

**San Andreas Community Plan**  
*Draft #1*

**Bold font: From San Andreas Community Plan of June, 1988**

Regular font: Suggestions for this item

*Italic font: Opinion, suggestions if we were talking at the meeting*

We need a Vision & Mission Statement

**Suggestions for San Andreas Community Plan using the current plan outline**

**Chapter 3 – Assumptions**

**3.5** Add: domestic water, sewers, fire protection, police protection, roads, schools and recreation.

**Chapter 4 – Community Issues**

**4.1** Omit. I think there is significant interest in government decision-making but apathy toward attending meetings. Just get your neighbor in a discussion about this subject!

**4.2** Density of family dwellings and the capacity of utilities and essential public services to accommodate them.

**4.3** Keep

**4.4** Eliminate as the airport has moved and the Airport Land Use Plan seems to have dealt with public safety issues.

**4.5** Keep

**4.6** Keep

**4.7** Keep

**4.8** Traffic flow increases on Highway 49 and especially congestion at the intersection with Mountain Ranch Rd.

**4.9** Preservation of rural aspects of San Andreas

**4.10** Sanitary & water capacity issues.

**Chapter 5 – Existing Governmental & Quasi-Governmental Agency Responsibilities**

Add: Turner Park on Treats Road.

Neilson Park on Main Street

Mountain Oaks Charter School on Church Hill Road

Oakendell Community School on Hawver Road

Government Services under the jurisdiction of the Calaveras County Board of Supervisors.

Human Resource Council

First 5 of Calaveras

Omit: Planning

Change: Mark Twain Hospital to Mark Twain Saint Josephs Hospital, CHW

Pacific Telephone & Telegraph to AT&T

## Chapter 6 – Goals and Policies

### 6.1 Citizen Involvement

**Goal:** To insure abundant opportunity for communication between the citizens and their local government.

**Policies:**

- a. **Town hall meetings will be used periodically as a form for citizen involvement between all levels of government and the citizens of the community.** At least a 2-week notice of such meetings will be posted throughout town and especially at the Post Office and local grocery store.
- b. **All development plans, revisions, General Plan amendments, capital improvement programs to be reviewed by the Planning Commission will be fully advertised prior to consideration by the decision-making body.** At least a 2-week notice of such meetings will be posted as above.
- c. **All citizens of the community will be encouraged to participate in the town hall meetings.**

### 6.2 Agricultural Land

**Goal:** To protect agricultural uses from incompatible adjacent uses; to encourage and enhance productive agricultural uses.

**Policies**

- a. **Same**
- b. **Same**
- c. **Same**
- d. Fees on single family owned truck farms and organic farms will either be waived or minimized.

### 6.3 Historical

- a. **Same**
- b. **Omit**
- c. Establish design guidelines to conform to the rural & historical goldrush character of our community. This will apply to new and remodel construction.
- d. We need some guidelines on any proposed demolition of historic buildings.

### 6.4 Air and Water Quality

**Goal:** Achieve and maintain the air and water quality at a level as established by the appropriate state and federal agencies. *(Are we even at recommended air quality levels? Do we have any control over this except to monitor any industry that is established in San Andreas? Is anyone currently monitoring our public water systems, creeks & rivers for basic contamination from sewers, etc? Since apparently local county officials do not keep cumulative impact information like water quality, how do we know if we can even afford to have anymore housing?)*

## **Policies:**

- a. All projects subject to state and federal standards and/or approval shall be submitted to the appropriate state or federal agencies for air and/or water quality review and approval.
- b. As septic & sewer systems can impact water quality, no building will be allowed until air and water quality standards are met as defined by state and federal standards.
- c. Implement a testing system for old septic systems. Develop a comprehensive set of guidelines for new septic systems whether for individual homes or major developments.
- d. Support local and countywide water districts in obtaining and distributing water to encourage efficiency, conservation, cooperation and reduce expenses.
- e. No building will be allowed until air & water quality standards are met. This includes septic as that affects water quality.

***This may be more appropriate for the County General Plan but it may not hurt to include it in the San Andreas Community Plan):** The California Environmental Quality Act **requires** a more detailed analysis, an EIR, when there is evidence that there will be significant impacts that are not fully mitigated through the conditions currently proposed.*

*Discussion points:*

*We need a definition of “significant impact”.*

*We need a definition of “cumulative impact.”*

*We need to identify exactly who is responsible at the county level for the collection and analysis of this impact.*

*We need a definition of “fully mitigated.” Funk & Wagnalls Dictionary defines “mitigate” as to “make or become milder or less severe”. What is the official definition of mitigate as defined in the California Environmental Quality Act?*

*We need a policy that sets natural consequences if such a definition and analysis is not made. For example, no building permit shall be given until such an analysis can be made with the appropriate definitions!*

*Our suggested definition of “fully Mitigated”: A developer shall create a situation that completely nullifies the impact of his/hers development by creating a solution on the same physical site as the proposed development..*

*This can also apply to oak trees. **See 6.13 Natural Resources***

- f.. In the County development planning process, the refined and proposal process (technical advisory meeting) shall require all development in the San Andreas Community to include all county and quasi-county agencies and stake holders attend that will be impacted by the proposed development. (*Currently, I understand only county agencies are required to attend these meetings and only requests impacted/involved quasi-county agencies attend, i.e. water and sanitary districts, schools, law enforcement etc. I don't know if this is the place for this comment. This should be in the Calaveras General Plan also!*)

## **6.5 Hazards**

**Goal: To protect the citizens of the community from hazards**

**Policies**

- a. **New construction and land development will not be located in flood &/or erosion prone areas.** *I omitted “unless adequate measures are taken to eliminate the potential flood hazard. (Personally, I do not trust developers when they say they have solved the potential flood problem. Just look at local and state history on this subject.)*
- b. **When hazardous areas are identified, measures shall be taken** by the appropriate county agency **to protect public safety, adjacent lands and buildings already constructed.**
- c. **Design of land uses shall** follow State Cal Fire Rules & Regulations
- d. Omit
- e. No permit for construction will be issued until it has been demonstrated that the site is safe chemically, structurally and environmentally.
- f. An Environmental Impact Report (EIR) shall be required on every new subdivision.

**6.6 Recreation**

**Goal: To satisfy the recreation needs of the citizens of San Andreas**

**Policy: The County, in cooperation with the San Andreas Park and Recreation District, will actively pursue state and federal recreation grants, as well as local fundraising activities, to construct and improve the community’s recreation facilities.**

**6.7 Economy** Omit this entire section. The community of San Andreas has no control over this.

**6.8 – Housing**

**Goal: To provide for the various housing needs of the citizens of the community**

**Policies:**

- a. Omit
- b. Omit
- c. Keep
- d. Keep
- e. Keep
- f. Keep.

**6.9 Public Facilities**

**Goal: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.**

- a. Keep but needs to be enforced!
- b. **The public services to be considered in reviewing development projects are the adequacy of schools, water service, sewer service, street access, fire protection, law enforcement, lighting, public transit, and parks and recreation facilities.**
- c. Keep
- d. No development will be approved if the county or respective district determines an inadequate physical capacity and/or fiscal resources to accommodate expansion.

## 6.10 Transportation

**Goal: To provide and encourage a safe, convenient and economic transportation system.**

- a. Maintenance & improved safety of existing roads must be accomplished prior to the development of new roads.
- b. **Due to its superior carrying capacity, St Charles Street (Highway 49) shall serve as the access for the majority of the future *omitted "intensive"* development within San Andreas**
- c. Keep
- d. Keep
- e. A merchant's association will promote safe and adequate off-street parking in the existing downtown area.
- f. Keep
- g. Keep
- h. **Inter-community mass transit shall be given a high priority; particularly those systems responsive to the needs of the older adult, low income, students and handicapped.**
- i. **It is the responsibility of the county to develop or cause to be developed, improved and maintained, a system of arterial and collector streets to meet the community's needs without use of "eminent domain".**
- j. Keep
- k. Keep

## 6.11 Trails

**Goal: to encourage the use of alternatives to motor driven vehicles for transportation.**

**Policy: Keep**

## 6.12 Energy

**Goal: To conserve non-renewable forms of energy and to encourage the use of renewable forms of energy.**

**Policies:**

- a. Keep
- b. Keep
- c. **Water conservation techniques, including use of grey water, which will promote energy savings shall be encouraged.**

## 6.13 Natural Resources

**To protect, conserve and properly utilize natural resources, including water.**

**Policies:**

- a. As San Andreas is in the middle of an oak woodland, support the development and implementation of the county oak ordinance.
- b. Keep
- c. Keep

## 6.14 Retail Sales

**Goal: To promote and expand the retail sales capability of the community.**

**Policies:**

- a. Keep after definitions are made for “neighborhood commercial centers”, “neighborhood oriented” and “community oriented”
- b. Keep *What is the rationale?*
- c. Keep
- d. Keep
- e. Omit
- f. Omit *There is no ambience now so why do we need something like this?*
- g. Keep
- h. Omit

**6.15 Growth Management**

**Goal: To accommodate growth at a rate no greater than the community’s fiscal and physical capacity.**

**Policies:**

- a. **Physical plant and line expansion of public utilities shall be the responsibility of the development causing growth**, for example, sufficient water pressure.
- b. **The County and respective special districts shall annually review their respective abilities to meet their fiscal and physical responsibilities to provide services.** *This should be to collect cumulative impact data as currently required but not done!*
- c. No building permit shall be approved unless 6.15, b has been performed and it has been determined that the county and respective districts have the fiscal and physical capacity to provide requested services.

**6.16 Industrial**

**Goal: To encourage the establishment of industrial uses that will generate jobs, but not adversely affect the community’s environment and quality of life.**

- a. Keep
- b. **Industrial development shall be located where there is adequate vehicular access.** *(or rail) omitted*
- c. Keep
- d. **Industrail development shall be of a type that does not, by virtue of it’s establishment and continued operation, significantly adversely affect the environment** as determined by state and federal rules and regulations.
- e. Keep
- f. All industrial development shall meet state standards for water and air quality or no permit will be given for development.

**Chapter 7 – Land Use Designations**

**Following are the descriptions of the land use designations utilized in the development of the Community Plan map and text.**

*We decided the land use subcommittee should address this area. Questions to answer:*

- *What have we learned on the Saddleback Hills development to correct for future development?*
- *Should any area be rezoned if the new judicial center and jail is built?*

7.12 – The economic, social & environmental cumulative impact shall be published in local newspapers 30 days prior to approval of any development.

### **Chapter 8 – Implementations**

This entire chapter can be addressed by requiring a mandatory EIR on all developments.

No credits should be given to developers for installing water-saving fixtures.

There are identified geologic hazards in the Plan area and construction precautions shall take place in affected areas.

### **Negative Themes of 1988 Community Plan**

- Lack of timely mandated public notices allowing the public to have input into decisions to be made by the county. This means no public input.
- Many items in the 1988 plan are excellent but they have not been enforced. It seems no one at the county decision making level is paying attention to the 1988 Community Plan which agrees with the County Plan!
- There is no consequences to the county for not following the San Andreas Community Plan or the County Plan. Example: The San Andreas Sanitary District was discharging polluted water into our creeks in 1988 and it is still doing it today! The community should reserve the right to bring a class action law suit against the county for refusing to follow the approved community and county plans.
- Terms are not defined for the general public. Terms such as “neighborhood commercial centers”, “neighborhood oriented” and “community oriented” in section 6.14.

Updated 8/29/07