

# 10. Community Planning

## Introduction

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Individual communities make up the backbone of Calaveras County. Each is unique in many ways, but also share similarities with the other communities of the county. Some Calaveras County communities have had community plans approved for inclusion in this Community Planning Element. The purpose of the Community Plan Element is to identify the unique characteristics of these communities, the vision of its citizens, and provide policies to support and assist development and preservation of their social, economic, environmental, and historic assets.

Community Plans were adopted for several communities under prior general plans. With adoption of this plan, those community plans will be rescinded as parts of this General Plan. Where new plans have been developed and approved for inclusion within this General Plan, they are incorporated into this Element. Additional community plans may be added through general plan amendments as they are completed.

The Community Plans are closely associated with the Land Use Element and to a lesser degree Housing, Public Facilities and Services, Safety, and Circulation. The primary objective of the Community Plans is to refine the planning goals and policies for each community while integrating each into the overall vision and goals of the General Plan as a whole.

Each community plan contains a description and a brief history of the community, a community vision statement and a set of policies. The policies are intended to be specific to that community, although there may be some overlap with policies that apply generally to the whole county.

## Organization of the Community Plan Element

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### Background and Setting

#### Community Areas

- Arnold/White Pines
- Avery
- Burson
- Camp Connell/Dorrington
- Copperopolis
- Cottage Springs
- Douglas Flat
- Forest Meadows
- Glencoe
- Hathaway Pines
- Mokelumne Hill
- Mountain Ranch
- Murphys
- Paloma
- Railroad Flat
- Rancho Calaveras/Jenny Lind
- San Andreas
- Sheep Ranch
- Tamarack
- Vallecito
- Valley Springs
- Wallace
- West Point
- Wilseyville

## Background and Setting

Community plans have long been a component of Calaveras County's General Plan. The first community plan, the Valley Springs Community Plan, was adopted in 1975. Other plans, sometimes referred to as special plans, were adopted in the decade following. Prior to adoption of this General Plan there were

eight community plans. These are Arnold, Avery/Hathaway Pines, Ebbetts Pass, Mokelumne Hill, Murphys/Douglas Flat, Rancho Calaveras, San Andreas, and Valley Springs.

With the exception of plans for Mokelumne Hill, Rancho Calaveras and San Andreas, those Community Plans from the 1996 General Plan have not been revised and approved by the County for inclusion in this General Plan. They are, however, thoughtful expressions of the vision, goals and policies of their communities at the time of their inclusion in the 1996 General Plan. Those prior plans and working drafts for Valley Springs and Copperopolis can be viewed on the Planning Department website at: <http://planning.calaverasgov.us/>

When the County decided to update the General Plan in 2008, the then sitting supervisor for District 2 reached out to community members to work towards citizen involvement in the planning process. This resulted in draft community plans for each community in District 2. At the same time, community members from other districts began working on updates to their community plans, or the development of new plans where there were no previous community plans, including plans for Valley Springs and Copperopolis. Countless hours of volunteer time were put into the effort to prepare the draft plans that were submitted to the County. Additional time was spent by County staff and the Planning Commission reviewing them to incorporate into the General Plan. The community plans for Glencoe and Rail Road Flat were initially prepared as a single document by community members. The community description and history statements are identical.

In January 2014 the Board of Supervisors directed County staff to proceed with the General Plan update without including the community plans. This was due to concerns about the length of time needed to ensure consistency and outstanding controversy on some of the plans. A draft General Plan was released in December 2014 that did not include community plans. However, in June 2015 the Board modified that direction. Those plans that had been previously reviewed and could easily be incorporated into the General Plan were to be included.

The land use map shows the land use designations within each community plan and an area described as "Community Area". While the community plans focus on the center of each community, these Community Areas are not necessarily coterminous with a boundary for the community. In some cases the historical boundary of a community extends beyond the developed part of the community, and in others the community has grown past that historic boundary.

Communities are intended to have clearly identified boundaries with separation between them provided by agricultural or other resource production land, open space, working lands, and other rural transitional land uses. This also provides area for wildlife habitat, recreation, natural resource production and protection, and a visual break between communities.

# Goals and Policies

## General Provisions

### Goal

- CP 1** Strong communities whose citizens' voices regarding community planning are heard and respected.

### Policies

- CP 1.1** For communities that do not now have a community plan included in this Community Plan Element, encourage each such community to find consensus in a community plan, applicable in particular to that community and consistent with this General Plan, that expresses that community's own goals, policies and implementation measures. (CP-1A, and CP-1C)
- CP 1.2** Consider the input of members of the community in the review of development plans and review of projects affecting that community. (CP-1C)
- CP 1.3** Development shall be consistent with Community Plans. (CP-1B)
- CP 1.4** Policies contained in this element for each community plan shall apply to those areas within the respective Community Area Boundary as depicted on the Land Use Map.

# Implementation Program

## Measures: General

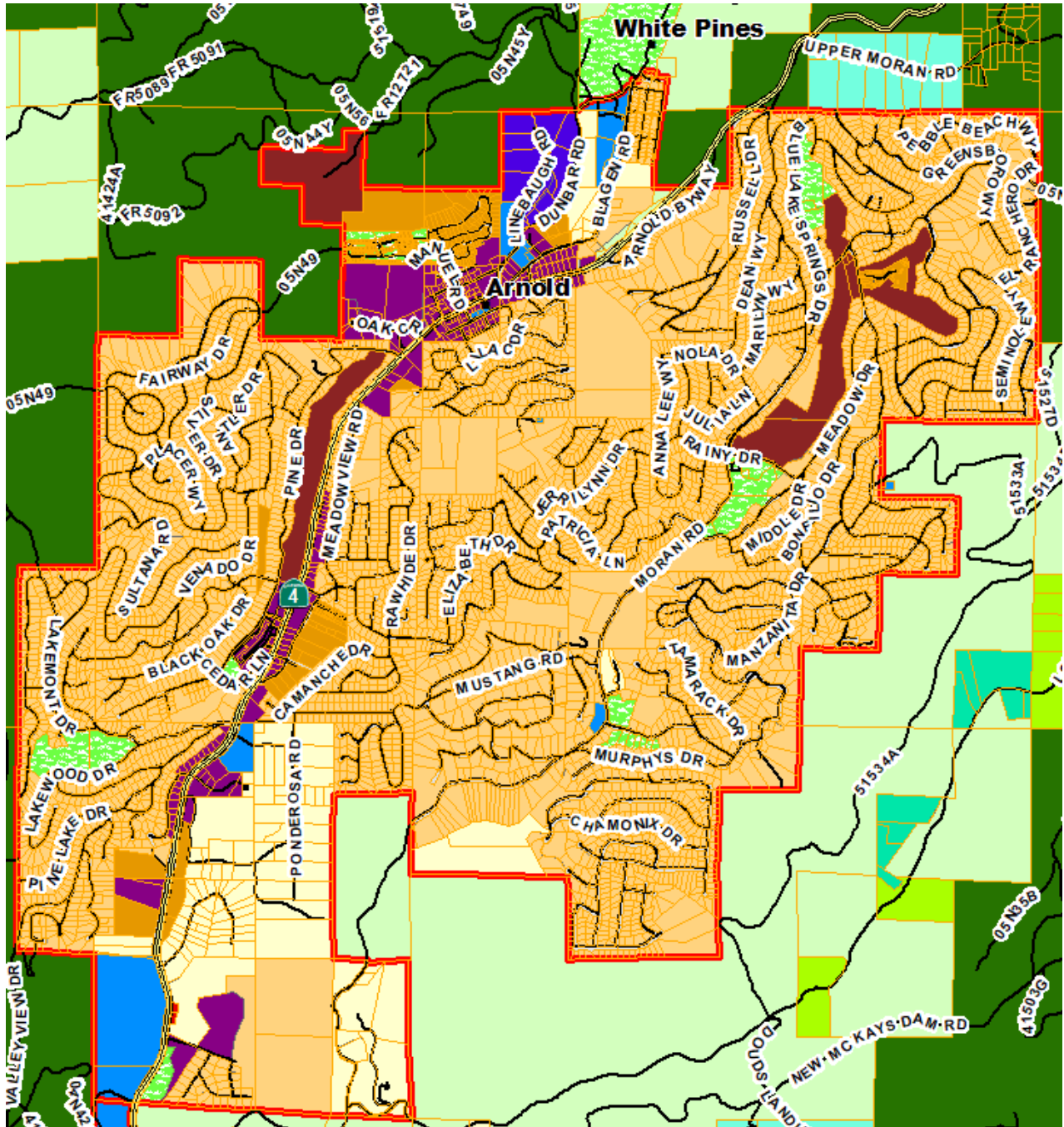
- CP-1A** **New Community Plans**  
Support communities that wish to adopt or update community plans.  
  
Implements: Policy CP 1.1  
Responsible Entity: Planning Department
- CP-1B** **Community Plan Review**  
When a discretionary County approval is requested for an action within the boundaries of one of the communities for which a Community Plan has been adopted, review that request in light of that community plan's contents.  
  
Implements: Policy CP 1.3  
Responsible Entity: Planning Department
- CP-1C** **Community Input**  
Solicit public input into the development of new community plans and the review of discretionary applications, concentrating efforts in geographical areas that will be most affected by the decisions.  
  
Implements: Policies CP 1.1, CP 1.2 and CP 1.3

The following are the identified Community Areas on Figure LU-1. Where community plans have been adopted a location and description of the community, a brief history, and a community vision statement is provided, followed by policies specific to that community.

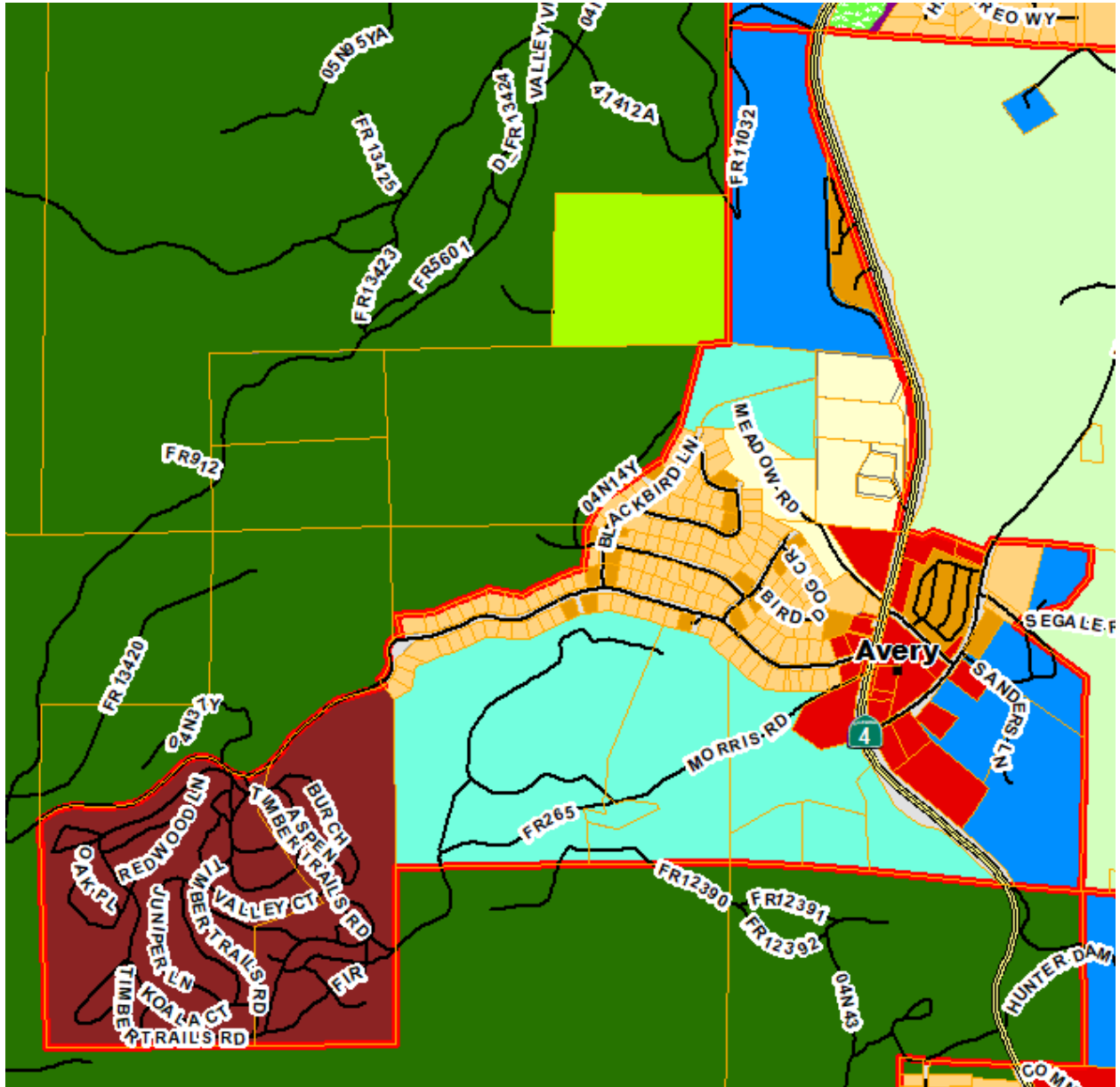
**Figure CP-1 – Land Use Designation Legend**



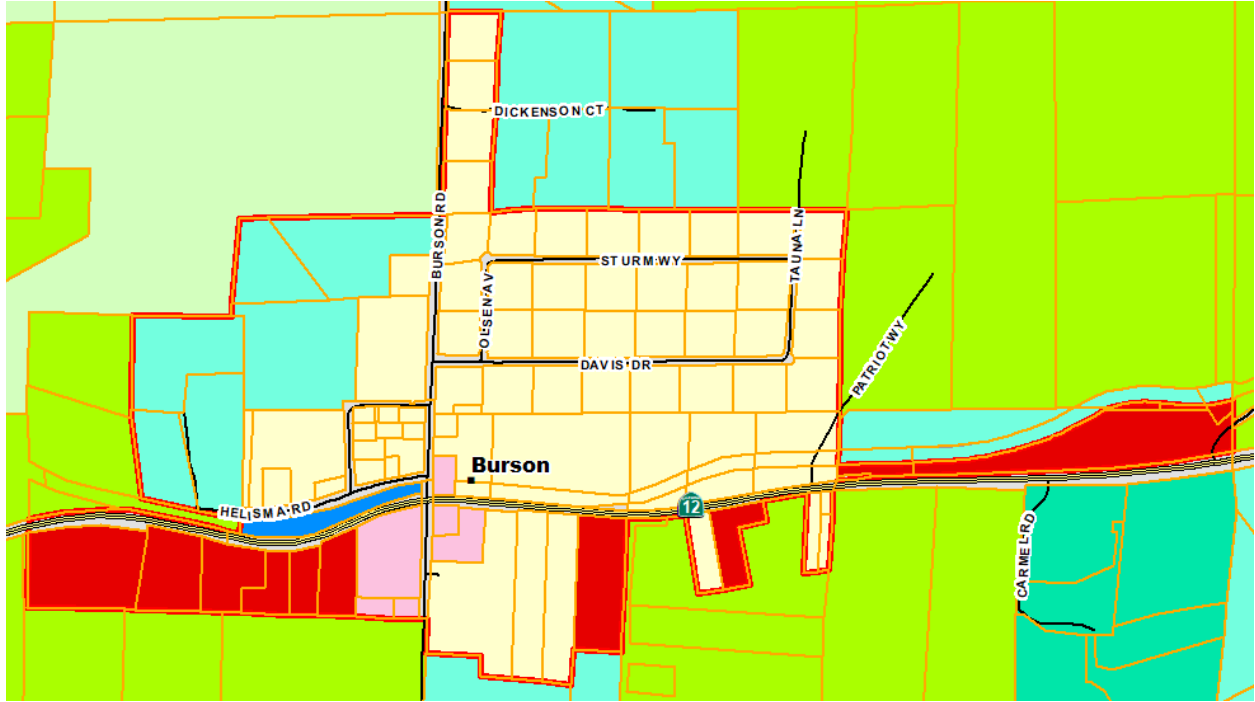
# Arnold/White Pines Community Area



# Avery Community Area

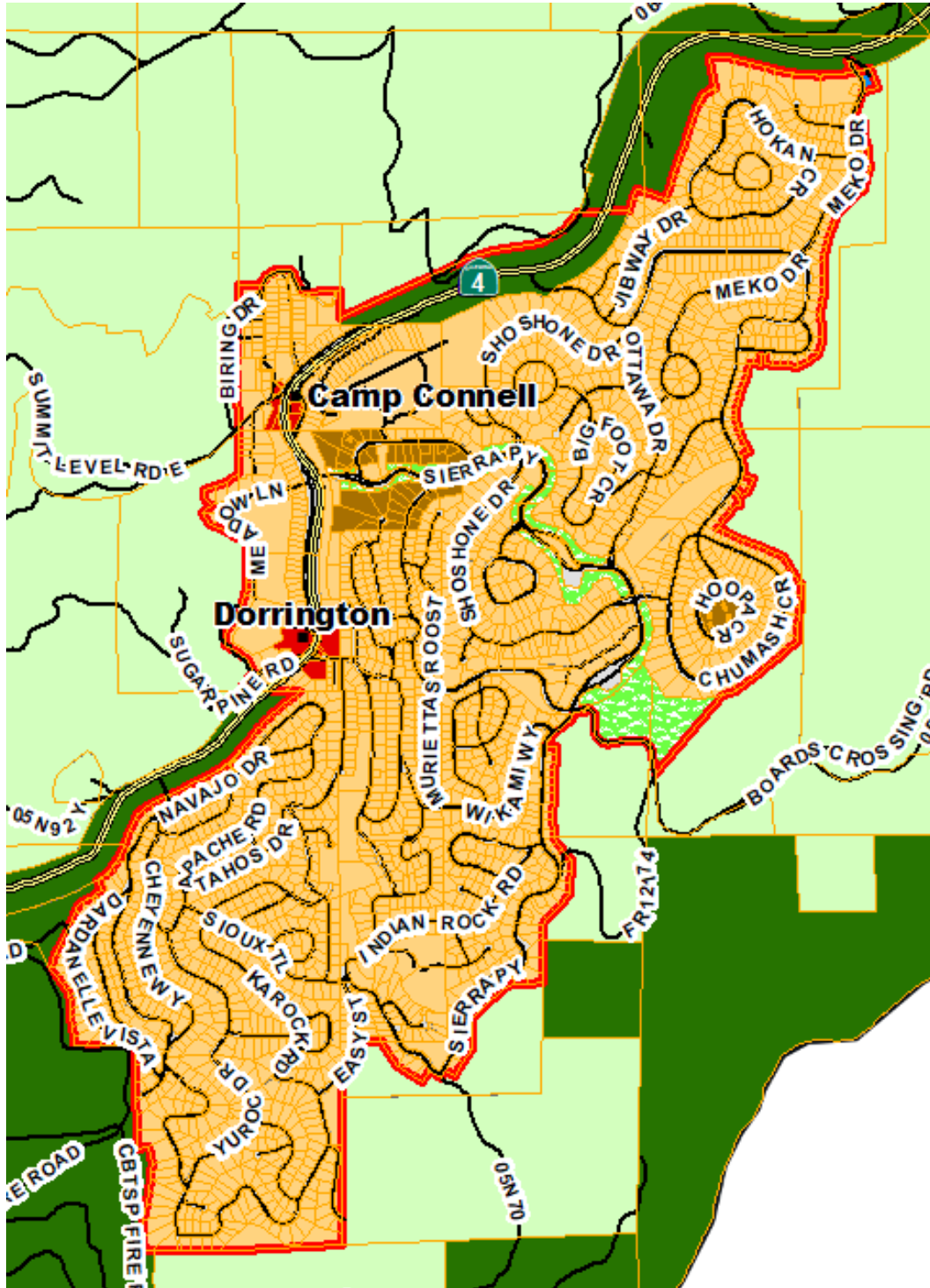


# Burson Community Area



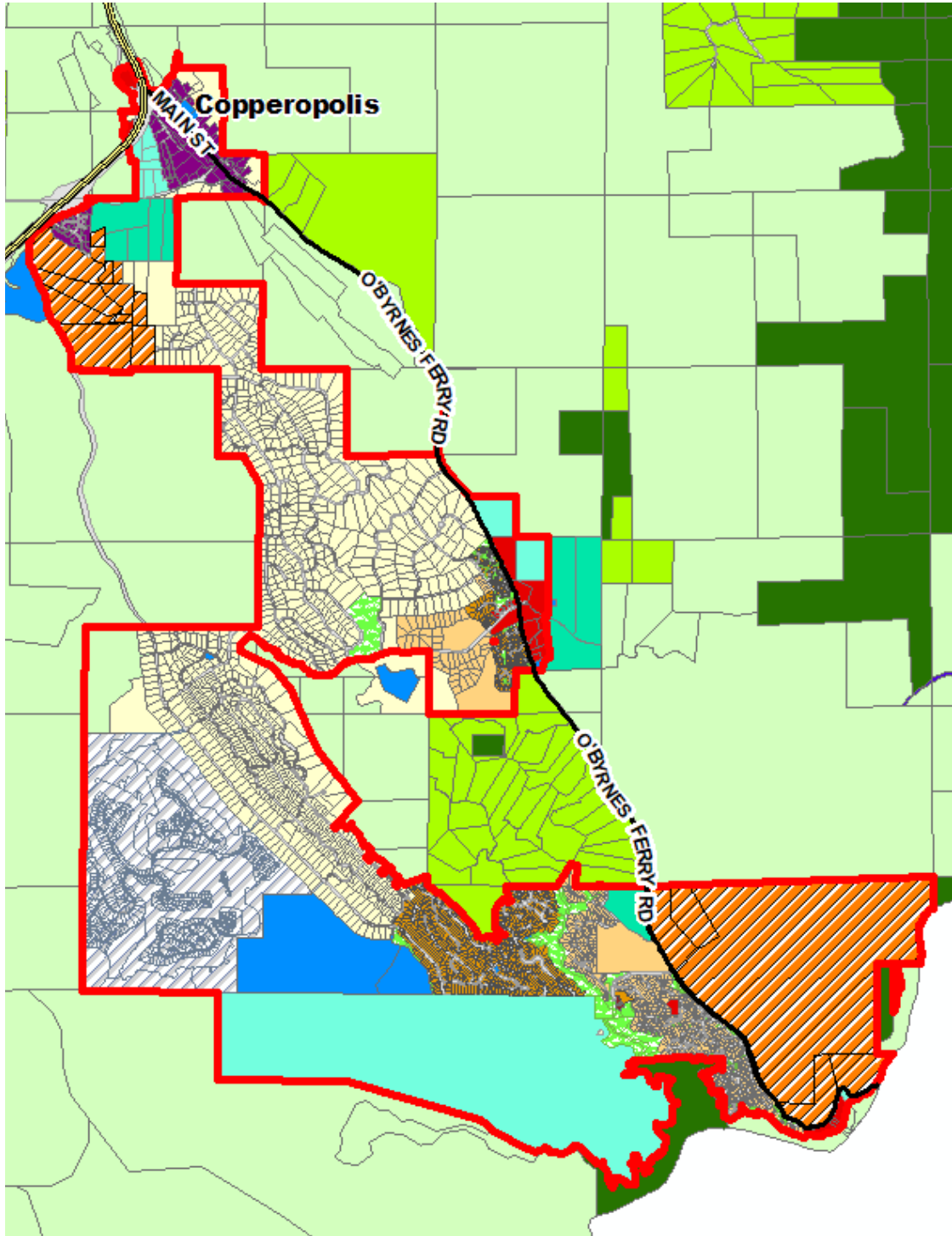


# Camp Connell/Dorrington Community Area

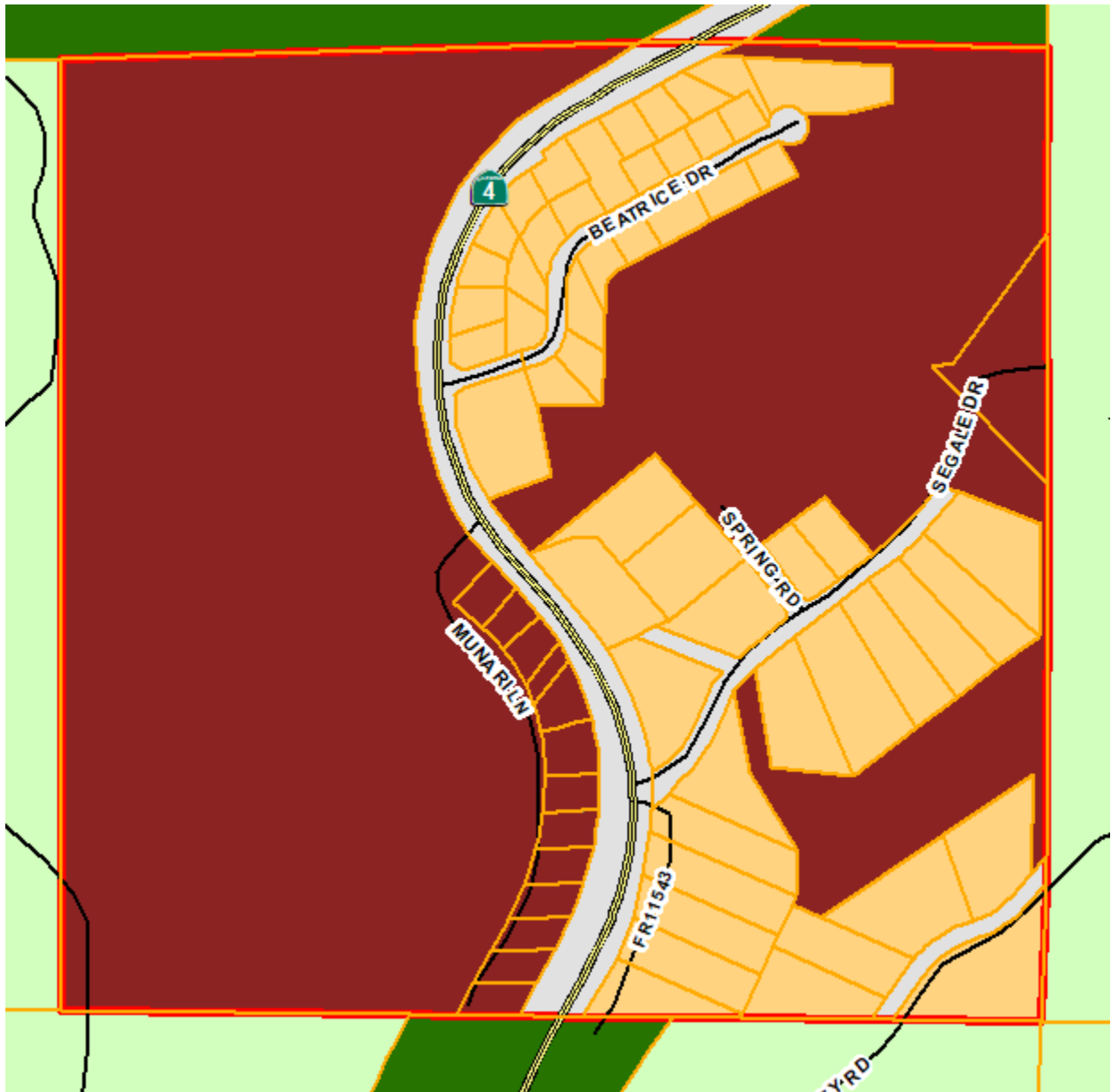




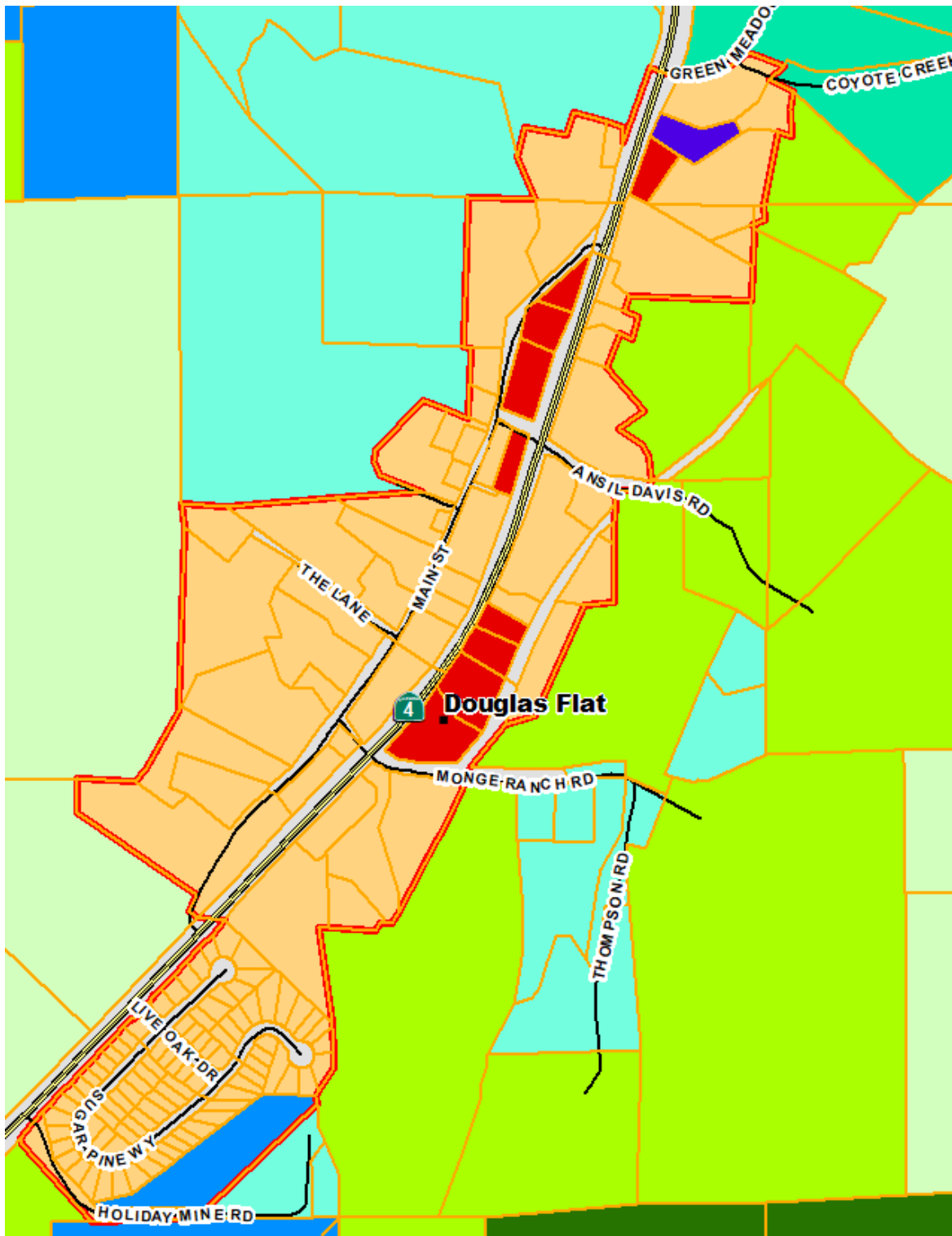
# Copperopolis Community Area



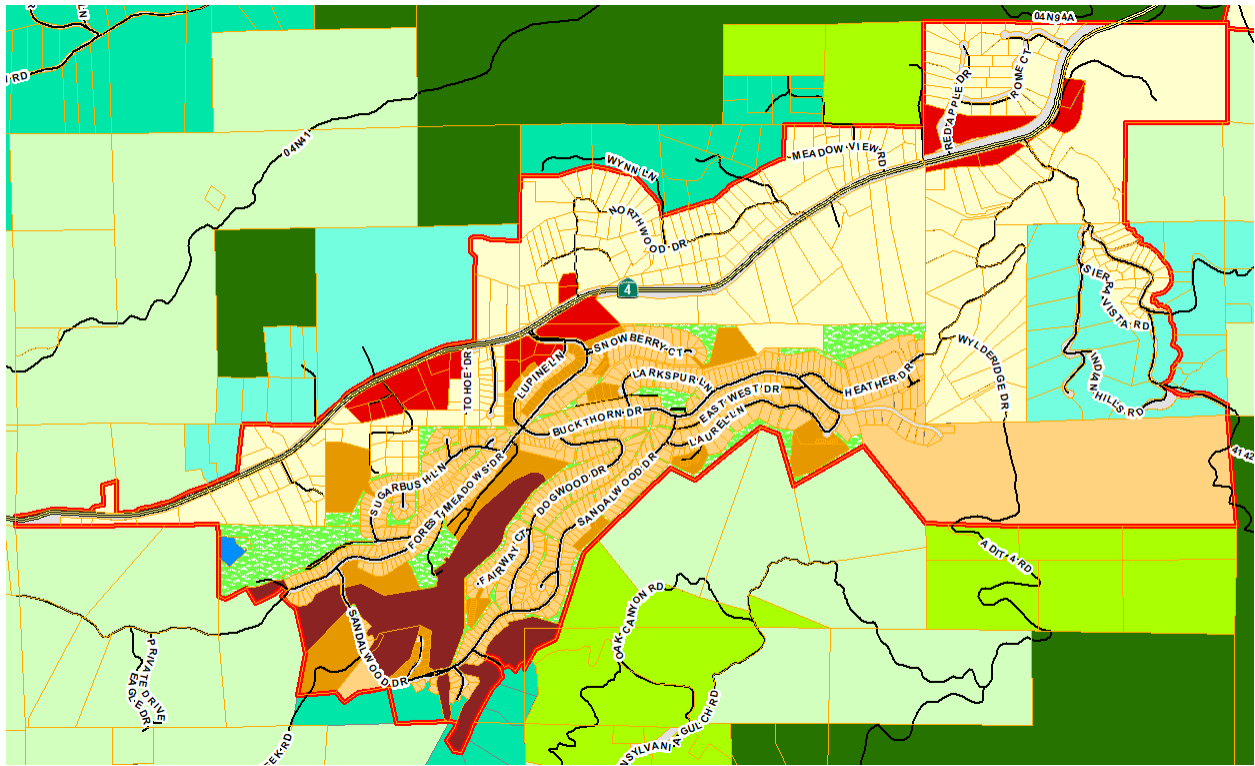
# Cottage Springs Community Area



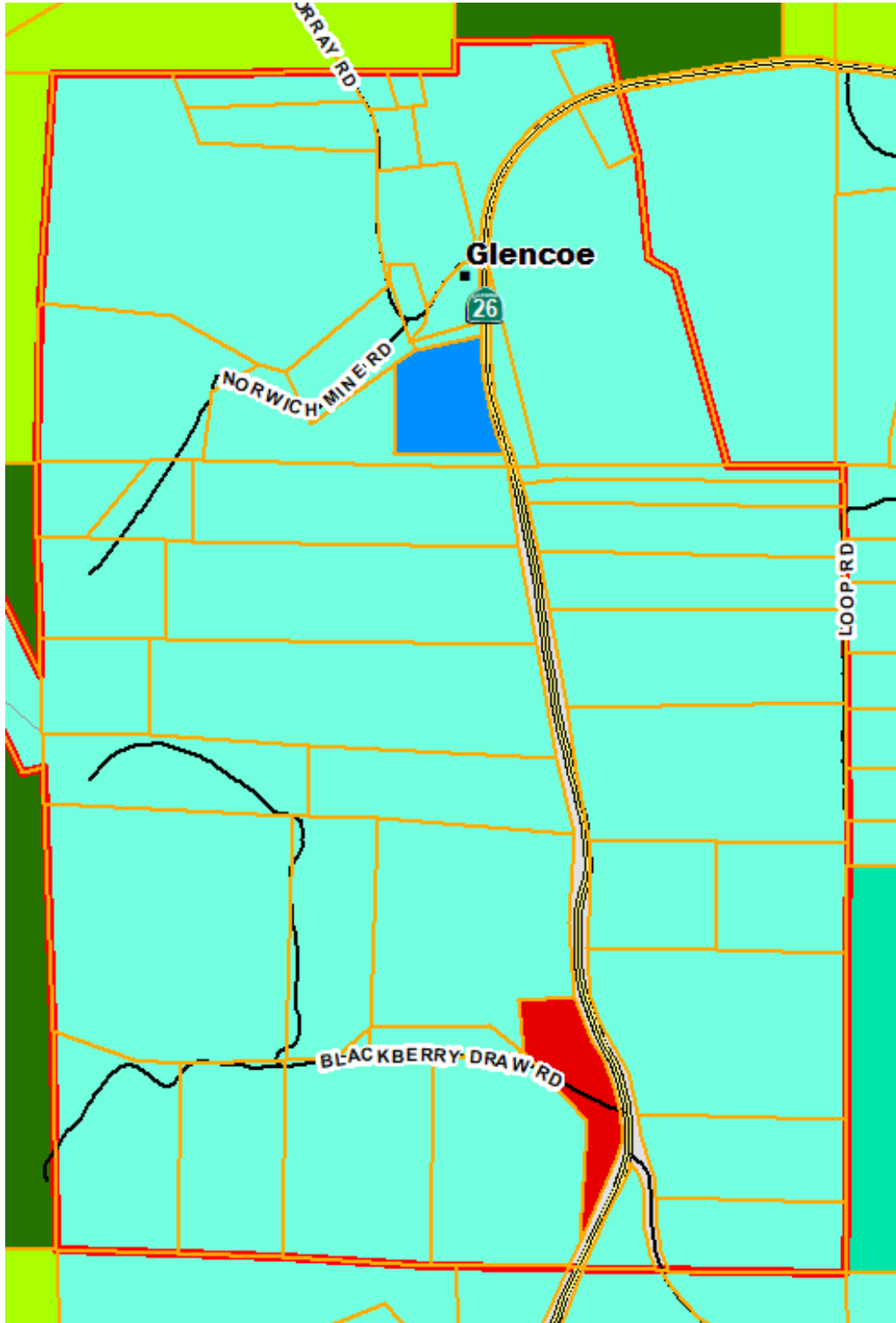
# Douglas Flat Community Area



# Forest Meadows Community Area



# Glencoe Community Plan



## Location and Community Description

Glencoe is an unincorporated town located between Mokelumne Hill and West Point in the heavily wooded northeastern foothills of the county. This area has steep slopes with notable elevation differences from the river canyons to the main roads, in some cases approaching 3,000 feet. Without public water or sewer service to most of the area, Glencoe consists primarily of homes on acreage surrounding the post office and a commercial site.

## History

Northern Calaveras has been home to humans for 12,000 years. Miwok villages existed in Pleasant Springs near Glencoe and Rail Road Flat some 700 years ago where they remained until the 1848 invasion of the Argonauts. Over time, round houses and tee-pees were replaced with tent cities, general stores, hotels and saloons. Armed with picks, shovels, rockers and sluice boxes, placer miners dug-up every gulch in search of free gold. Placer mining died out in the 1860s and was replaced by hard-rock mining in search of quartz embedded with gold veins, the Mother Lode. The mines required huge timbers and head frames cut at local lumber mills and the extraction of gold required heavy stamp mills. This heavy equipment was transported by mule train over an extensive network of roads that still exist. The mills were powered by water conveyed through a sophisticated system of ditches ranging from a few yards to over 60 miles in length. Slowly, the Wild West was domesticated with the arrival of women and the development of self-sustaining homesteads that surrounded commercial centers such as Glencoe. These towns still have their agrarian and rural character and attract new immigrants who desire a lifestyle rooted in the natural landscape.

While mining ended during WWII, a glimpse of the early years can still be found today in Glencoe – Native American artifacts, Grunsky's Store (1849), Camp Glencoe (1852), Mokelumne Canal (1852), Mokelumne to West Point Stage Road (1856), Clarks Ditch (1856), Albers Ranch (1853), Danielson Homestead (1879), Ponderosa Way (1934), hundreds of mines, derelict orchards, historic cemeteries, and other reminders of past history.

Each of the streams and valleys has stories to tell of Native Americans and miners that lived in and modified this landscape that the community now cherishes. Because of Glencoe's proximity to Rail Road Flat, and similar history and development pattern, they are often talked about together. However, Glencoe has its own separate history and remains a distinct community today. The town today is registered as California Historical Landmark #280.

## Community Vision

The vision for Glencoe is to maintain the historic and rural ambiance of the area. The flat lands contain a rich Native American history and there are substantial areas of publicly-owned forested lands that provide refuge for the local wildlife and recreational opportunities. Farms and ranches provide economic benefit and a rural contrast to the natural landscape. There are areas where rural subdivisions provide for individually designed homes. Some are elegant and some are simple. It is this mix that should be maintained.

Residents live in low-density rural neighborhoods within agricultural areas. A modest number of additional home sites can be accommodated provided adequate infrastructure is available. No public water or sewer service facilities exist or are proposed within the area, which is consistent with the rural atmosphere, although the Calaveras Public Utility District provides water service to nearby properties along State Route 26 and Ridge Road south of the community center.

Ranching, timber production, family farms, and cottage industries will continue to be important components of the local economy and are encouraged. Economic development should facilitate self-sustaining, self-sufficient economic opportunities and businesses. Local parks, recreational trails for hikers, cyclists and equestrians, and commercial outdoor recreation facilities are needed.

Public safety must focus on appropriate forest and watershed stewardship on public lands in the wildland/urban interface to minimize catastrophic fire events. Plans must be developed to assure emergency access to structures with defensible space and nearby water points. A Wildfire Protection Plan will serve as the foundation for close collaboration between community and government to reduce fire fuel and establish fire breaks. It is imperative that the removal of fire fuel be followed by a long-term management plan that fosters forest and watershed health. Forest stewardship should form a central element in promoting a sustainable local economy.

Public infrastructure such as road improvements, paths and trails should be designed in a rural style. The rural and historic atmosphere will provide a balance with the more developed and urban communities which are growing along the State Route 49 corridor and areas farther to the west. Compatible new commercial uses should complement the Gold Rush style. Generally speaking, nearby larger communities will continue to provide needed facilities and services for the Glencoe community.

As used in the Glencoe Community Plan, the term “town center” means the same as community area and its boundaries are coterminous.

## **Glencoe Community Plan Policies**

### **Land Use**

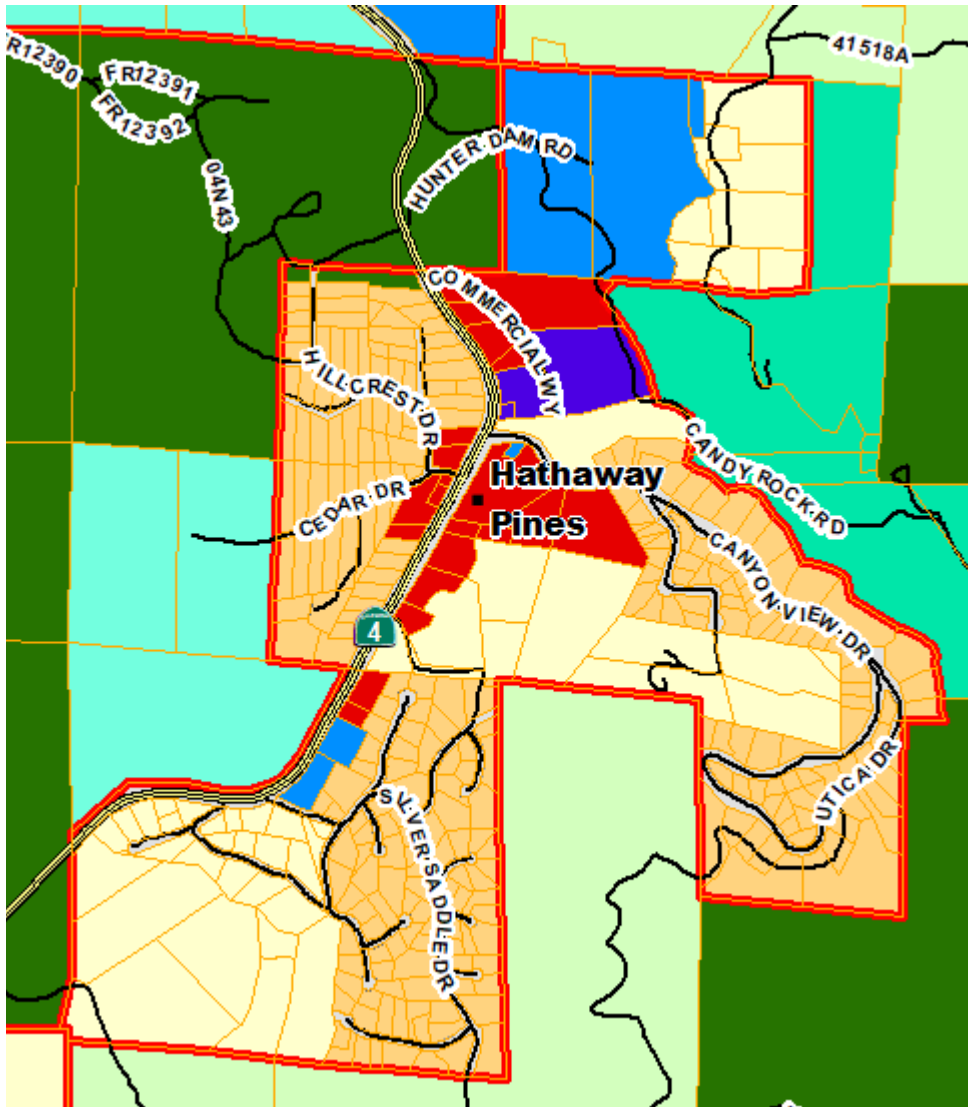
- CPG 1.1** Design new commercial construction in the town center in the Gold Rush style that conforms to the historic character of the communities.
- CPG 1.2** Support commercial recreation development in the area such as stables, outfitters, etc.
- CPG 1.3** Support the development of community service uses such as a fire station, community hall, education center, places of worship, and commercial uses in the town center.

### **Conservation and Open Space/Recreation**

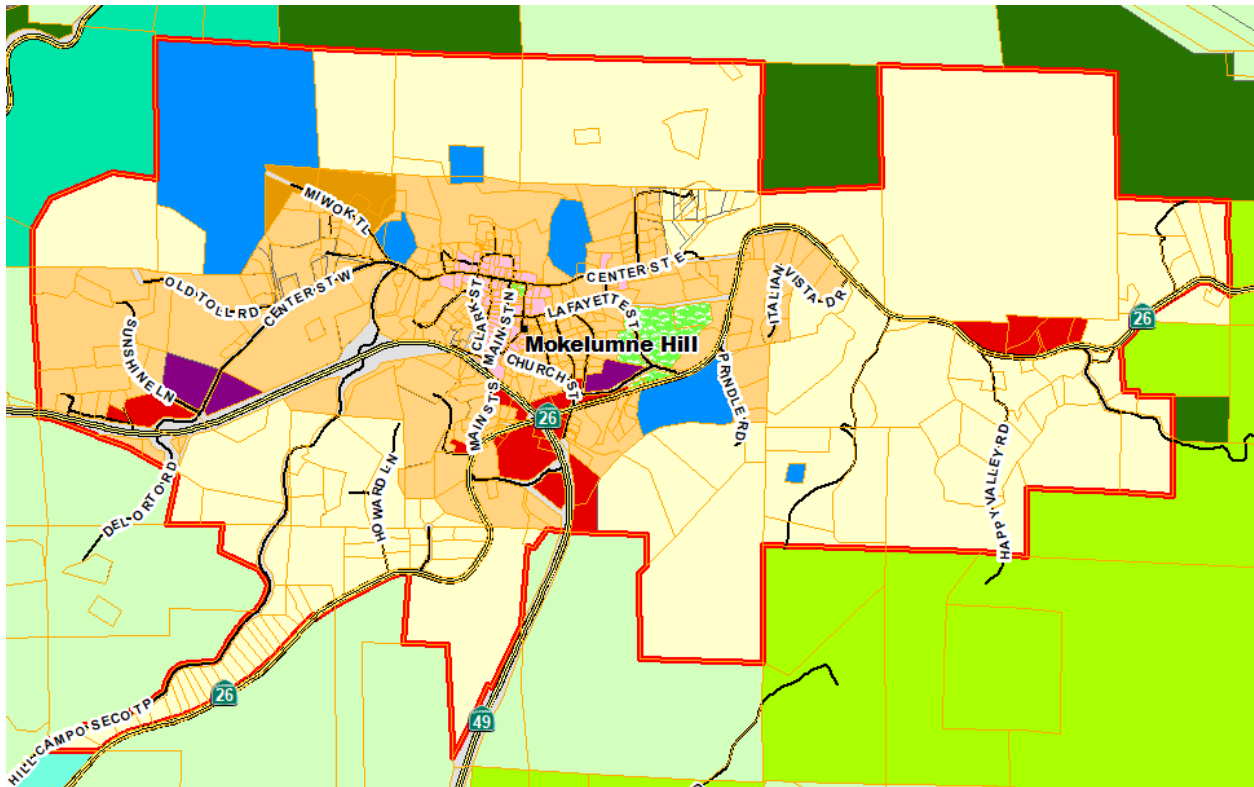
- CPG 2.1** Develop walking paths throughout the town center which maintain the rural, atmosphere. Develop hiking, bicycling and equestrian trails for low intensity recreational use with property owner consent.
- CPG 2.2** Encourage creation of a local park to serve the Glencoe area.
- CPG 2.3** Support trail planning and development including use of historic roads, ditches and canals, and routes to the South Fork and Main Stem of the Mokelumne River and the North Fork of the Calaveras River.



# Hathaway Pines Community Area



# Mokelumne Hill Community Plan



## Location and Community Description

Mokelumne Hill is perched on the southern edge of the Mokelumne River canyon, with an elevation ranging from 1200 to 1700 feet. It is generally hilly, interspersed with ravines and gulches and occasional flat hilltops. Portions of Mokelumne Hill have a rather unique microclimate due to its north facing slopes and the nearby Mokelumne River canyon. Ponderosa Pine, typical of higher elevations, as well as citrus trees imported by early settlers have adapted well. Further from the canyon, vegetation becomes more typical of the foothills, with brush, Gray Pine, oak, and grassland. Rare or endangered plants and animals are not known to inhabit any of the Community Planning area. Historically, Mokelumne Hill was founded due to its rich gold bearing tertiary gravels. The varied topography and early “gold rush planning” contributed to the twisty narrow road pattern.

Mokelumne Hill is a small, quiet community with single-family residences the principal type of housing in the community. Residents find themselves very satisfied with their community, and do not want to see its attractive features, historical attributes, and small size greatly altered.

## History

Prehistoric populations in Calaveras County were present as long as 12,000 years ago. Abundant evidence exists for the arrival of the Northern Miwok to the area during the last 2-3,000 years. The Miwok of the Mokelumne River resided on both sides of the river and family groups moved seasonally through the elevations of the watershed. The name Muquelumnes was first recorded in 1817 by Spanish Franciscan Father Narcisco Durán and is thought to be the Yokut (Central Valley) word Mokelumni for the “people of the Mokol.” With the discovery of gold in 1848, the land was quickly overrun by gold seekers,

game virtually disappeared, and the population was decimated. Surviving in settlements around modern West Point, the modern Miwuk still maintain strong links to their ancestral past.

The first non-natives to live in the area were reputedly French trappers who settled in Happy Valley in the 1830s. Leading the Gold Rush miners to the area was Captain Charles M. Weber's company, followed by Colonel Jonathan D. Stevenson's Regiment of New York Volunteers. By the end of 1848, Mokelumne Hill was established as a trading center for the booming camps of the vicinity. Nearby placer and hard-rock gold abounded, and with completion of the Mokelumne Campo Seco Canal in 1853, the prosperity of the community was assured. During the 1850s, Mokelumne Hill was the leading town of Calaveras County and one of the liveliest, largest, and principal placer mining communities of the Mother Lode. It served as the site of the Calaveras County Court House between 1852 and 1866, adding to its political importance.

Early Mokelumne Hill had an ethnically diverse population, notably consisting of French, Germans, Chinese, Irish, Mexican, Jews, and Chileans, as well as the numerous Yankees from eastern states. The decline in mining, and relocation of the Court House to San Andreas in 1866, influenced the exodus of many of the town's inhabitants. A unique microclimate, however, favored agriculture, and a steady stream of immigrants from Genoa resulted in the prosperous development of Upper and Lower Italian Gardens, which provided vegetables for most towns in the vicinity. By the latter 1800s, cattle ranching became the most important agricultural activity and grazing lands still dominate the town's surrounding landscape.

After the turn of the century, many of the town's residents worked in nearby lumber mills, or, after 1925, for the Calaveras Cement Company in San Andreas. Today, Mokelumne Hill is a community uniquely dominated by descendants of its pioneer families while integrating newcomers. Facilities include a grammar school, post office, library, fire station, restaurants, stores, saloons, and a gas station. Volunteer efforts support a downtown Community Hall and town park, as well as a baseball field, horse arena, and tennis courts. Although its historic architecture is featured in virtually every guide to the Mother Lode, the close-knit community has been able thus far to avoid being transformed into a tourist town.

## **Community Vision**

Mokelumne Hill is a small community that has retained and enhanced its rich historic and cultural assets. These assets include its historical structures and monuments, small streets and a circulation pattern that contributes to the safety and unique character of the community. Mokelumne Hill prides itself on its investment and commitment to youth and their engagement in the future of the community. Mokelumne Hill is a place where multi-generational involvement and social interaction, trust, and connectedness are key community values. The community is enriched and supported by a thriving business community that has embraced the historic structures and ambiance through compatible design along Main Street and the Highway 49 Gateways. Mokelumne Hill is an active supporter of the arts through the many local offerings for residents and visitors. The community is strengthened by its Town Hall, Shutter Tree park, Hobbs Field ballpark, horse arena, and Barry's Courts for tennis and by its proximity to a vast network of natural and recreational settings.

## **Design Review**

Mokelumne Hill recognizes the importance of its historic architectural assets to the economic health and vitality of the community and its first community plan (1988) called for the creation of guidelines to protect these key assets. On November 13, 2012, the Calaveras County Board of Supervisors adopted the Mokelumne Hill Design Review Guidelines (Guidelines) by Resolution No. 2012-163. All development (new and remodeling) requiring a permit or approval by Calaveras County within the District and Gateway Areas is subject to these Guidelines. In addition, all Designated Historic Buildings within Mokelumne Hill are subject to these Guidelines. Areas outside of the District and Gateway Areas are also recognized as having valuable architectural and historical qualities and here design review will be encouraged but not required. The Guidelines can be reviewed (and downloaded) at: <http://www.planning.calaverasgov.us/Planning/FormsDocs/tabid/1474/FolderID/1830/Default.aspx>

## **Mokelumne Hill Community Plan Policies**

### **Land Use**

- CPMH 1.1** Provide for orderly growth in a manner that retains the small town character, historical, and cultural assets and protects the community's scenic, recreational, agricultural, and natural resources.
- CPMH 1.2** Protect the Historic District, designated Historic Buildings, and Gateway Areas in Mokelumne Hill, which are determined significant to the history and atmosphere of the town by continued implementation of the Mokelumne Hill Design Review Guidelines.
- CPMH 1.3** Encourage present and future owners of property in Mokelumne Hill to construct and maintain structures in a manner that is in keeping with the town's historical atmosphere.
- CPMH 1.4** Promote and facilitate infill within the existing Community Plan area, especially with land already served by public sewer and water.
- CPMH 1.5** New commercial development shall be located where it will be compatible with adjacent and nearby land uses.
- CPMH 1.6** Accommodate the housing needs of all income groups expected to reside in Mokelumne Hill.
- CPMH 1.7** Duplexes and multiple family dwellings shall be designed to be compatible with single-family homes, and adequately served by public water and sewer service, fire protection, and have satisfactory access to a public street.
- CPMH 1.8** All new residential and commercial development shall meet the requirements of the Calaveras County Zoning Ordinance for off street parking with the exception of the use of existing structures within the Historic District and all designated Historic buildings within the Mokelumne Hill Community Planning Area.
- CPMH 1.9** Permit residential agriculture uses where compatible with other land uses, to include the raising of livestock and crops for home or youth projects.

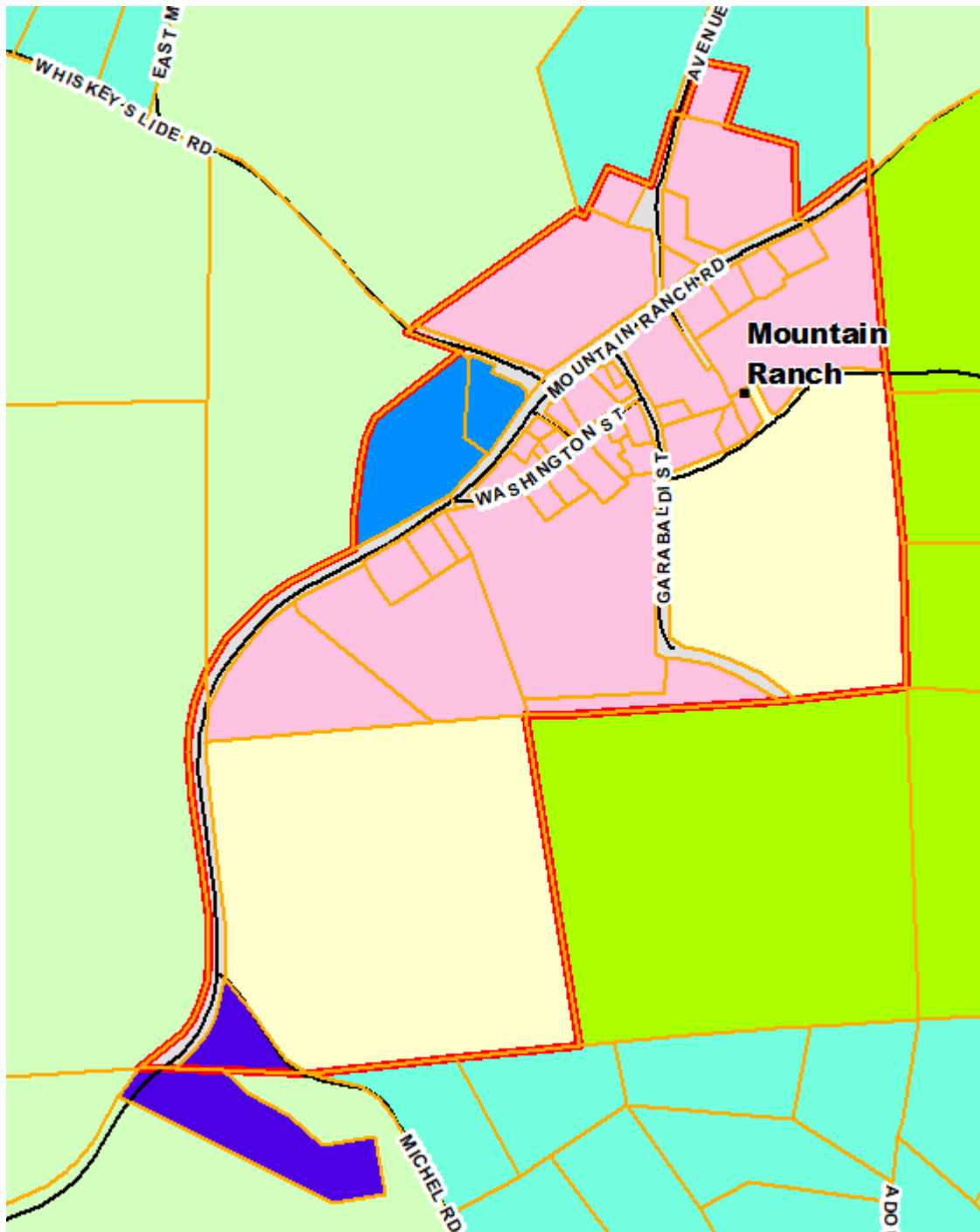
### **Circulation**

- CPMH 2.1** Sufficient roads shall be provided to serve the transportation needs of the community while preserving the unique and irregular street patterns and road widths of the existing community and remaining consistent with the historical transportation routes of the town.

### **Public Facilities and Services**

- CPMH 3.1** Pursue opportunities to expand the existing offering of park and recreational facilities.

# Mountain Ranch Community Plan



## Location and Community Description

The community of Mountain Ranch is located in the geographic center of the county, east of San Andreas and south of Rail Road Flat. Mountain Ranch Road provides east and west access to the community.

The Mountain Ranch Community recognizes that part of the enjoyment of rural living is the perception of less infringement on the environment by human development than in a suburban or urban setting. The community has a beautiful park, grocery and hardware store, Community Club and a thriving retirement community that needs updated roads and services.

The Town Center of Mountain Ranch is currently served by private and community water wells that struggle to meet the community's water needs. Mountain Ranch does not receive its water from an aquifer, and therefore faces increasing water quality and scarcity issues that must be addressed in the growth and development process. Future growth in the town could be impaired if a water plan is not developed.

## History

Today Mountain Ranch is a result of good fortune, vision and much work on the part of citizens over many generations. The Miwok, the indigenous people of the foothills who relied on natural resources for food, water and shelter, originally populated the area. They had minimal impact on the environment. As the California Gold Rush came, Argonauts came in search of placer gold, the easy to collect surface gold nuggets, and dust. This gold was found in or near rivers and over eroded surfaces of an ancient riverbed. Millions of years ago this river ran north to south through the center of the valley along Whiskey Slide road to Cave City where it joined Fort Mountain Ranch.

Originally named El Dorado, "the gold one," the area was also home to the first steam powered saw mill in the county located at Whiskey Slide and Mountain Ranch Roads. The sawdust burner of a later sawmill still stands today. Located at a crossroads, stagecoaches from Mokelumne Hill to Murphys came via Whiskey Slide to El Dorado then to Cave City and up to Murphys. The stage from San Andreas to Rail Road Flat and West Point also stopped in El Dorado. El Dorado was formally designated a town in 1873 and attracted enterprising Swiss Italian farmers. Among them was Mr. Cuneo who was a personal friend of Mr. Garibaldi, the founder of modern Italy, hence the name of the main street.

This Swiss-Italian colony left some of the best examples of Gold Rush architecture: the Raggio Dughi Adobe of 1863; the Paginni-Dominghini Adobe of 1862; and the Mountain Ranch Hotel built by Dan Fillippini in 1904. These buildings represent excellent examples of appropriate foothill architecture and are still used as homes 140 years later. Around 1930 people began calling El Dorado "Mountain Ranch," although the community never voted on the name change nor was there a Board of Supervisors action to change the name.

During the depression of 1930, the original Old Timers were mostly gone. The new generation of that time left for Stockton, the Bay Area, and Hollywood, but others came with a vision to revitalize the community. Augustus Sender came from Oakland and bought the old Rodesino store in 1942. Phil and Florence Alberts came from Concord and bought the Dominghini estate in 1965. At that time there were only 75 people getting mail at the Mountain Ranch Post Office. The community has now grown to close to 2,000 people.

## Community Vision

The residents of Mountain Ranch wish to preserve the look and feel of the community while permitting controlled growth in certain parts of the Mountain Ranch Community. The community desires to maintain the nature of the Mountain Ranch area as an open, rural, country community, the existing large parcels outside of the Town Center, open space throughout the area by means of zoning regulation and agricultural land preservation, and protect the area from incompatible land uses. Economic development shall be encouraged within the Mountain Ranch town center. Home based businesses are appropriate within the area. The Mountain Ranch community recognizes that part of the enjoyment of rural living is the perception of less infringement on the environment by human development than in a suburban or urban setting and desire to preserve the quiet environment and dark night sky. The community wishes to protect Mountain Ranch and its surrounding area from natural and manmade hazards and emergencies.

As used in the Mountain Ranch Community Plan, the term “town center” means the same as community area and its boundaries are coterminous.

## **Mountain Ranch Community Plan Policies**

### **Land Use**

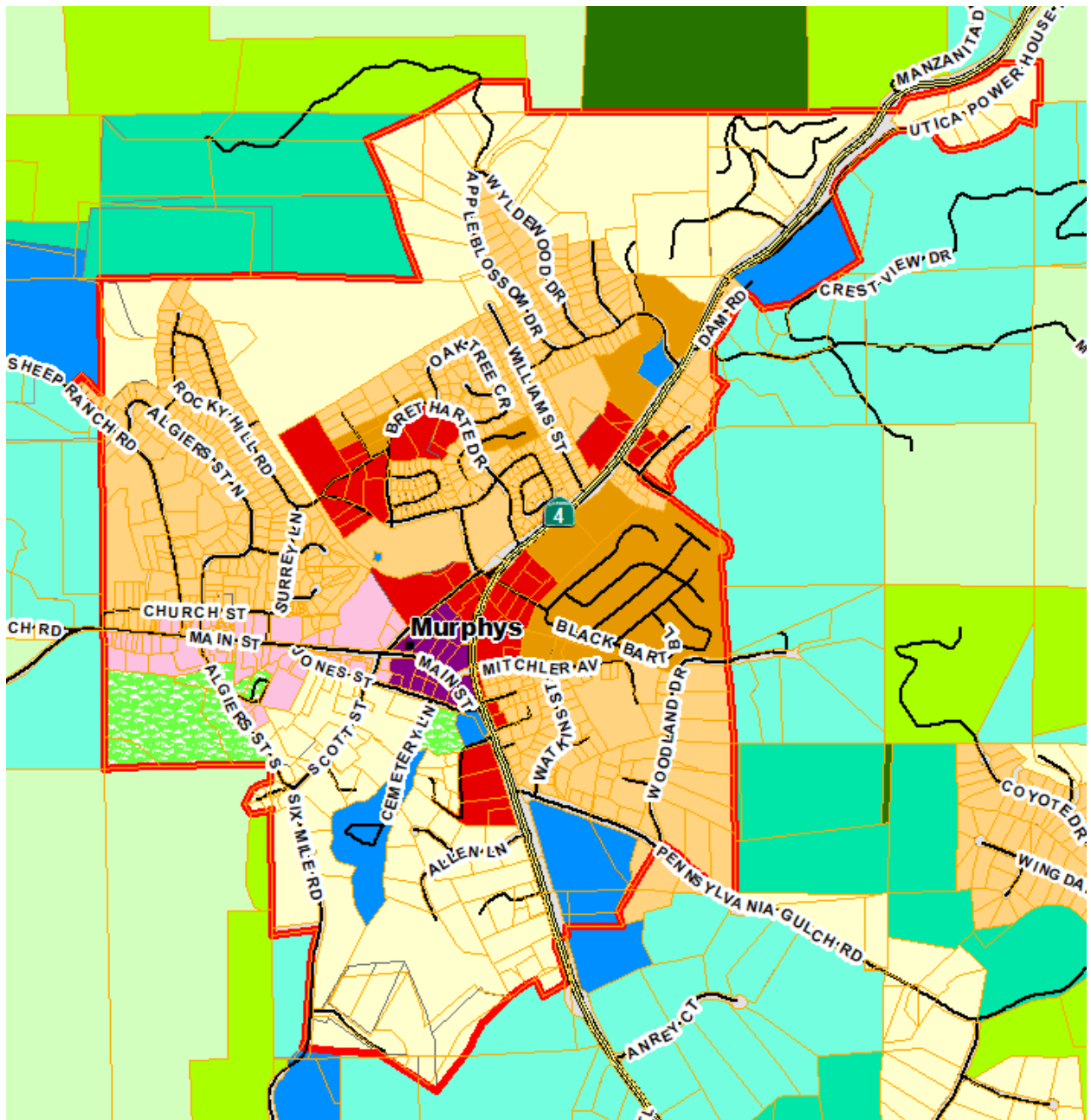
- CPMR 1.1** Development of the town center area shall be consistent with the historical nature of the historic building inventory and future building shall retain the look and feel of the old west.
- CPMR 1.2** Development in the Town Center area should encourage residential density, Single Family Residential lots no smaller than 1/8 acre, mixed-use and commercial uses.
- CPMR 1.3** Public buildings serving Mountain Ranch should be located in the town center area.
- CPMR 1.4** An architectural review committee of local citizens should be appointed by the Board of Supervisors to develop architectural guidelines for development of the town center area.
- CPMR 1.5** The County shall encourage the development of a municipal water supply and sewage treatment to support development in the Town Center area.
- CPMR 1.6** The existing park shall remain at least as big as it is at the current time and the public buildings in the park area should remain for public use.

### **Lighting and Noise**

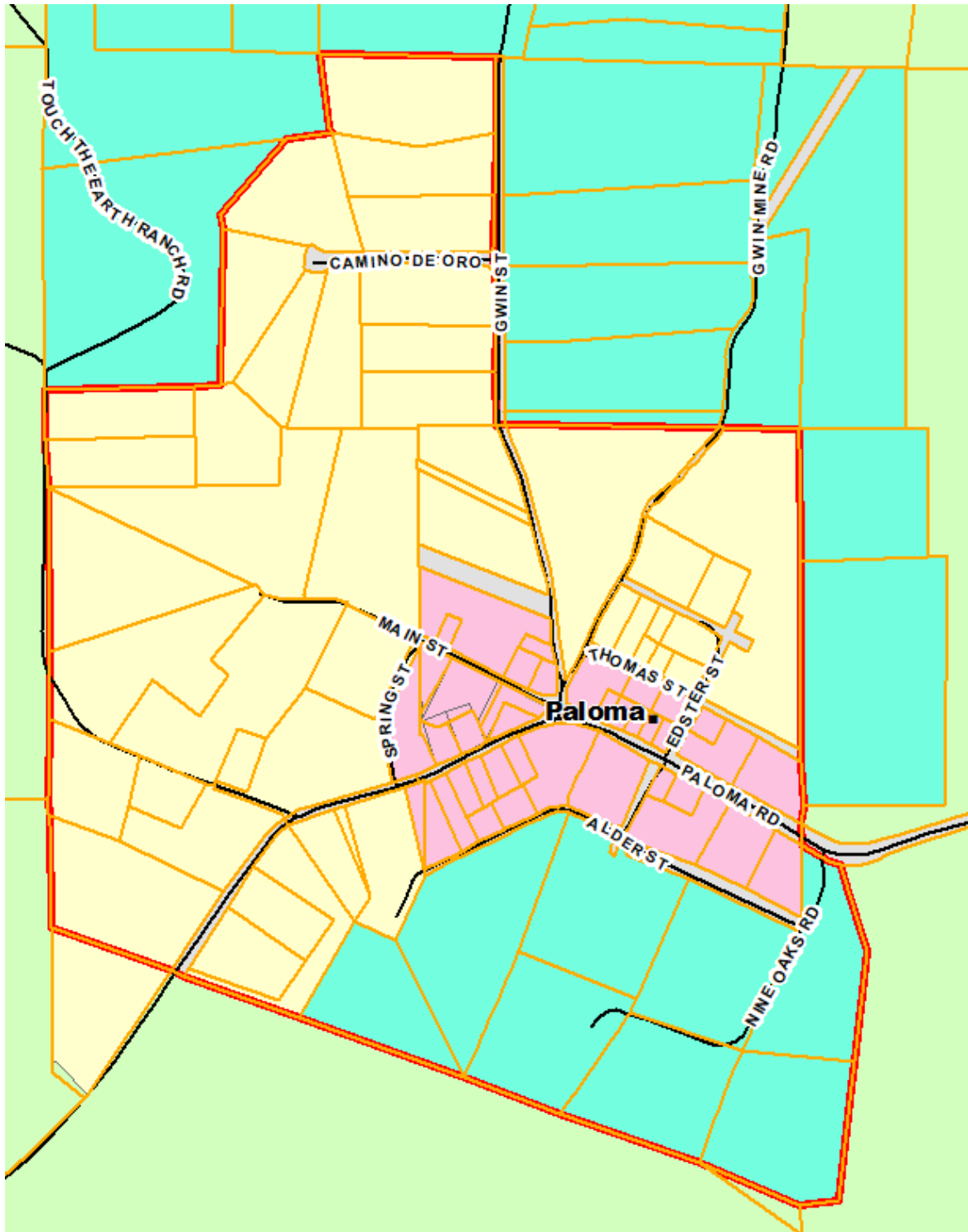
- CPMR 2.1** Activities on developed and undeveloped lands that create excessive noise shall be consistent with Noise Element Policies N 1.6, N 1.7 and N 1.8.
- CPMR 2.2** Outdoor lighting shall be consistent with Land Use Element Policies LU 4.3 and LU 4.10.



# Murphys Community Area



# Paloma Community Plan



## Location and Community Description

Paloma is located on the northwestern edge of the county, between Highway 26 and the Mokelumne River. The community lies halfway between Valley Springs and Mokelumne Hill. The Paloma Community Plan area is centered at the intersections of Paloma Road, Gwin Mine Road and Gwin Street. Public water is available for part of the community from the Calaveras Public Utility District. No public sewer service exists. The town center of Paloma is surrounded by grazing land and large lot residential parcels.

## History

Paloma, like most of the communities in Calaveras County, began as a gold mining town and evolved into a small residential community. Gwin Mine, Paloma, and Lower Rich Gulch were mined for placer gold starting in 1849. In 1851, quartz was discovered in the area. The Gwin Mine was active till 1908. By 1918 the town's post office closed after operating for 15 years. Paloma is registered as California Historical Landmark #295.

## Community Vision

The residents of Paloma wish to maintain the rural and historic nature of their community and its sense of place. The community desires to maintain open space between Paloma and the towns of Mokelumne Hill and Valley Springs and to keep these areas in rural and agricultural uses. It is this plan's intent to foster a free-spirited and tolerant community in which all residents and visitors:

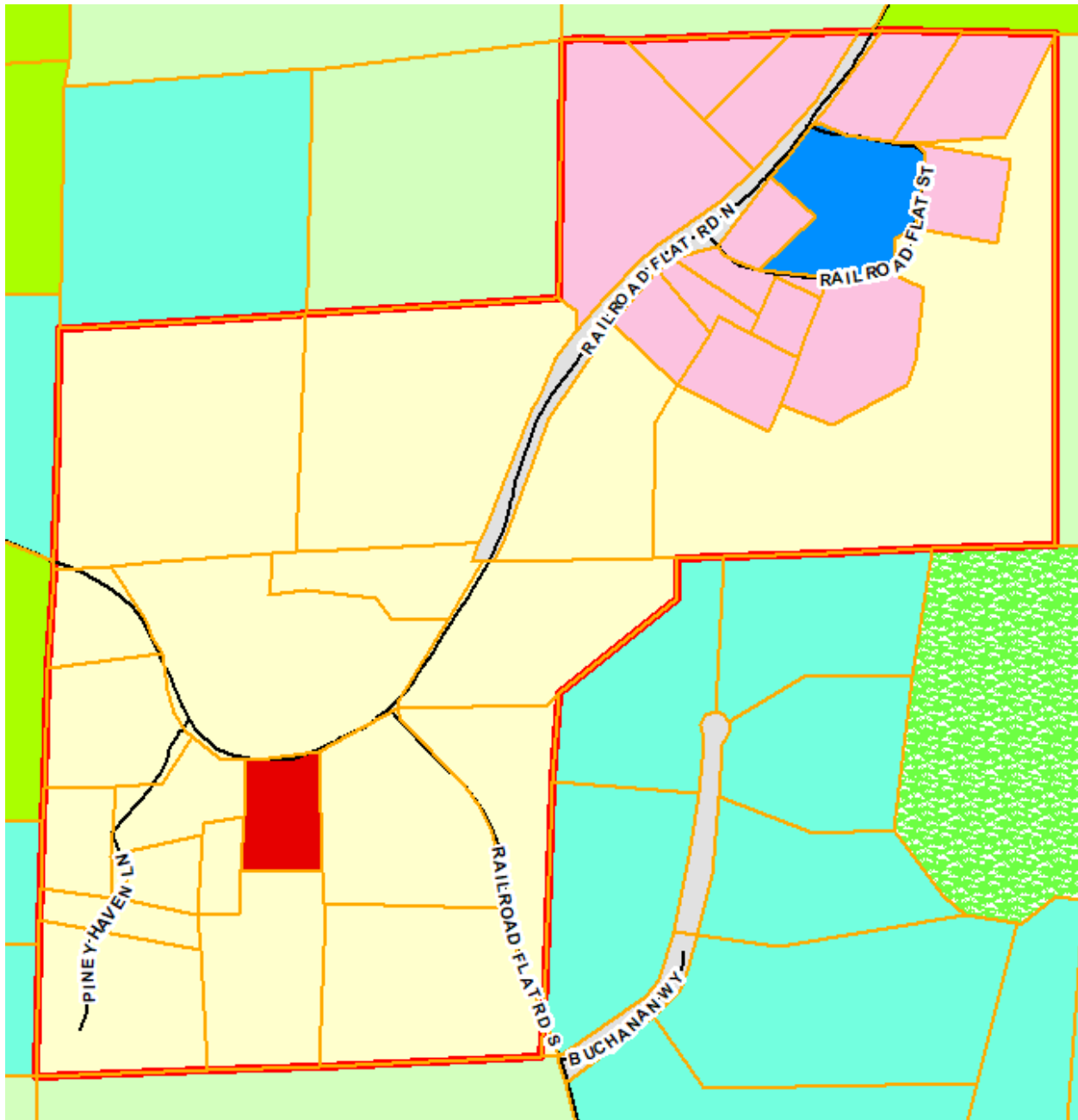
- Feel safe and secure;
- Have opportunities to be mutually supportive and connected to one another;
- Can participate in community events and processes regardless of heritage, belief, faith, origin, or time of arrival in our town;
- Have opportunities for learning for people of all ages;
- Can find outdoor recreational activities at hand;
- Support the success of future generations by sponsoring activities for youth;
- Take care to be good stewards of our land by adopting sustainable land use and economic policies;
- Come to know and value and preserve the historic nature of our town, including its Native American and Gold Rush origins, mines, and historic ranches;
- Have full awareness of, and access to, quality health, education, and emergency services;
- Bequeath a clean and well-maintained town to future generations;
- Have an opportunity to resolve differences through amicable and community based processes and venues; and
- Are committed to town hall democratic procedures to make decisions together.

## Paloma Community Plan Policies

### Land Use

- CPPA 1.1** Appropriate public uses in the Community Center of Paloma are a fire station, community garden, school, park, post office and a community center/town hall
- CPPA 1.2** Appropriate residential and non-residential uses in the Community Center of Paloma are single family dwellings, commercial uses, mixed use structures of residential and commercial/light industrial, places of worship.
- CPPA 1.3** Agriculture, mining, and other working lands, open space and recreational uses are appropriate in the area around Paloma.

# Rail Road Flat Community Plan



## Location and Community Description

Rail Road Flat is an unincorporated town located between Wilseyville and Mountain Ranch in the heavily wooded northeastern foothills of the county. This area has steep slopes with notable elevation differences from the river canyons to the main roads, in some cases approaching 3,000 feet. Public water is available along Ridge Road and in the historic town center, centered around the Rail Road Flat school, community club, post office and store.

## History

Northern Calaveras has been home to humans for 12,000 years. Miwok villages existed in Pleasant Springs near Glencoe and Rail Road Flat some 700 years ago where they remained until the 1848 invasion of the Argonauts. Over time, round houses and tee-pees were replaced with tent cities, general stores, hotels and saloons. Armed with picks, shovels, rockers and sluice boxes, placer miners dug-up every gulch in search of free gold. Placer mining died out in the 1860s and was replaced by hard-rock mining in search of quartz embedded with gold veins, the Mother Lode. The mines required huge timbers and head frames cut at local lumber mills and the extraction of gold required heavy stamp mills. This heavy equipment was transported by mule train over an extensive network of roads that still exist. The mills were powered by water conveyed through a sophisticated system of ditches ranging from a few yards to over 60 miles in length. Slowly, the Wild West was domesticated with the arrival of women and the development of self-sustaining homesteads that surrounded commercial centers such as Glencoe. These towns still have their agrarian and rural character and attract new immigrants who desire a lifestyle rooted in the natural landscape.

While mining ended during WWII, a glimpse of the early years can still be found today in Rail Road Flat – Native American artifacts, Clarks Ditch (1856), Eureka School (1896), hundreds of mines, derelict orchards, historic cemeteries, and other reminders of past history.

Each of the streams and valleys has stories to tell of Native Americans and miners that lived in and modified this landscape that the community now cherishes. The historic mining town of Rail Road Flat was established in 1849 and was the site of an Indian council as well as the center of rich placer and quartz mining. The town's name comes from the primitive mule-drawn ore cars used during the gold rush era (there was never actually a railroad in the area). The town is registered as California Historical Landmark #286.

## Community Vision

The vision for Rail Road Flat is to maintain the historic and rural ambiance of the area. The flat lands contain a rich Native American history and there are substantial areas of publically-owned forested lands that provide refuge for the local wildlife and recreational opportunities. Farms and ranches provide economic benefit and a rural contrast to the natural landscape. There are areas where rural subdivisions provide for individually designed homes. Some are elegant and some are simple. It is this mix that should be maintained.

Residents live in low-density rural neighborhoods within agricultural areas. A modest number of additional home sites can be accommodated provided adequate infrastructure is available. No public sewer service facilities exist or are proposed within the area, which is consistent with the rural atmosphere. Ranching, timber production, family farms, and cottage industries will continue to be important components of the local economy and are encouraged. Economic development should facilitate self-sustaining, self-sufficient economic opportunities and businesses. Local parks, recreational trails for hikers, cyclists and equestrians, and commercial outdoor recreation facilities are needed.

Public safety must focus on appropriate forest and watershed stewardship on public lands in the wildland/urban interface to minimize catastrophic fire events. Plans must be developed to assure emergency access to structures with defensible space and nearby water points. A Wildfire Protection Plan will serve as the foundation for close collaboration between community and government to reduce fire fuel and establish fire breaks. It is imperative that the removal of fire fuel be followed by a long-term management plan that fosters forest and watershed health. Forest stewardship should form a central element in promoting a sustainable local economy.

Public infrastructure such as road improvements, paths and trails should be designed in a rural style. The rural and historic atmosphere will provide a balance with the more developed and urban communities

which are growing along the State Route 49 corridor and areas farther to the west. Compatible new commercial uses should complement the Gold Rush style. Generally speaking, nearby larger communities will continue to provide needed facilities and services for the Rail Road Flat community.

As used in the Rail Road Flat Community Plan, the term “town center” means the same as community area and its boundaries are coterminous.

## **Rail Road Flat Community Plan Policies**

### **Land Use**

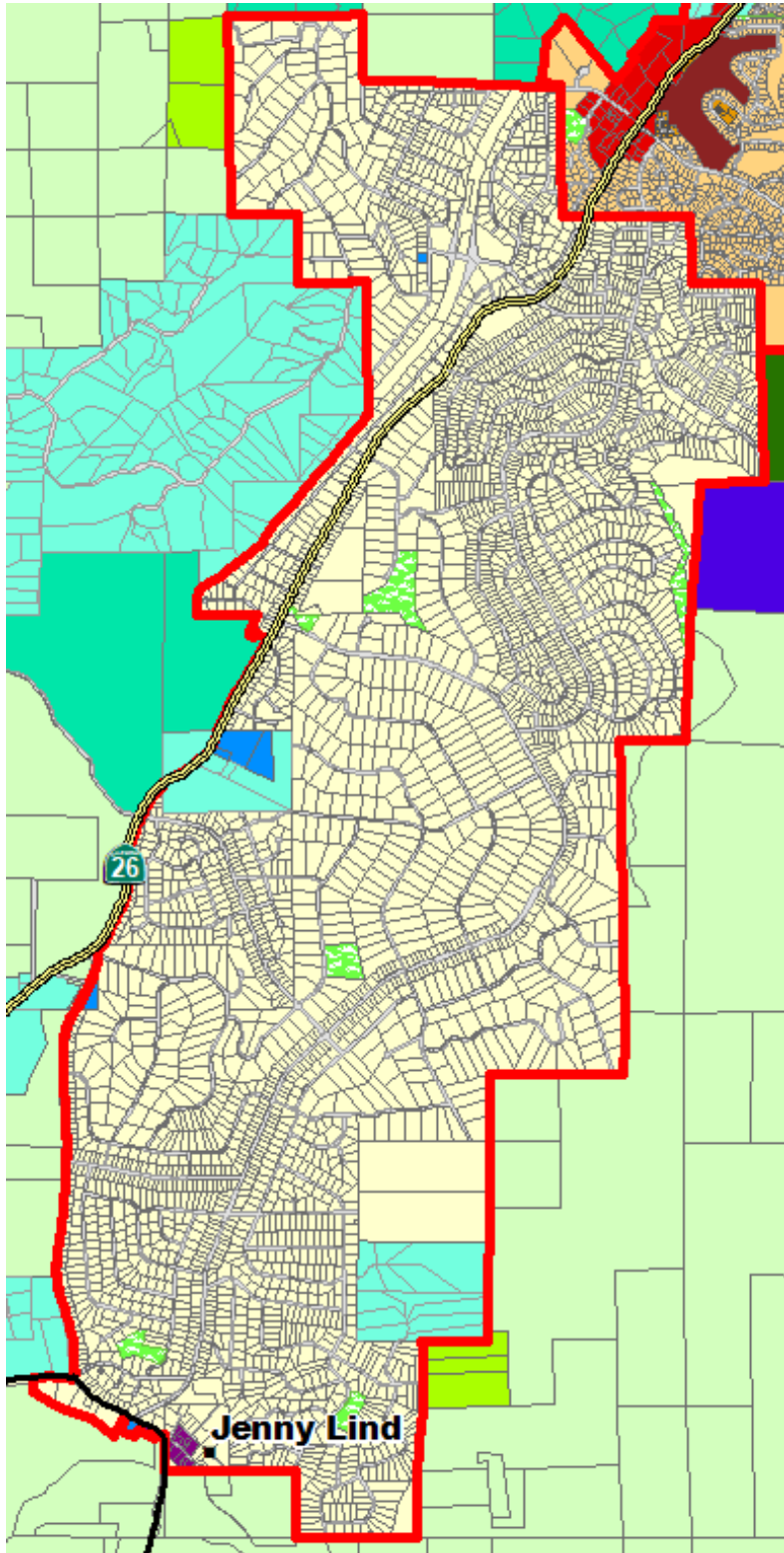
**CPRF 1.1** Design new commercial construction in the town center in the Gold Rush style that conforms to the historic character of the communities.

**CPRF 1.2** Support the establishment or re-establishment of a public park in or near the community.

### **Conservation and Open Space**

**CPRF 2.1** Develop walking paths throughout the town center which maintain the rural, atmosphere. Develop hiking, bicycling and equestrian trails for low intensity recreational use with property owner consent.

# Rancho Calaveras/Jenny Lind Community Plan





## Location, History, and Community Description

Rancho Calaveras is located in the western part of the county, between Valley Springs and Jenny Lind, along State Route 26. It was originally developed between 1966 and 1969 primarily as a second home recreational subdivision. With 3,615 lots, Rancho Calaveras is the largest residential subdivision in Calaveras County. Recreational facilities include a clubhouse, swimming pool, tennis courts, lakes and river front property. These facilities are private property, owned and maintained for use by members of the Rancho Calaveras Property Owners Association, which is a non-mandatory association. Calaveras County Water District (CCWD) supplies water to approximately 80% of the lots, with individual wells as the water source for the remainder. The method of sewage disposal for lots in Rancho Calaveras is by individual septic system. A special plan for the area was first adopted in 1983 in order to address inconsistencies between deed restrictions and County zoning provisions. It was updated in 1999 to address the keeping of animals and pedestrian/equestrian easements.

The Community Plan boundary also includes the historic town site of Jenny Lind. Situated on the road leading from Stockton to the Southern Mines, this town on the north bank of the Calaveras River was first called Dry Diggins at the dawn of the Gold Rush and served as a convenient waystation for freighters and mule teams. In the early 1850s, the town was renamed Jenny Lind, partly for pioneer Dr. John Y. Lind and partly for the far more famous singer Jenny Lind, though the Swedish Nightingale never set foot there. Placer mining prospered on the river, mainly by the area's large Chinese population, for only a short time and in the early 1900s, gold dredging operations moved in until they diminished with World War II. Though Jenny Lind's heyday is long past, a handful of buildings still stand as reminders of a rambunctious history.

## Community Vision

The Rancho Calaveras community desires to maintain the rural residential atmosphere and single family residential character, and to prohibit commercial and multifamily development. Permanent commercial zoning is not permitted in Rancho Calaveras. The only allowed use that falls into "commercial use" is the real estate office on Highway 26 and Baldwin Street. This is a legal non-conforming use, as it was established when lots were first sold by Pacific-Cascade and predates the 1973 Special Plan. If the use is discontinued for more than one year, any such future use must obtain approval of a conditional use permit from the Planning Commission. Similarly, the Rancho Calaveras Clubhouse is a non-residential use. This use is considered consistent and compatible with the residential nature of Rancho Calaveras and may continue.

## Rancho Calaveras/Jenny Lind Community Plan Policies

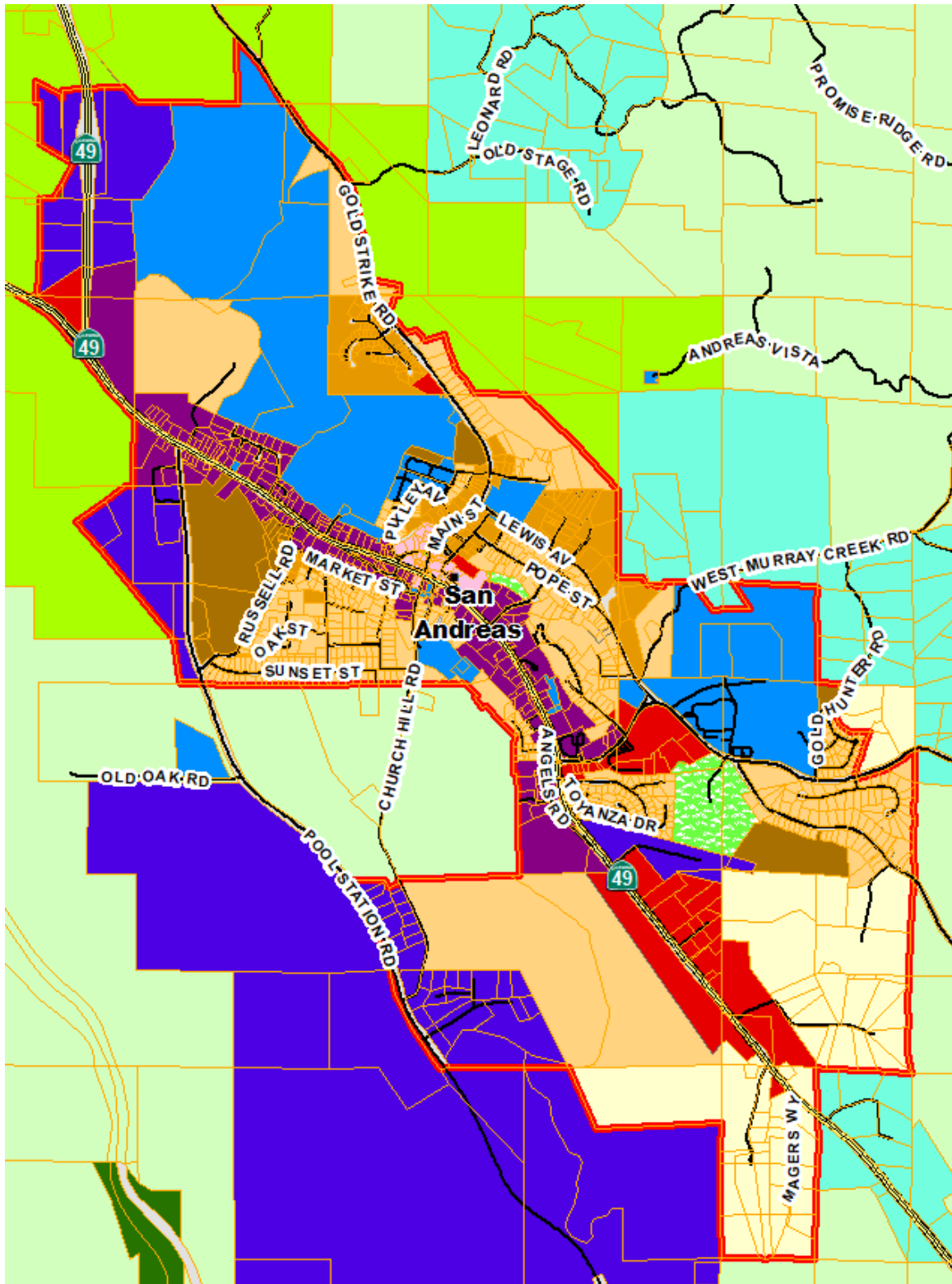
### Land Use

- CPRC 1.1** No commercial zoning or uses shall be established in Rancho Calaveras except within the historic townsite of Jenny Lind and for those uses that qualify as a home business in conformance with Chapter 17.68 of the Zoning Code.
- CPRC 1.2** Prohibit multiple family residential development in Rancho Calaveras.
- CPRC 1.3** Due to limitations on the ability of the soils in Rancho Calaveras to accommodate septic systems, accessory dwellings, as provided in Chapter 17.66 of the Calaveras County Code, shall be limited to parcels of two acres or more.
- CPRC 1.4** Maintain a rural residential density for the Plan area by retaining Rural Residential Three-Acre (RR-3) zoning for all those parcels zoned RR-3 in the original Rancho Calaveras Subdivision.

**Recreation/Animal Keeping**

- CPRC 2.1** Encourage the preservation and development of practical pedestrian/equestrian easements throughout the Rancho Calaveras Community Plan area by identifying and supporting those easements which are physically practical and which provide reasonable access to and from streets and roads.
- CPRC 2.2** Maintain compatibility between residential use and the keeping of farm animals, birds, or pets within the Plan area and prohibit the keeping of same on absentee owner lots within the Rancho Calaveras area.

# San Andreas Community Plan



## Location and Community Description

San Andreas is located in the central part of the county, at the crossroads of State Routes 49 and 12. Development in San Andreas is centered along Highway 49, or St. Charles Street, which bisects the community. This highway was developed in 1919 as a product of the Golden Chain Council with the intent of promoting tourism based on the preservation and protection of the historical early California Gold Rush era settlements. Development along this corridor is a mix of uses with residential, commercial, and service/retail (e.g. restaurants, coffee shops) abutting the street. A part of this area is also a designated historic district.

Well-established residential areas are located on either side of Highway 49. Major institutional uses, the Calaveras Works, Calaveras Government Center, and Mark Twain hospital are located on the east side of the community plan area. The community contains three parks operated by the San Andreas Recreation and Park District including facilities at Turner Park, the Town Hall, and Alex Quinones Community Park. San Andreas is the hub of education in northern Calaveras County. Almost 2,500 students attend the various schools in the San Andreas Community including Calaveras and Gold Strike High Schools, Mountain Oaks School, and San Andreas Elementary. About 75 percent of these students live outside the San Andreas Community and commute to San Andreas by means of school buses or by private transportation. The community is served with public water by the Calaveras Public Utility District and the existing developed area with sewage treatment by the San Andreas Sanitary District. Circulation is a significant issue in the community, with the state highway also serving as the main street through San Andreas. The highway was widened in 1955, with many historical buildings removed to accommodate the wider highway. This has led to conflicts between through traffic and local business needs and school children walking to school.

## History

San Andreas was settled by Mexican gold miners in 1848 who named the town after the patron saint of Spain, St. Andrew. Mining activity came in waves. By 1850 surface mining was played out, but in 1852 new major finds were discovered. This boom lasted until 1859. In 1863 San Andreas was selected to become the County seat, moving from Mokelumne Hill. The move did not occur until 1867 when the Historic Court House was built, which was used for 99 years. The building is now home to the historical society and museum. San Andreas is registered as California Historical Landmark #252. The population remained stable during the latter part of the 19<sup>th</sup> century and early 20<sup>th</sup> century. The next boom occurred when the Calaveras Cement plant opened in 1926 south of town. The plant was a major employer and it also brought in a rail line and natural gas to the community. With the closure of the plant in the early 1980s, the rail line was abandoned and employment dropped significantly.

## Community Vision

The San Andreas Community motto is: Preserve Our Rural Heritage. The vision for San Andreas is to be a small, thriving, vibrant foothill town surrounded by rolling oak studded hills. Farms, ranches, and open space are an integral component of the character of the San Andreas community. From the center it transitions from businesses and homes to rural residential then to farms, ranches, and open space. The town heart includes its historic and well-preserved main street with an inviting entrance. Mark Twain Hospital, a state-of-the-art facility, provides services to the Mother Lode region including a birthing center, a level-one trauma center and a cancer treatment center. The community offers a variety of after school activities for children and families with its well-maintained schools, parks, and playing fields. The county seat, surrounding offices, medical buildings and light industry offer social services as well as economic and employment opportunities.

## **San Andreas Community Plan Policies**

### **Land Use**

- CPSA 1.1** Concentrate all current and future government facilities in the County Government Center along Mountain Ranch Road.
- CPSA 1.2** Facilitate the establishment and operation of retail and commercial outlets that meet the retail and commercial needs of the community while at the same time complimenting the rural atmosphere and historical character of the San Andreas Community.
- CPSA 1.3** Encourage and promote the use of architectural standards in the “Gold Rush” or “Mother Lode” style in the Historic Center designated areas.

### **Circulation**

- CPSA 2.1** Support the completion of a complete sidewalk system to facilitate pedestrian circulation within the community and provide safe access to schools.
- CPSA 2.2** Work with Caltrans and the Calaveras Counsel of Governments to facilitate planning and construction of improvements to improve the intersection of Mountain Ranch Road and State Route 49 and access to the Government Center and to resolve circulation conflicts between through traffic on St. Charles Street, local traffic and business needs, and pedestrian and bicycle circulation.

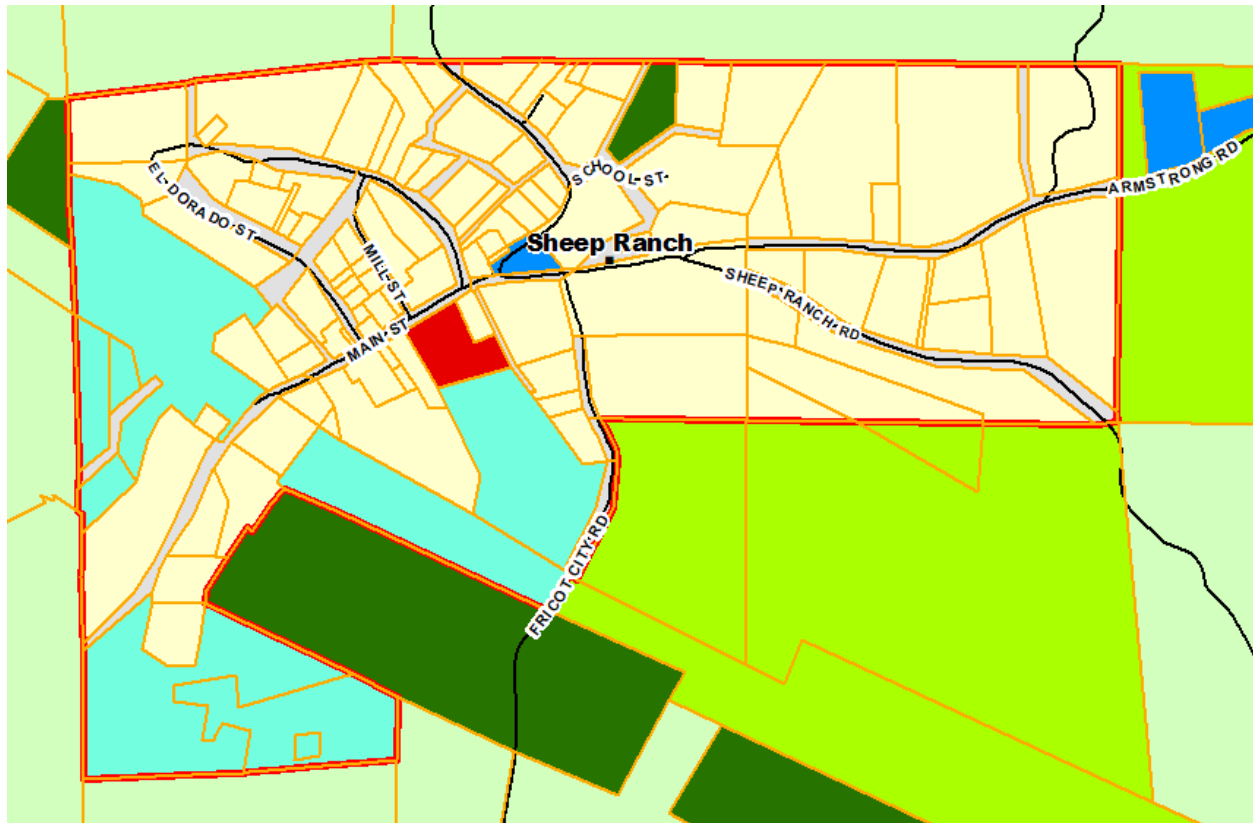
### **Public Facilities and Services**

- CPSA 3.1** Facilitate water conservation to protect and maintain an adequate water supply in cooperation with the Calaveras Public Utility District.
- CPSA 3.2** Facilitate sewage treatment capacity and line extensions to areas identified for future development in cooperation with the San Andreas Sanitary District. Infrastructure improvement costs shall be borne by development causing the needed improvements.

### **Recreation**

- CPSA 4.1** Work with the San Andreas Recreation and Park District to provide sufficient park and recreation facilities to meet the needs of the community by pursuing funding opportunities, including state and federal grants, development fees, and other funding sources.

# Sheep Ranch Community Plan



## Location and Community Description

Sheep Ranch is a small quiet town, located in the remote and rural area of central Calaveras County. The community is located halfway between Mountain Ranch and Murphys. Sheep Ranch Road, which bisects the town's center, connects the community to Highway 4 to the south via Murphys and Highway 49 to the west via Mountain Ranch Road. Large ranches and timberlands frame the area and reinforce the solitude and lifestyle of Sheep Ranch. How rural is Sheep Ranch? The Sheep Ranch sheep roam the streets of town and graze wherever they want, except where property owners have fenced them out.

## History

Sheep Ranch is rich in gold-mining history and historic buildings. The Sheep Ranch Town Center essentially follows the boundaries of the Sheep Ranch Townsite that was established in the survey completed November 6, 1878, and amended October 31, 1879.

## Community Vision

The people in Sheep Ranch prize its rural environment, with peace and quiet, clean air, low population density, diversity of landscape and wildlife, minimal light pollution, open space, little traffic, lack of commercialism, and general beauty. In a county where other communities are developing, Sheep Ranch will serve as an increasingly rare living example of Calaveras County's past. The community does not seek further development of the area. With no public sewer service available, and with no plans to expand

current water service, the community wishes to remain a very small rural town and surrounding area with very low population density.

As used in the Sheep Ranch Community Plan, the term “town center” means the same as community area and its boundaries are coterminous.

## **Sheep Ranch Community Plan Policies**

### **Land Use**

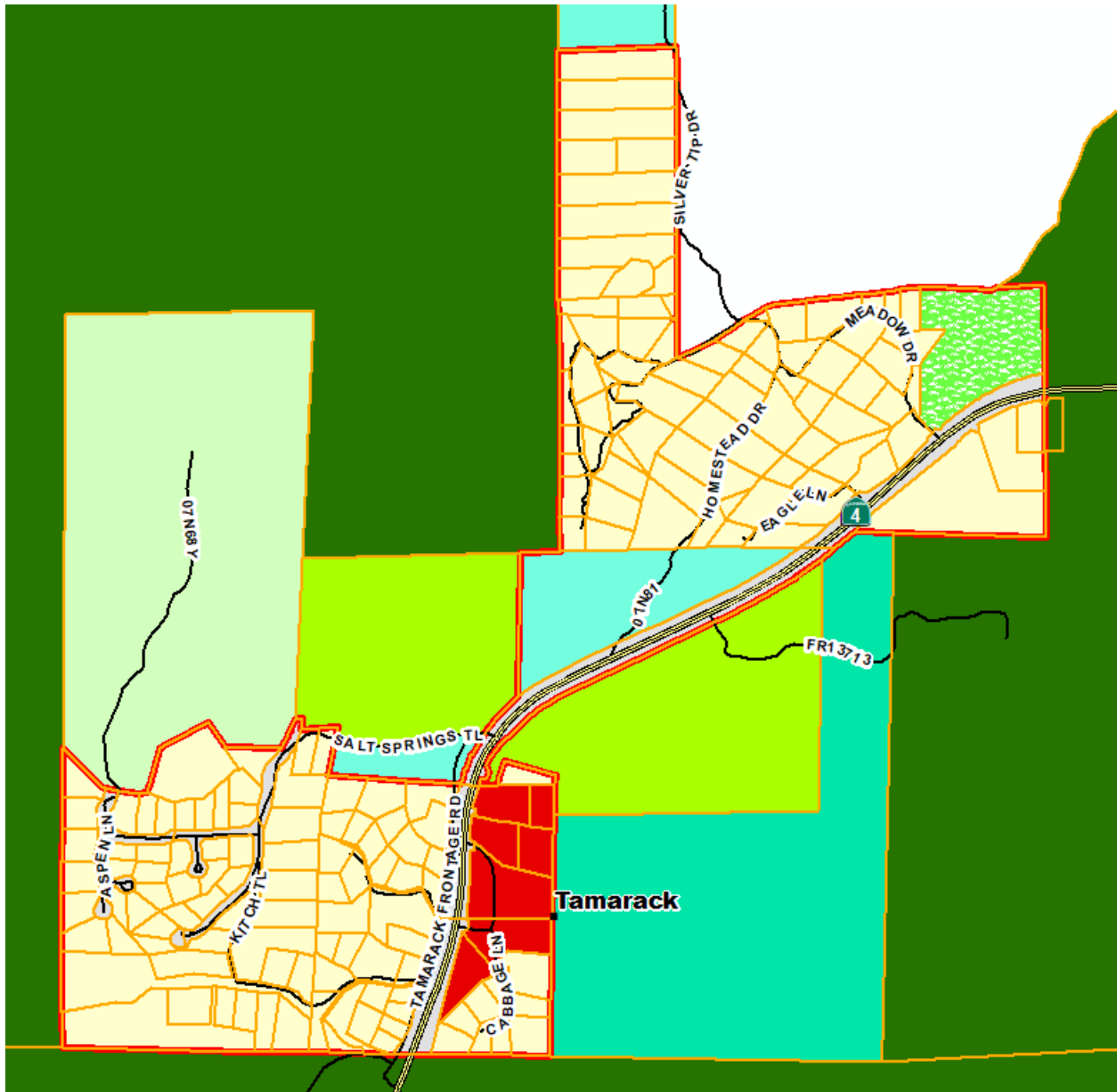
- CPSR 1.1** Maintain current densities (one dwelling per acre for parcels served by public water and conventional septic, and one dwelling per five acres on parcels served by well and conventional septic) and current subdivision limitations in the town center, with all existing parcels maintaining their current development potentials and restrictions. This policy is not meant to preclude future requests to amend the general plan within the Sheep Ranch Community Area.
- CPSR 1.2** Maintain the noncommercial nature of all properties other than the existing commercially-zoned parcel. This policy is not meant to preclude future requests to amend the general plan within the Sheep Ranch Community Area.
- CPSR 1.3** Maintain the county's ordinance permitting open-range grazing of sheep.
- CPSR 1.4** Preserve the historic nature of the Sheep Ranch town center by encouraging the traditional Mother Lode architectural style for any new building construction or exterior renovation in the town center.
- CPSR 1.5** Continue use of the Sheep Ranch firehouse as a fire station and community center serving the entire Sheep Ranch area.
- CPSR 1.6** Preserve the rural character of the Sheep Ranch area and maintain the local road system as two-lanes with minimum improvements needed to meet county public safety standards.
- CPSR 1.7** Ensure that development is consistent with the natural beauty of this low-density area and protects important wildlife habitats.
- CPSR 1.8** Preserve the ability of Sheep Ranch citizens to conduct reasonable agricultural activities, including the keeping of sheep, horses, chickens, and pigs, and raising of fruit, vegetables, grain and lavender.

### **Public Facilities and Services**

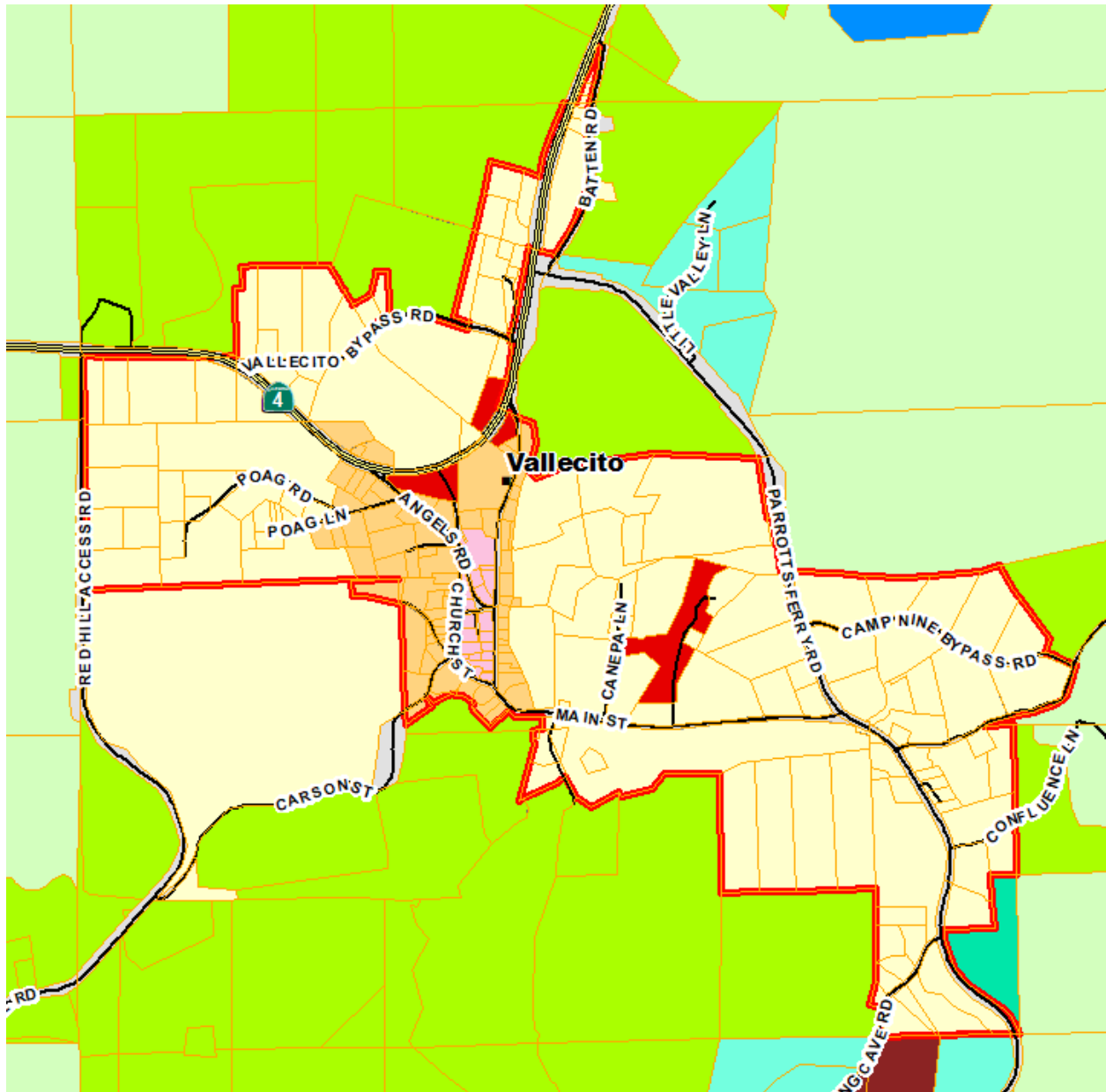
- CPSR 2.1** Support the development of an open-space park within the town center of Sheep Ranch as a keystone in preserving the town's rural nature.



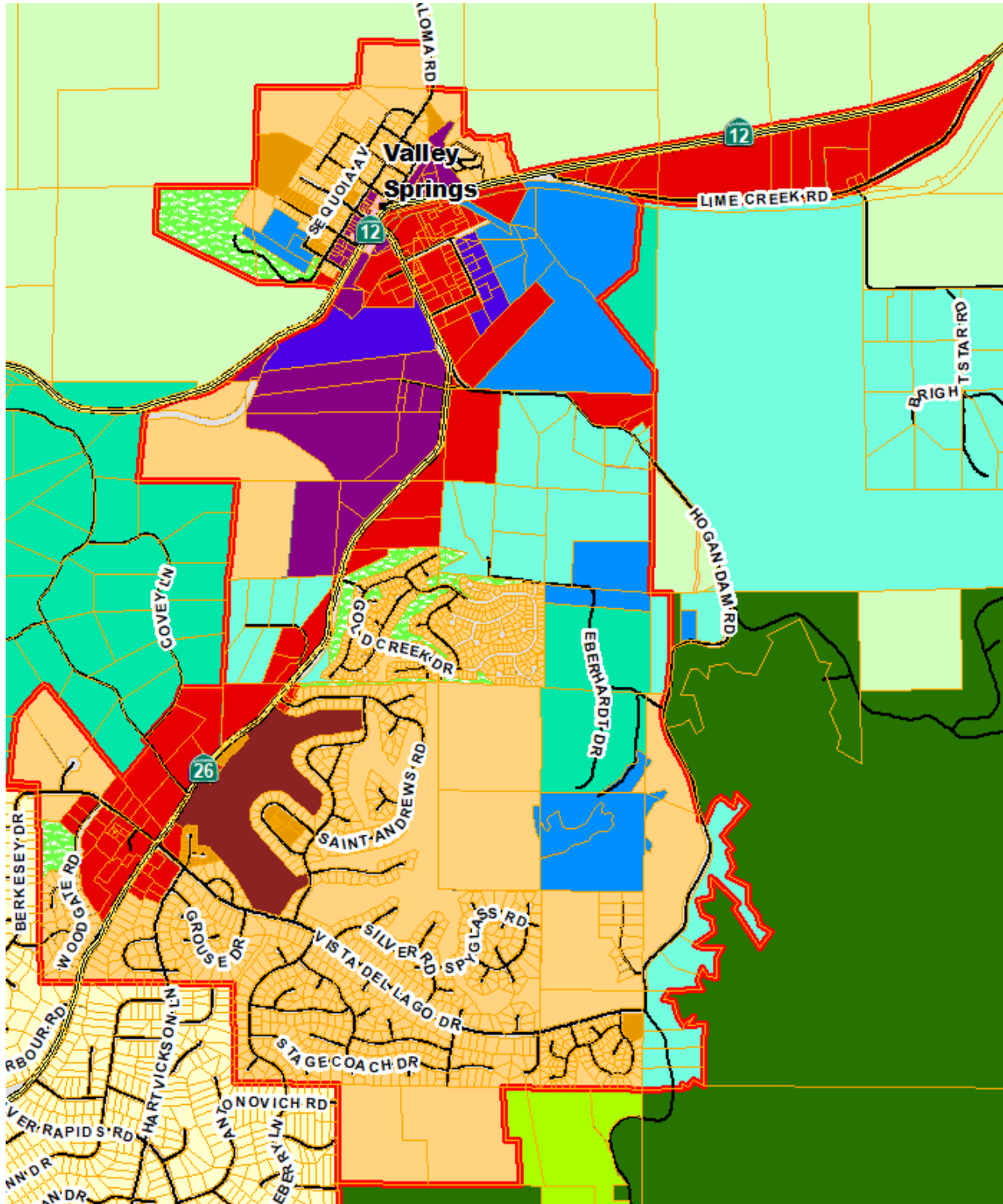
# Tamarack Community Area



# Vallecito Community Area



# Valley Springs Community Plan



## Location and Community Description

Valley Springs is an unincorporated, quiet, historic Sierra foothill town in the western part of Calaveras County, at the junction of State Routes 12 and 26. Tree- and brush-covered hills rise to the north and west of town with flat and rolling grassland to the south and east. At an altitude of 660 feet, Valley Springs has an average annual rainfall of about 20 inches.

Valley Springs lies at the junction of roads leading to New Hogan, Pardee, and Camanche Reservoirs—the Tri-Dam area—and has become the main local supply for visitors using these lakes. Pardee Reservoir and New Hogan Lake are within 5 miles of Valley Springs, and Camanche Reservoir is a few miles farther. Besides providing water storage, these lakes draw thousands of weekend visitors and vacationers for boating, fishing, and camping. SR 12 also carries local and tourist traffic through town to other parts of Calaveras County, including Calaveras Big Tree State Park.

SR 12 serves as Valley Springs' main street through its commercial center, and is lined with stores and restaurants. The historic Valley Springs' 18-block street grid and residential neighborhood extends from this narrow commercial strip to the base of the hills north of town. The Valley Oaks Shopping Center and surrounding commercial, professional offices, restaurants, retail, and other services are distributed along SR 12 and SR 26. SR 26 leads south of Valley Springs to the Gold Creek and La Contenta neighborhoods, and is lined with additional businesses and services. The variety of well-kept buildings, architecture, and services conveniently located along the main highways through Valley Springs contributes to community pride and encourages local residents and visitors to stop.

## History and Development

The Valley Springs town site was laid out in 1884 on an 18-block street grid with tree-lined streets named after flowers and trees. In 1885, the San Joaquin and Sierra Nevada Railroad was constructed from Brack's Landing on the Mokelumne River to Valley Springs in the east, and eventually became the property of Southern Pacific Railroad. The historic Valley Springs train depot was constructed around 1885. The rail line was extended 13 miles east to Kentucky House near San Andreas in 1925 to service the Calaveras Cement Company. An additional line was laid to the Mokelumne River to deliver supplies for the construction of Pardee Dam from 1924 to 1929. Passenger service on the rail line ended in 1932, but freight shipping continued until the cement plant closed in 1983. Since that time, the tracks have been removed, and the former railroad right-of-way has been segmented into smaller parcels and sold.

At the intersection of State Highways 12 and 26 a plaque designating Registered California Historical Landmark No. 251, recognizes the historic significance of the railroad and train depot. The original train depot building is still standing, and is referred to by the Valley Springs community as the "Depot." The original Valley Springs settlement still contains the Valley Springs Elementary School, which serves students within town and from a broader area of western Calaveras County. The Jenny Lind Veterans community park and community hall are located adjacent to the Valley Springs Elementary School.

There are a number of historic buildings in the downtown area that relate to the gold rush era, the pioneers, founding families and the establishment of the community of Valley Springs. These areas add to the character of the community and the rural country lifestyle that draw residents to the Valley Springs area.

Development of areas along SR 26 to the south of the original Valley Springs settlement began in the mid-1960s when developers combined several large ranches south of Valley Springs to create the Rancho Calaveras subdivision, which is outside the Valley Springs Community Area. Other residential subdivisions were later developed north of Rancho Calaveras, including the La Contenta golf course subdivision and Gold Creek. The area now contains commercial shopping centers, the golf course, and about one thousand homes. A number of other residential projects have been approved but not developed in this part of Valley Springs. Two citizens groups prepared separate versions of draft

community plans, one based on a Calaveras Council of Governments grant and the other spearheaded by District 1 Supervisor Gary Tofanelli. The vision and policies from both were combined.

## Community Vision

Valley Springs will maintain a small-town rural atmosphere, framed by open space vistas, agricultural lands, mature oak trees and woodlands, rolling hills with tree-covered ridgelines, Castle Rock, Valley Springs Peak, and other unique and prominent natural features, and dark night skies. New Hogan Reservoir will flourish as a community attraction and recreation destination, along with Pardee and Camanche Reservoirs, and the Mokelumne and Calaveras Rivers. Wildlife will continue to inhabit the surrounding areas and coexist with local residents in peaceful, quiet neighborhoods.

Valley Springs' historic core will evolve into a prosperous, walkable mixed-use district, preserving and building upon its original 18-block grid and cultural heritage as a farming, ranching, and late-1800s railroad town. The Town Center, defined as being the area coterminous with the boundary of the Valley Springs Town Center Connectivity Plan will serve as a focal point for parks and recreation, tourism, commerce, public institutions, and public space for community interaction, while remaining a safe, attractive rural community. Additional large-scale industrial and retail buildings are not envisioned within the Community Area.

A diversity of housing types within and adjacent to the Town Center will support local businesses and provide homes for residents of all ages and a variety of backgrounds and incomes, including senior housing. To preserve community character, rural conservation subdivision design in new residential development will protect on-site, shared open space and buffer lands, and historic and natural site features and resources.

A safe and effective transportation network will provide pedestrians, bicyclists, and motorists with complete and attractive routes that honor Valley Springs' natural surroundings, agricultural and ranching heritage, creeks and floodplains, and respond to surrounding community needs, from rural edges to residential neighborhoods to the Town Center.

## Valley Springs Community Plan Policies

### Land Use

- CPVS 1.1** Preserve view corridors along major roads with setbacks, landscaping, greenbelts, and minimum sign use. (LU-4F)
- CPVS 1.2** Encourage open space or buffers where practicable between subdivisions and external streets to protect open views to surrounding foothills and provide space for off-street trails, habitat conservation, and stormwater management.
- CPVS 1.3** Encourage conservation subdivision design<sup>1</sup> concepts or other techniques to preserve open space in new residential development. (LU-2E)
- CPVS 1.4** Encourage parking areas to be located behind buildings where practicable to hide them from view along SR 12 and SR 26. Parking areas should be generously landscaped to screen from view when adjacent to residential uses, and to provide shade for cars, making the area more attractive to visitors and customers. (LU-4A and LU-4D)

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<sup>1</sup> A conservation subdivision is a residential subdivision that devotes a significant portion of its potentially buildable land area to undivided, permanently protected open space. In contrast, conventional subdivisions devote all, or nearly all, buildable land area to individual lots and streets.

- CPVS 1.5** Encourage the use of shared parking and pedestrian connections by clustering commercial development. (LU-4G)
- CPVS 1.6** Incorporate into commercial development design, where practicable, trails and pedestrian paths, connections to community-wide trails, setbacks and open space for the purposes of storm-water retention, and preservation of existing native trees and vegetation and viewsheds. (C-1A, C-5A and COS-7C)
- CPVS 1.7** Encourage commercial signs to be consistent with the rural community character. (LU-4F)
- CPVS 1.8** Preserve, revitalize, and extend, where practicable, the original, unique gridded street system and historical buildings, including the 1862 Late House and grounds, and the railroad depot. (LU-4D and LU-4E)
- CPVS 1.9** Encourage historic architectural design features for new construction and redevelopment in the Historic Center land use designation including establishing building height limits to preserve the small-town character. (LU-4A and LU-4E)
- CPVS 1.10** Encourage civic uses to locate in the Town Center and plan for civic space to allow for community events and informal gathering, including use as a farmers' market. (LU-5D)
- CPVS 1.11** Plan for space for a community center/senior center building located in or adjacent to the Town Center near other amenities and provide bicycle and pedestrian paths to support walkability.

**Circulation**

- CPVS 2.1** Co-ordinate with Caltrans and the Calaveras Council of Governments to pursue design and construction of alternate routes for State Routes 12 and 26 that would shift highway traffic from the center of historic Valley Springs. (C-2C)
- CPVS 2.2** Incorporate traffic calming devices on roadways in areas with high pedestrian activity to slow traffic speeds while allowing effective emergency access and egress. (C-1A and the Valley Springs Town Center Connectivity Plan)
- CPVS 2.3** Encourage the development of a community-wide trail system that connects uses within the planning area to each other and lead to connectivity with Hogan Reservoir and Mokelumne Coast to Crest trail systems and other existing federal, state, water district/ utility and local trails. Encourage the development of a community-based organization for development and maintenance. (C-5A, COS-7D and COS-7E)
- CPVS 2.4** Discourage soundwalls and gated residential areas that impede emergency access and detract from the area's rural character.

**Economic Development**

- CPVS 3.1** Encourage expansion of Valley Springs' economic base and diversity with local businesses that provide shopping, services, and jobs that better serve the needs of residents and businesses. (LU-5B and LU-5G)
- CPVS 3.2** Encourage co-operation and networking with the Valley Springs business community and recreation businesses to develop and promote the Tri-Dam (New Hogan, Pardee, and Camanche) area and the expansion of the recreational industry and identify unique natural resources and cultural or historic features within the Valley Springs Community Plan boundaries. (LU-5F, COS-7C and COS-7D)

- CPVS 3.3** Support existing, and encourage new, visitor and local-serving tourism and outdoor recreation businesses; educational, professional, and medical institutions; and new service commercial and light industrial businesses.
- CPVS 3.4** Support the use of public, federal, state and water district/utility trail and parks, used by schools, clubs, organizations, tourists and local citizens for walking, hiking, biking and equestrian attractions. (COS-7C and COS-7D)
- CPVS 3.5** Encourage development of additional health services in the planning area, including medical clinics, which can serve residents routine healthcare needs.

**Parks and Recreation**

- CPVS 4.1** Support development of additional parks, trails, and recreational facilities for children, youth, vulnerable populations, and adults to safely and efficiently engage in both organized and spontaneous activities. (COS-7A, COS-7B and COS-7I)
- CPVS 4.2** Encourage the creation and expansion of greenway and park spaces for recreational and trail use utilizing the Cosgrove Creek and Spring Valley Creek riparian corridors, wetlands, and flood areas. (COS-7E and COS-7F)

**Natural Resources**

- CPVS 5.1** **Encourage** limiting development on steep hillsides and hilltops to protect natural resources and scenic views that frame the area. (COS-6B)
- CPVS 5.2** Encourage public awareness of certain features of the unique natural resources identified as California physical, cultural and historic features within the Valley Springs Community Area boundaries. (COS-6A)
- CPVS 5.3** Encourage preservation, where practicable, of a number of healthy, well-scattered oak trees, of varying stages of maturity, in development design to maintain a natural rural character. (LU-4C and COS-4D)

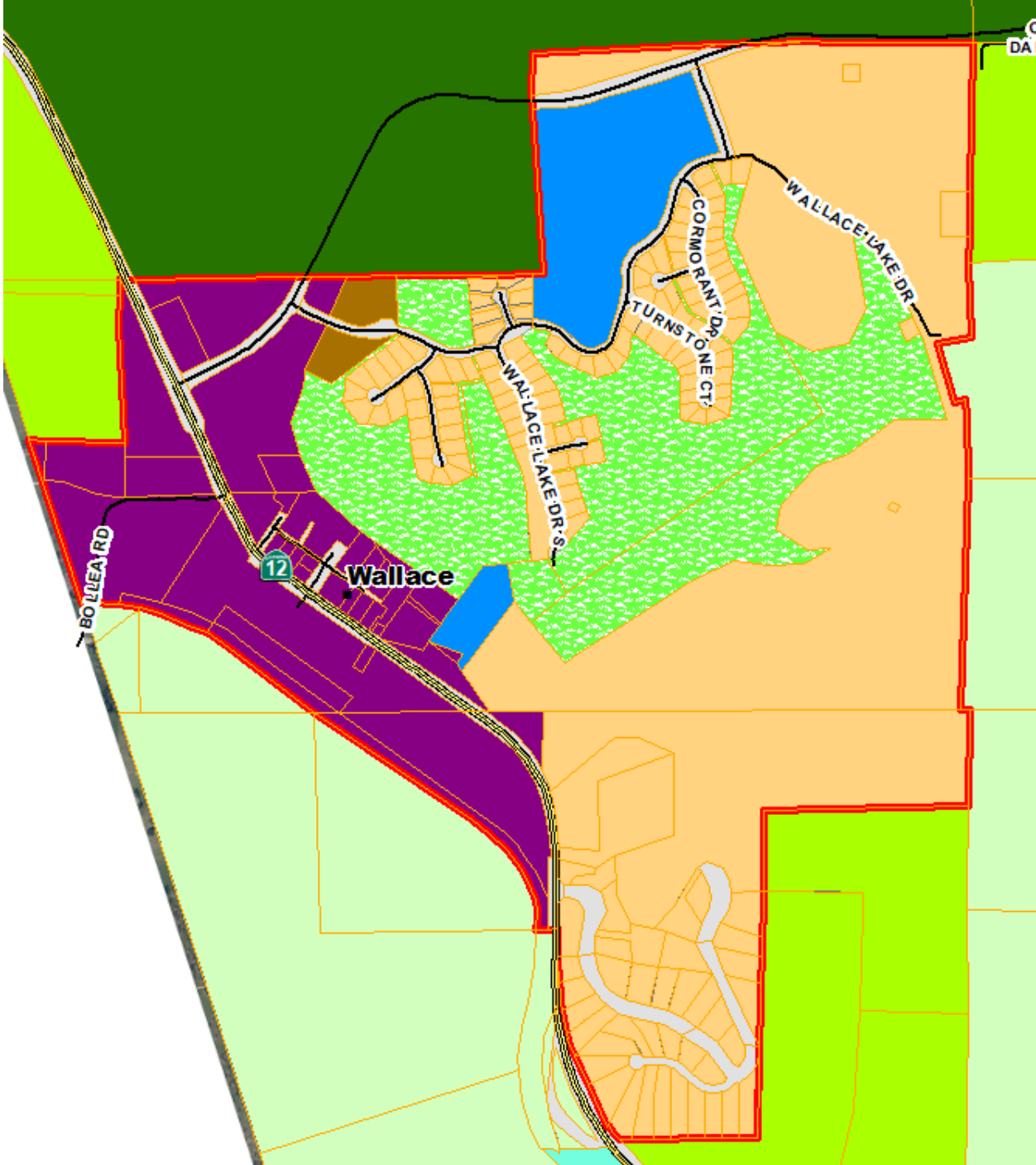
**Safety**

- CPVS 6.1** When consistent with other policies of this community plan, incorporate Crime Prevention Through Environmental Design (CPTED<sup>2</sup>) strategies where appropriate. (PF-6A)

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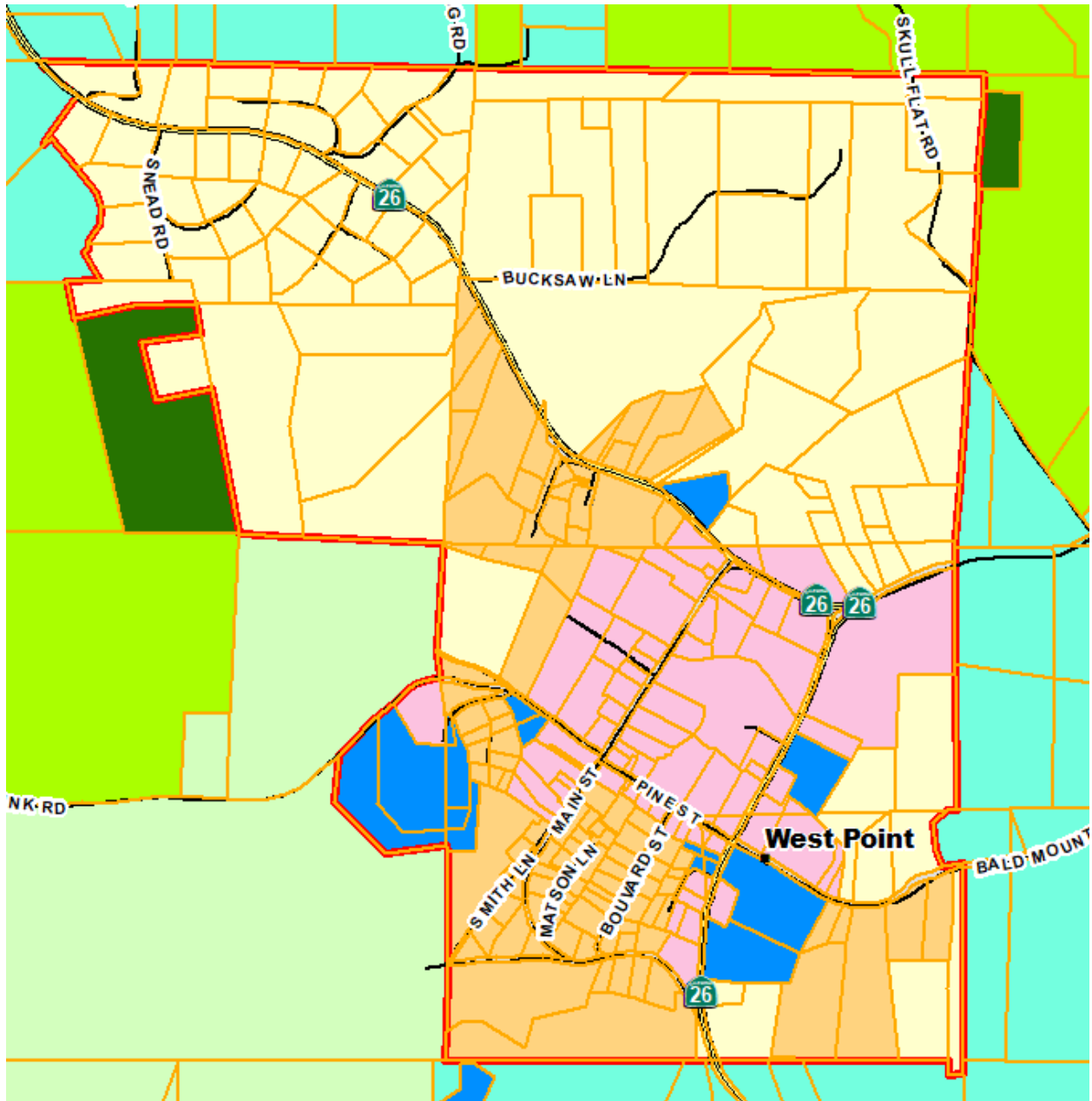
<sup>2</sup> Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime. See <https://www.cpted.net/>

# Wallace Community Area





# West Point Community Plan



## Location and Community Description

The community of West Point is located in the northernmost foothills of the county, north of Wilseyville and south of Pioneer (Amador County), between the North and Middle Forks of the Mokelumne River. West Point Pioneer Road (State Route 26) provides north and south access to the community. West Point is served by public sewer and water.

## History

West Point was established within an existing Native American tribal area in the mid-1800s as a trading route and a stopping off point for early California settlers. Originally named Indian Gulch when founded in 1852, the name was changed to West Point in 1854. It went through several subsequent name changes, returning to West Point in 1947. Throughout its history, the town has continued its role as a central point for goods, services, events, and community gatherings for northeast Calaveras County. West Point's character has changed over time, from mining during the Gold Rush to timber production and agriculture today. Recently, retirees, vacationers, and a small commuting workforce help support the area. The community has had to continually reinvent itself to maintain an economic base and West Point is proud of its tenacity to survive and thrive.

## Community Vision

West Point is a community of strongly independent people who are willing to help and support each other. The community's goal for the future is to maintain this culture by revitalizing the downtown and encouraging cottage industry, open space, pedestrian friendly streets, small scale, eco-friendly business, agriculture, and the arts. The town center should be higher density, mixed use residential and commercial allowing residential and commercial uses to exist in the same structure. It is important that people be able to live where they work and that higher density residential buildings should be located within walking distance of commercial/retail services and public use parcels (places of worship, public and county structures, social services, libraries, fire stations, meeting halls, cemeteries, etc.) and recreation areas. The primary opportunity for economic growth is cottage industry. Small residence-based businesses are vital to economic success. The town center should include high traffic commercial businesses as well as parcels with mixed use residential and commercial buildings. This vision lays a foundation for viable, sustainable growth, and development in a way that will enhance West Point's value to the County as a whole.

## West Point Community Plan Policies

### Land Use

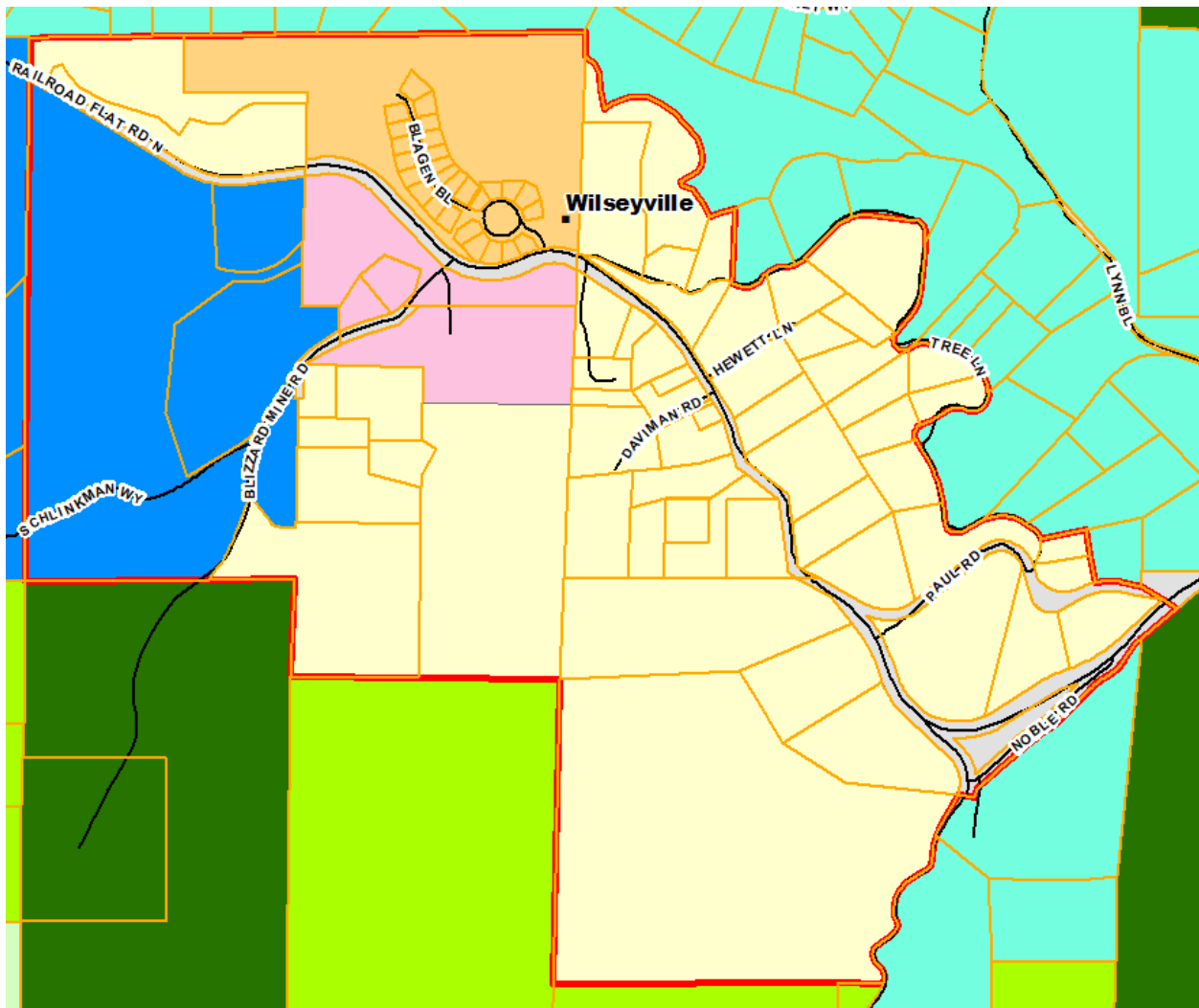
**CPWP 1.1** Provide for higher density and commercial uses in the town center transitioning to a buffer area of lower density residential uses.

**CPWP 1.2** Remove impediments to new commercial construction.

### Public Facilities and Services

**CPWP 2.1** Support the upgrade of infrastructure in West Point.

# Wilseyville Community Plan



## Location and Community Description

The community of Wilseyville is located in the northeastern foothills of the county. Wilseyville occupies the area that once was designated Sandy Gulch and lies between the South and Middle Forks of the Mokelumne River, one mile southwest of West Point (where the Tom Taylor Bridge bisects the two townships), five miles north of Rail Road Flat Road, and six miles east of Glencoe. Limited public sewer and water is available to serve the community and is concentrated in the historic Wilseyville Camp. Beyond the relatively level area within the town center, the land around the community is rugged with limited commercial and residential development potential.

## History

Formerly known as Sandy Gulch, Wilseyville's early history was as a mining center. Between 1849 and 1859 miners sought their fortunes working the Middle and Licking Forks of the Mokelumne River, bringing their ore-laden quartz to have it ground at Harris Mill. More recently (1941 - 1969) it developed as one of

many timber mill camps in Northern California. Little from its days as a mining town during the Gold Rush period remain except for an old cemetery and an historical plaque (California Historical Landmark #253) located just past the junction of Hwy 26 and Associated Office Road. The town was “reborn” in 1941, when a subsidiary of American Forest Products of San Francisco established the Wilseyville Mill in Sandy Gulch, named after one of its executives, Lawrence A. Wilsey. Soon a mill camp of 28 houses and a company store were developed under the direction of mill foreman Howard Blagen. Sandy Gulch was re-named Wilseyville Township with its own zip code of 95257. The mill closed and was dismantled in 1969 and the 128-acre site was purchased by the Calaveras County Water District (CCWD). In 1975, the mill camp was divided into individual parcels, which sold for between \$2,500 and \$4,200 (depending upon whether the parcel contained a two or three-bedroom dwelling).

Today, only the mill camp, general store and post office remain of what once was a burgeoning enterprise that employed approximately 500 mill workers and loggers during its 30+ years of operation. In 2003, the Wilseyville Homeowners Association was reactivated to conduct the non-profit administration and maintenance of the historic mill camp, which includes approximately 30 acres of “common land” that surround it. As in its booming mill town days, the general store and post office comprise the hub of the Wilseyville Township.

## **Community Vision**

Wilseyville is a community consisting of ranches, sparsely populated lands, and long-established subdivisions, various agricultural pursuits, timber lands and large public land holdings. This combination makes for a pleasant living environment which the community wishes to retain into the future. Limited public water and sewer facilities could serve small commercial and light industrial development within the town center while maintaining the history of the area. Small scale residential development, in the flatter areas of community, is suitable for Wilseyville. The area outside the town center consists of rugged lands, with limited development potential. Appropriate uses in the Wilseyville community center include retail commercial, offices, light industrial, recreational, mixed use of low density residential and commercial, and public services.

As used in the Wilseyville Community Plan, the term “town center” means the same as community area and its boundaries are coterminous.

## **Wilseyville Community Plan Policies**

### **Land Use**

- CPWV 1.1** New development within the town center should adhere to the historical architecture of Wilseyville’s past and protect the many historical sites in the area.
- CPWV 1.2** Support the development of a community center to support Wilseyville’s social needs.
- CPWV 1.3** Support employment and shopping options by encouraging the development of professional and medical offices, small retail stores, and light industrial uses in the community center.
- CPWV 1.4** Support development of a range of housing meeting all income levels in the community.
- CPWV 1.5** Support development of and access to regional open space, park and recreation facilities, including Schaads Reservoir and Camp Lodestar, to encourage tourism and social capital.

### **Public Facilities and Services**

- CPWV 2.1** Support efforts by CCWD to connect the Wilseyville and West Point sewage treatment facilities and expansion of services within the Wilseyville community center.

**CPWV 2.2** Encourage the extension of broadband and expansion of other telecommunication services in the Wilseyville area.

**CPWV 2.3** Work with the West Point Fire Protection District and other emergency responders to address unmet needs and plan for future emergency services.