

**ORDINANCE NO. 2354**  
**BOARD OF SUPERVISORS, COUNTY OF CALAVERAS**  
**STATE OF CALIFORNIA**  
**January 10, 1994**  
**AMENDMENT TO TITLE 17 OF THE CALAVERAS COUNTY CODE**  
**CHANGING THE ZONING DISTRICT OF REAL PROPERTY**

FROM U (UNCLASSIFIED) AND HS (HIGHWAY SERVICE) TO RR-X (RURAL RESIDENTIAL - EXISTING PARCEL SIZE) FOR AN APPROXIMATELY TWO AND ONE-HALF (2.54) ACRE PARCEL.

PROJECT: ZONING AMENDMENT 93-22 FOR ROBERT SCHAB

THE BOARD OF SUPERVISORS OF THE COUNTY OF CALAVERAS DOES ORDAIN AS FOLLOWS:

**SECTION I:**

The Board of Supervisors finds that the change of zoning district will not have a significant effect on the environment.

**SECTION II** The Board of Supervisors finds:

1. There has not been presented substantial evidence that the adoption of the zoning amendment may cause a significant effect upon the environment and a Negative Declaration has been adopted by the Board of Supervisors.
  
1. There has not been presented substantial evidence that the adoption of the zoning amendment may cause a significant effect upon the environment. Therefore, a Negative Declaration has been granted by the Planning Commission and is recommended to the Board of Supervisors for adoption.
  
2. There is not a significant public controversy on public record regarding environmental issues associated with this project.  
  
Evidence: To date, no letters of correspondence or phone calls have been received opposing the project.
  
3. The proposed Zoning Amendment is consistent Policy 56c which assures that action is taken to rezone parcels within interim zoning districts (HS and U) to appropriate specific zoning districts.  
  
Evidence: "RR-X" zoning which is consistent with Table IV-5 of the General Plan for parcels with Mineral Resource 2A designations. Table IV-5 depicts "RR" as consistent.
  
4. Approval of the zoning amendment is required for approval of the accessory dwelling permit and encouraged by the general plan.

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Evidence: Section 17.66.040 of the zoning code states that if the subject property is within the HS or U interim base zoning districts, an application for rezoning to an appropriate zoning district shall accompany the application. Implementation Measure 87h of the General Plan encourages implementation of zoning provisions for accessory dwellings on appropriate parcels upon approval of a use permit.

5. The proposed Zoning Amendment proposes zoning compatible with neighboring land uses and zoning.

Evidence: The subject property is adjacent to two residences and open grazing land. Surrounding zoning is "A1" (General Agriculture) and "U" (Unclassified).

**SECTION III**

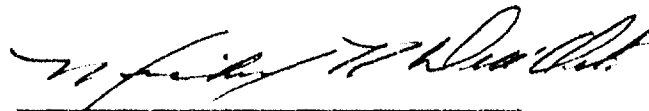
The Zoning Ordinance, Title 17 of the Calaveras County Code is hereby amended to change the zoning district of certain real property in the unincorporated portion of the County of Calaveras more particularly described as APN 66-022-71, from U (Unclassified) and HS (Highway Service) to RR-X (Rural Residential- Existing Parcel Size) for an approximately two and one-half (2.54) acre parcel.

**SECTION IV**

This Ordinance shall take effect and be in force at the expiration of thirty (30) days from and after its passage, and it shall become effective on the 10 day of February, 1994, and before the expiration of fifteen (15) days after its passage, it shall be published in the County of Calaveras.

PASSED AND ADOPTED by the Board of Supervisors of the County of Calaveras at a regular meeting held on the 10 day of January, 1994, by the following vote of said Board:

AYES: Supervisors Dell'Orto, Taylor, Callaway, Tryon & Gordon  
NOES: None  
ABSENT: None  
ABSTAIN: None



Chairperson, Board of Supervisor  
County of Calaveras

ATTEST:



County Clerk and EX-Officio Clerk of  
the Board of Supervisors

PUBLISH: January 20, 1994