



NOTES FROM GINA KATHAN/PLANNING, SAN ANDREAS, UNINCORPORATED CITY,  
CALAVERAS COUNTY REGARDING APPLICATION FOR A MANUFACTURED HOME PARCEL AT 0  
BUCKSKIN/HIGHWAY 49, AND 0 CALAVERITAS ROADS

As promised, this email will provide you with the beginning process for submittal of an application to the County of Calaveras for a Mobile Home Parcel on the following Assessor Parcel Numbers:

APN: 044-028-013, 044-014-011, 044-014-016, 044-014-023 & 044-014-024 are parcels zoned R1-PD/R1-PD-X-EP/RR-2.5/PS.

R1-PD (Single Family Residential – Planned Development) for 38.69 acres

R1-PD-X-EP (Single Family Residential –Planned Development-Existing Parcel Size – Environmental Protection) for 11.3 acres

RR-2.5 (Rural Residential – 2.5 acre minimum parcel size) for 10.1 acres

PS (Public Service) for 2.06 acres

All the parcels are located within the Calaveras Public Utility service area for district water and are within the San Andreas Sanitary District service area for District Sewer. Capacity to serve the project shall be determined by each district. The parcels are designated by the County General Plan as Rural Residential with parcel sizes/density as 1-5 acres. Mobile home park standards are set forth in Chapter 17.54 of County

Code. [https://library.municode.com/ca/calaveras\\_county/codes/code\\_of\\_ordinances?nodeId=CALAVERAS\\_CO\\_CALIFORNIA\\_MUNICIPAL\\_CODE\\_TIT17ZO\\_SUBTITLE\\_IICODI\\_CH17.54MOHOMHCOZO](https://library.municode.com/ca/calaveras_county/codes/code_of_ordinances?nodeId=CALAVERAS_CO_CALIFORNIA_MUNICIPAL_CODE_TIT17ZO_SUBTITLE_IICODI_CH17.54MOHOMHCOZO)

A mobile home park not exceeding the density permitted by the General Plan shall be permitted upon approval and validation of a Conditional Use Permit. The Mobile Home (MHP) is a combing zone. The County may consider a proposed mobile home park by submittals of the following land use applications:

Zone Change to add the MHP combing zone to the R1 base zone. This application fee is \$7,006.00  
Conditional Use Permit for the mobile home park- \$3,388.00

The following studies will be necessary to complete the environmental analysis of project related impacts and are required prior to deeming the applications complete to process:

Traffic Impact Analysis and Greenhouse Gas Analysis

Biological Assessment

Oak Tree Impact Analysis

Fire Prevention Plan

Processing time for such applications is a minimum of 8 months. If you have any further questions, please contact me.

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