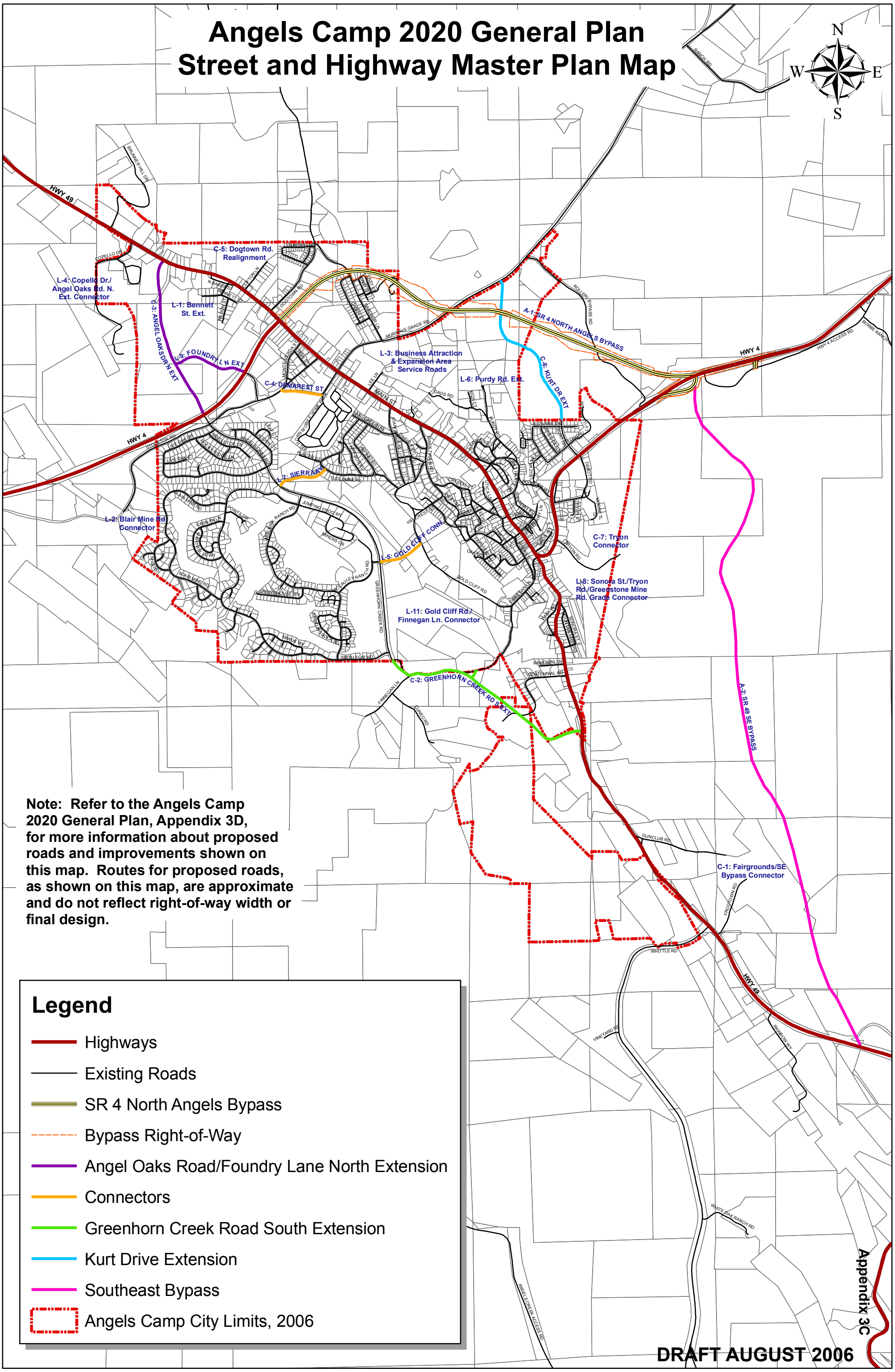
Revision Date:
December 27, 2011

Community Development Department
(209) 736-1346

File Name:
AngelsSphere2011_11x17

Angels Sphere Update
Approved by Calaveras County LAFCO
Res #: 2011-006

Angels Camp 2020 General Plan
Street and Highway Master Plan Map



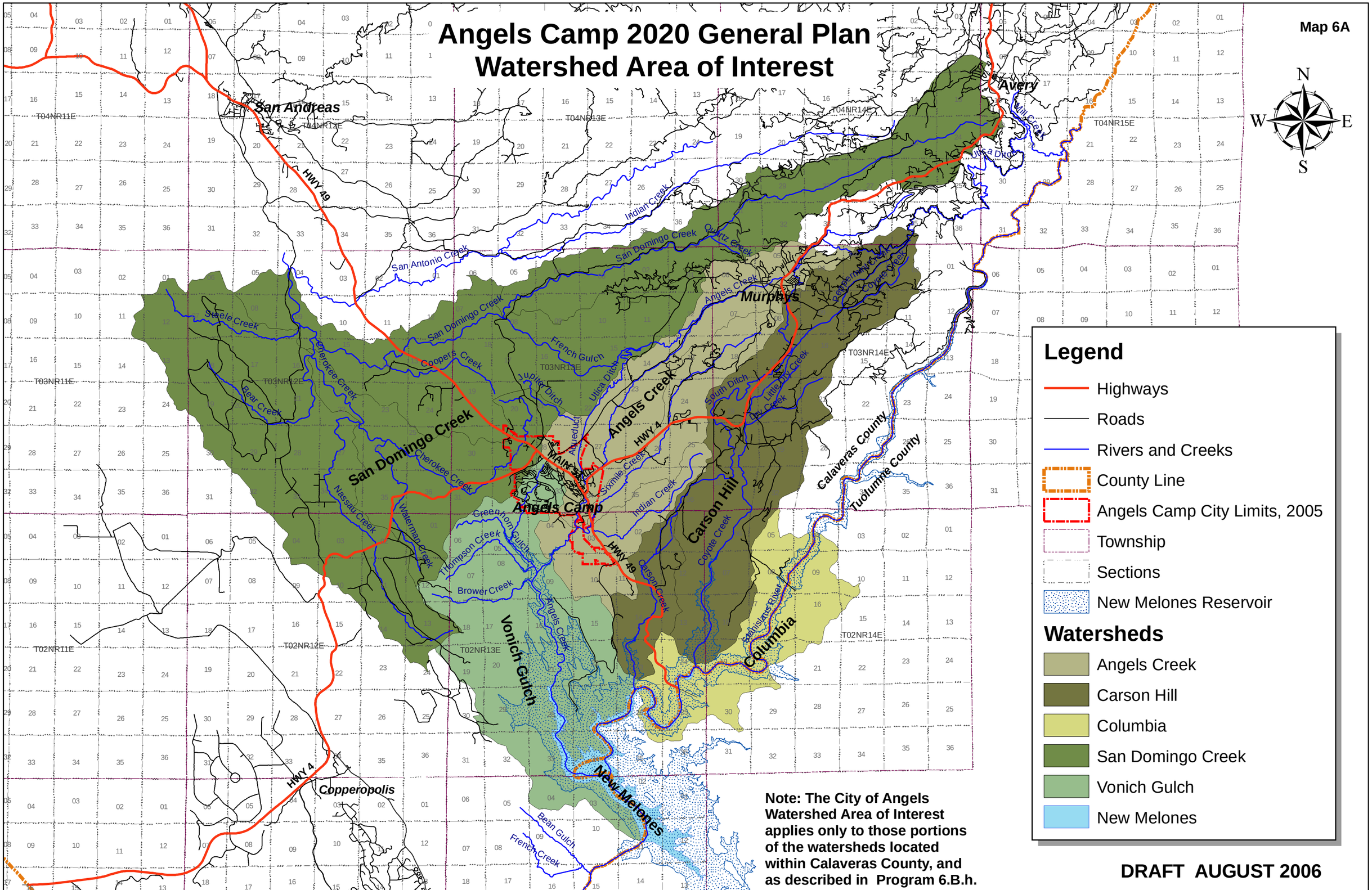
Note: Refer to the Angels Camp 2020 General Plan, Appendix 3D, for more information about proposed roads and improvements shown on this map. Routes for proposed roads, as shown on this map, are approximate and do not reflect right-of-way width or final design.

DRAFT AUGUST 2006

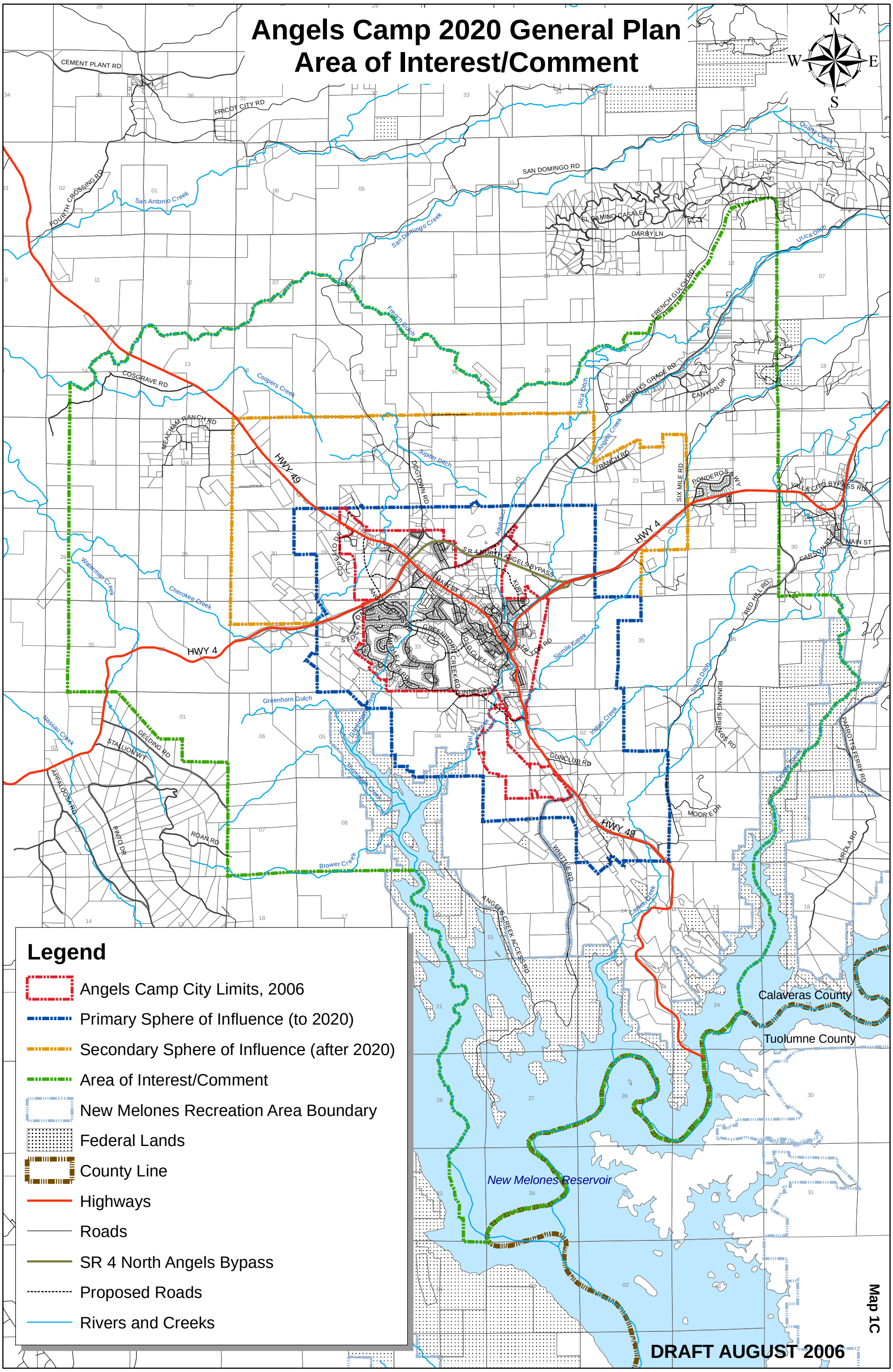
Appendix 3C

Angels Camp 2020 General Plan
Watershed Area of Interest

Map 6A



Note: The City of Angels Watershed Area of Interest applies only to those portions of the watersheds located within Calaveras County, and as described in Program 6.B.h.

DRAFT AUGUST 2006

Angels Camp 2020 General Plan
Area of Interest/Comment