

10. Community Planning

Introduction

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 With adoption of this plan, those community plans will be rescinded as parts of this General Plan.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

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.

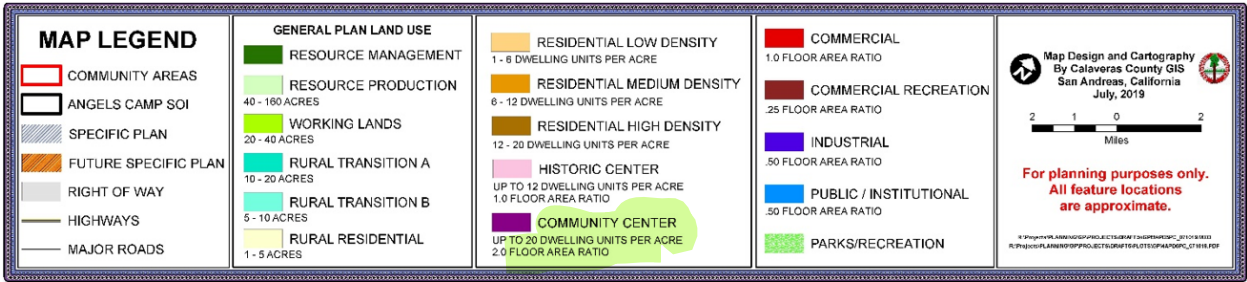
Implements: Policy CP 1.1
Responsible Entity: Planning Department
- CP-1B** **Community Plan Review**
When a discretionary County approval is requested for an action within the boundaries of one of the communities for which a Community Plan has been adopted, review that request in light of that community 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.

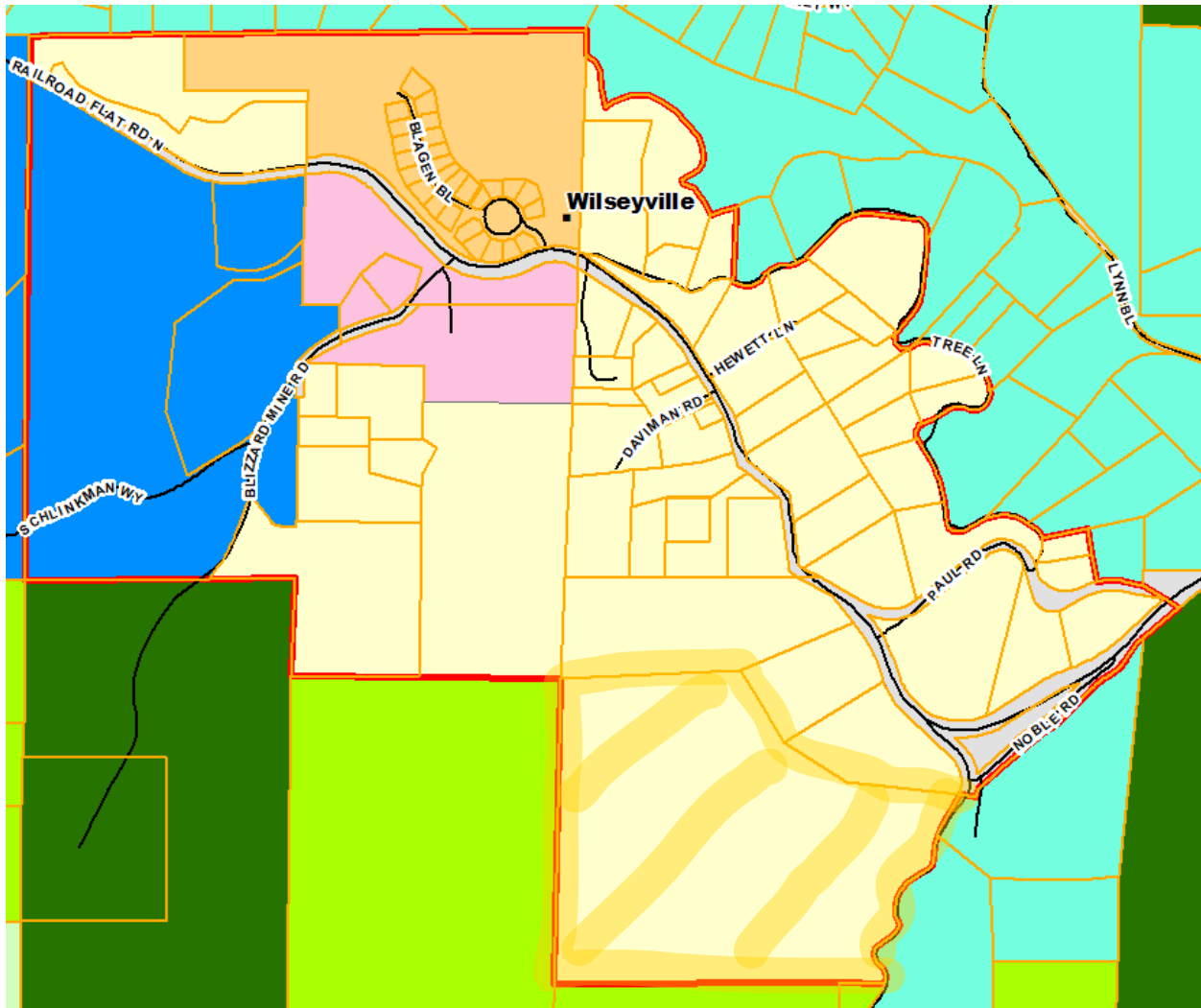
Implements: Policies CP 1.1, CP 1.2 and CP 1.3

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



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.