

Mokelumne Hill Community Plan
Working DRAFT
April 2, 2008



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Introduction

Mokelumne Hill is reminiscent of past eras, with its historical architecture, narrow streets, and small size. These characteristics make the community a unique and, livable community. The Mokelumne Hill Community Plan (Community Plan) seeks to preserve these characteristics, but at the same time recognizes that growth of the community is desirable. The Community Plan seeks to find a balance between conservation of the community's historical legacy and the need to accommodate growth.



The Community Plan recognizes the historic architecture and character of the core downtown area and provides for oversight tools to preserve this asset through the Historic Design Review District. Areas outside of the Historic Design District also contain historic and architectural assets and property owners are encouraged to voluntarily comply with the Historic Design Review District Guidelines.

The existing narrow street pattern is a significant aspect of the community's character, and is to be preserved by limiting multiple family and commercial development to those roads capable of accommodating increased traffic without the need for road widening. Widening, except for safety corrections, will not be required for the accommodation of new development within the Historic Overlay District.

The Community Plan promotes the single-family residence as the principal form of new housing, and contains provisions to protect existing single-family residential neighborhoods from incompatible commercial and multiple family developments. The Community Plan also recognizes the importance of providing affordable housing and promotes the use of cluster and mixed-use housing to increase housing affordability and to retain open space.

The community's three commercial areas - along Main Street, at the nexus of Highways 49 and 26 and Highway 49 and West Center Street, generate jobs and provide goods and services to meet the needs of residents and visitors. The commercial buildings along Main Street are included in the Historic Overlay District, and the commercial areas at the nexus of Highways 49 and 26, and Highway 49 and West Center Street are included in the Gateway Design Overlay District. Due to the high visibility and importance of these commercial areas to the community, additional oversight provided by these two overlay districts is desired.

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Purpose

The Mokelumne Hill Community Plan sets out a long-term vision for the physical evolution of the community and outlines policies and specific measures to guide the day-to-day decisions concerning Mokelumne Hill's development for the next 20 years. This plan is a legal document that serves as the community's constitution for land use and development.

The Community Plan represents an exercise in compromise, with elements of both preservation and development, and reflects a variety of viewpoints within the community. The County of Calaveras must take action on all discretionary land use decisions (i.e. zone changes, use permits, subdivisions, etc.) in a manner that is consistent with this document, as required by California Government Code. Additionally, all service districts, such as sewer, water, and fire must amend their respective capital improvement programs to facilitate implementation of the goals and policies of this Community Plan.

Process

Here we need to add all of the Town Meeting and Task Force Meetings, and note attendance/participation at the County's GP Update meeting. List community members, and specific dates when we met – for both Task force and Town Hall Meetings.

Also, add relationship to the update of the County GP, and when we complete and submit the document to the Planning Commission and Board of Supervisors for adoption.

Statutory Authorization

All Counties are required by State Law (Government code 65300 et. seq.) to adopt comprehensive, long range General Plans for the physical development of their jurisdiction. The law identifies nine issues, or elements, which must be addressed: land use, (called the Community Development Element in the Calaveras Countywide General Plan), circulation, housing, conservation, open space, seismic safety, noise, scenic highways, and safety. The **Countywide General Plan** includes all nine elements, and also provides for the adoption of local community plans. By dealing with a smaller geographic area, community plans provide a means of addressing specific local issues that cannot be fully addressed on a regional scale in the **Countywide General Plan**. Legally, the Mokelumne Hill Community Plan is a part of the Community Development Element of the **Countywide General Plan**, and any amendments to the Community Plan are treated as amendments to the Community Development Element. The other elements in the **Countywide General Plan** are applicable to the Community Plan, however the Community Plan may, where appropriate,

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contain goals and policies that more precisely address issues pertinent to Mokelumne Hill.

State law requires that the General Plan, comprised of many elements and community plans, be an integrated, internally consistent and compatible statement of policies. Revision of an individual element of a community plan must be in the context of an overall, comprehensive review of all General Plan Elements to maintain the plan's internal consistency.

Community Plan Area

This Mokelumne Hill Community Plan covers approximately 5 ¼ square miles of the unincorporated area of Mokelumne Hill, adjacent to the Mokelumne River Canyon in north central Calaveras County. The Plan area includes Section 12, the north half of Section 13, and portions of Sections 1 and 11 of Township 5 North and Range 11 East, and Section 7, portions of Sections 5 and 6, the West half of Section 8, the Northwest quarter of Section 17, and the North half of Section 18, in Township 5 North, Range 12 East, Mt. Diablo Meriden.

Assumptions

Assumptions are a means to identify influences and trends that are important parameters affecting community development. The assumptions relevant to this Community Plan are as follows:

- ▲ Mokelumne Hill will receive increasing residential development pressure as vacant lots become less available, due to its close proximity to San Andreas and Jackson (major employment centers).
- ▲ Highways 49 and 26 will continue to use their present alignments.
- ▲ As the population increases, there will be a corresponding need for expanded retail sales, personal and business services, and employment opportunities.

Community Description & Character

Mokelumne Hill is perched on the 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.

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Mokelumne Hill is a small, quiet community with a population of 774¹. The single-family residence is 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 architecture, and small size greatly altered.

Community Issues

- ▲ Preservation of historic structures, sites and artifacts
- ▲ Preservation of the amiable, quiet, and historical community character
- ▲ Architectural compatibility of new commercial and residential projects, with existing historic structures
- ▲ Overall shortage of off-street parking, particularly in the center of town
- ▲ The effect that new commercial and residential development may have upon the existing levels of sewer, water, fire protection, and school services
- ▲ Amount and diversity of retail shopping services
- ▲ Retention of single-family neighborhoods, and protection of them from incompatible commercial and multiple family development

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 ambiance 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 locals and visitors. The community is strengthened by its Town Hall, recreational resources (park, ballpark, horse arena, tennis courts, park) and by its proximity to a vast network of natural and recreational settings.

Community History

The village of Mokelumne Hill nestles on a small flat surrounded by hills and within a few miles of the Mokelumne River. The first inhabitants of the village were the Miwok Indians who lived along the Mokelumne River, in nearby Happy Valley, in Chili Gulch, and elsewhere. The name Mokelumne was first recorded by Father Narcisco Duran as Muquelumnes in 1817; according to A.L. Kroeber, it is named

¹ 2000 U.S. Census

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from the Indian Mokelumni, “people of Mokel”; but it is also listed as a corruption of the Indian name for big river.

The first white settlers to reside in the area were reputedly the French trappers who settled in Happy Valley in the 1830's. The first known white miners in the region were Captain Charles M. Weber and a company who mined along the Mokelumne River in the Autumn of 1848 between Big Bar and Lower Bar. A party of miners from Oregon who discovered Big Bar induced a provision wagon to drive to the area and this was so successful that Mr. Syree opened a store in November in Mokelumne Hill. Colonel Jonathan D. Stevenson's Regiment of New York Volunteers reached Mokelumne Hill in 1848 and Samuel Pearsall of the Regiment was the first to discover gold in Mokelumne Hill on the north side of Stockton Hill. In later years Colonel Stevenson claimed to have been the first alcalde of the town.

Mokelumne Hill thus had its beginnings as a trading center for the miners from nearby Chili Gulch, Lancha Plana, Big Bar, Sandy Bar, Poverty Bar, Rich Gulch, Mosquito Gulch, and Happy Valley. By November of 1848 twenty men were engaged in mining, Mr. Syree was keeping his trading tent, G.B. Dickenson and family were running a boarding tent, and the Fourcade brothers had settled there. By 1850, Mr. Grigoire was operating a general store and Davidson and Sommers opened a store in 1851 that operated until 1914.

During the 1850's Mokelumne Hill was the leading town of Calaveras County. Large quantities of gold were soon found in Mokelumne Hill and it became one of the liveliest, largest, and principal placer mining communities of the Mother Lode. Most of this early mining was done in the Tertiary stream placers which were exposed and were located on the hills: French Hill, Nigger hill, Stockton Hill, and under Corral Flat.

In later years quartz mines were discovered around Mokelumne Hill, the most important of these were the Easyz Bird, the Boston, the Hamby, and the Gwin Mine, the richest of them all. Drift mining occurred intermittently on Stockton hill and Corral Flat until World War II. In later years it was concentrated on Chili Gulch, Old Woman Gulch, under Stockton Hill and Tunnel Ridge. The Flumehouse and the North Star were two of the better-known mines. During the 1890's the areas from Chili Gulch and Sport Hill to Chili Junction were extensively hydrauliced and much gold was removed from these Tertiary stream placers, the most important of which was the Great Blue Lead. During the last period of mining activity, dredging was done in Chili Gulch during the 1930's.

As Mokelumne Hill was dry during most of the year, it soon became evident that water was necessary to successfully work the placers. The Mokelumne Hill Canal and Mining Company was organized in 1852 and for \$180,000 a canal was constructed from the South Fork of the Mokelumne River 16 miles to the mining and agricultural districts surrounding Mokelumne Hill. In 1853 water arrived from

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the Mokelumne River and the area boomed. This company later reorganized as the Mokelumne Hill and Campo Seco Canal Company and extended to Campo Seco and mining camps along its course. Calaveras Public Utility District later acquired the system and utilized it until 1973.

The population of early Mokelumne Hill was extremely diversified, numbering North Americans, French, Germans, Italians, Jew, English, Irish, Spanish, Mexicans, Chileans, Chinese, Blacks, and others. The town has the only Jewish cemetery in Calaveras County, along with Protestant and Catholic Cemeteries. Mokelumne Hill had numerous lodges, hospitals, and societies in addition to the more common I.O.O.F., Masonic and E. Clampus Vitus Lodges. There were French, Italian, German, and Chilean hospitals and societies and a hall known as the Manor Char Hall. The large Chinese population settled on both sides of east Center Street and along China Gulch. They operated stores, saloons, and worshipped at two Joss Houses. The so-called French and American War occurred in 1851 on French Hill in a conflict over mining claims.

Due to its importance as a commercial center, Mokelumne Hill was chosen as the site of the Calaveras County Courthouse in 1852, after its removal from Jackson. The original wooden building, located on Center Street, was burned in the fire of 1854 and a new stone building was constructed just north of the Leger hotel. This building remained the seat of County government until 1866 when the Courthouse was moved to San Andreas. Because of county seat was located there for ten years, many lawyers, judges, clerks, and county employees settled in Mokelumne Hill. This permanent population and the commerce it engendered required the opening of numerous businesses. Among these were soda works, breweries, saloons, doctor and dentists' offices, drugstores, billiard and pool halls, hotels and restaurants, carpenters and tinsmiths, bakeries, dry goods and grocery stores, livery stables, meat markets, liquor stores and cigar stores. After the Courthouse moved to San Andreas, business slumped off and advertisements proclaiming the sales of businesses and homes filled the newspapers.

By reason of its immediate growth, Mokelumne Hill experienced many "firsts" during the early years. The Calaveras Chronicle started the first newspaper in Calaveras County in October of 1851. It was located just west of the present I.O.O.F. Hall. The first Code of Laws for Miners in Calaveras County was drawn up in Mokelumne Hill. The post office was established in 1851. A company of militia called the "Calaveras Guards" was organized in 1851 to keep the peace. The fire department was initiated in 1861. Gaslights illuminated the streets in 1857, electrical in 1897. The first telephone was operated in July of 1898. In 1861 the I.O.O.F. added a third story to the former Adams Express Company building, making it among the earliest three story buildings in the county. The first school was taught in a tent by the wife of the Reverend J.F. Fish, the Methodist Episcopal minister, with five pupils in attendance. The first school district was

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organized in June of 1859. The Board of Supervisors established township #6 on August 11, 1857. This included Mokelumne Hill, Big Bar and Rich Gulch.

Several churches were established in the early days. The first was the Methodist Episcopal Church in 1852, held in a tent; later a building was constructed adjacent to the present Catholic Church. The First Congregational Church was organized during 1853; the present and oldest Congregational Church in California was constructed in 1856. The Episcopal Church was dedicated in 1895 and discontinued in 1907. The Catholic Church as founded by Father John Bobard in 1851 and held services in a canvas structure. Various other Catholic Churches were built after fires destroyed them until the present Catholic Church was completed.

There were major fires in Mokelumne Hill in 1854, 1865, and 1874. The fire of 1854 burned everything on Main Street except Grigoire's Store and everything on Center Street except Sturges' Store. Immediately after this fire some of the still remaining buildings were constructed of fireproof stone with iron shutters. These Rhyolite building stones were quarried nearby on the hill behind the brewery (now bisected by Highway 49). Some of the buildings that were constructed at this time include; the I.O.O.F. Hall, the Mayer Building, the Courthouse, Leger Hotel, Wells Fargo & Co., Biebrich's Brewery and Gebhardt's Brewery. After the fire of 1874, many of the commercial structure were not rebuilt, due to the end of the boom years for Mokelumne Hill as a commercial and political center.

Because Mokelumne Hill was favored with an unusually moderate microclimatic condition for the foothills, it was able to grow many crops successfully. Madam Cataia and Frederick Mayer were early vineyardists and vegetables, fruits, oranges and hay crops were grown prosperously for many years. The Upper and Lower Italian Gardens supplied vegetables and fruits to the miners and homeowners in Mokelumne Hill and the surrounding communities.

During the latter part of the 1800's, cattle ranching became the most important agricultural enterprise surrounding Mokelumne Hill. Families homesteaded and purchased large landholdings to run cattle and much of the land around the town remains grazing land to this day. In the first half of the 1900's logging became an important industry in the mountains to the east and many of the townspeople went to work in the mills around Glencoe, Railroad Flat, and West Point. After the opening of the Calaveras Cement Company in 1925 many also worked in San Andreas at the plant there. After the cessation of mining activity in the 1940's Mokelumne Hill became home to many retired persons and families with second homes.

Today, Mokelumne Hill is the community center for the surrounding ranches, homes, mines, and businesses. It supplies the post office, school, small shopping areas, hotel and restaurants, saloons, branch library, and center of communication for them. Much as it did in 1850, it does in 2008.

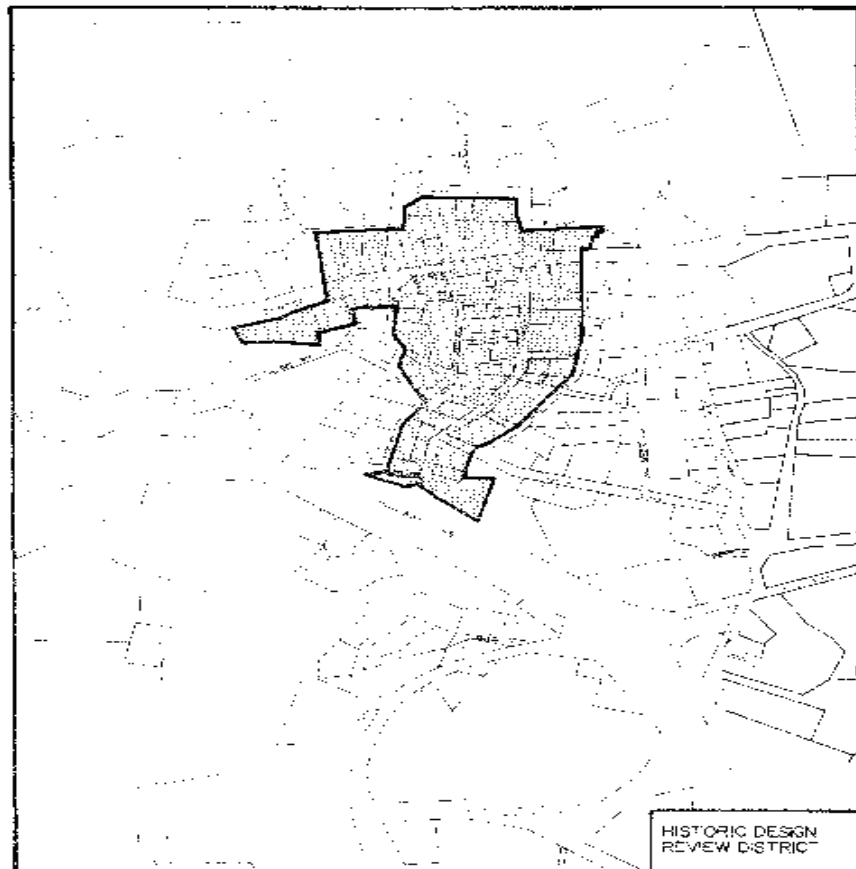
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Tourism has become a new industry to the town. One cannot find a guide to the Mother Lode without a photograph of the I.O.O.F. hall or the Hotel Leger. Many of the early homes remain on the hillsides and, together with the historic buildings downtown, make up the tableau of Nineteenth Century life in a small community that has withstood the vicissitudes of the boom and bust economy of the gold regions of the west.

Historic Design Review District

The map shows the boundaries of Mokelumne Hill's Historic Design Review District. This Historic District was created with the adoption of the 1983 Mokelumne Hill Community Plan. Development within this District is subject to the Historic Design Review Guidelines. These Guidelines are in the process of being updated.

We apologize in advance for the quality of the map.



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Designated Historic Buildings

Mokelumne Hill is fortunate to have retained many of its historic buildings and homes. These historic structures are valuable assets to the community's sense of history and place. The following numbered buildings were identified in 1983 as having special historic and architectural significance; those identified with an asterisk are located within the Historic Design Review District. All are identified by a number on the accompanying two maps. This list is not exhaustive as many more historic homes and sites are present throughout the town, however they are not officially recognized as such. Two buildings (Nos. 26, and 33) have lost their historic attributes (demolition, disaster) and a third building (No. 19) was erroneously listed as historic. Mokelumne Hill, as a town, is recognized as State Historic Landmark No. 269.

***1. Congregational Church; 1856** (APN 18-14-43; Bl. 10, Lot 31)

The oldest Congregational Church in California (now Community Church), Greek Revival architecture, board and batten on lower floor, shiplap on gable end. There is a portico over double, five panel doors and fanlight shaped decoration in end gable. Other architectural elements include a bell-tower with louvers, pilasters on corners of building, double-paned windows in front, and shutters on side windows. The church is supported by pillars of fitted rhyolite tuff blocks. The adjacent parsonage was constructed by 1878.

***2. Town Hall, 1901** (APN 18-14-32; Bl. 10, Lot 25)

This structure was constructed in 1901 to be used as the Community Hall and Theatre. The open front porch was enclosed on the sides with rest rooms and a ticket booth added in the 1920s. In 1936 a WPA crew excavated the basement, where subsequently a dining room and kitchen were constructed. A community hall – often combined with a fire company – has been on this site from the earliest years. Two-story, channeled wood siding in front, tin on sides. Interior is covered with tongue & groove siding, stage in rear.

***3. Hodapp & Friend Store, c.1854** (APN 18-07-21; B1.10, Lot 22)

This southernmost store is part of a three-lot stone complex of buildings (see Center Market and No. 4) that appears in 1855 Lithograph of Mokelumne Hill. It was constructed of dressed rhyolite stone with three openings for double French doors with transoms, flat roof with dentil frieze below, and a porch on front with chamfered posts. No. 3 was later used by Edward Wiehe and Frances Marx in 1865 as a store. During the 1870s and 1880s it was the Davidson Store and Peek and Davison's Stone Store. In 1890s and early 1900's it was known as Davidson's Warehouse.

Center Market, c. 1854. Between the walls of No. 3 and No. 4, August Gebhardt established a meat market known as the Center Market or

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Washington Market. The business was later operated by Joseph Haulk into the 1870s.

***4. McFadden Stone Store, c. 1854** (APN 18-07-12; Bl. 10, Lot 20)

Constructed at same time as Hodapp Store (No. 3). McFadden sold liquors, wines, groceries, and provisions from there until at least 1859. By 1861 Runkel and Platt were selling hardware stock there and continued to do so through the 1860s. By 1871, W.G. DePew was selling merchandise, furniture and silver there, and Mrs. DePew ran it through the 1870s and 1880s. In the early 1900s John Mayer was operating the Oasis Saloon in the building. It was renovated around the 1890s. Instead of three sets of French doors, there is now one set of paneled doors in the center flanked by two windows with panels below. The dentil frieze on the front is now topped by a false front supported by brackets or corbels and paneled.

***5. Danielewicz-Peters Store, 1858** (APN 18-07-11 Bl. 10, Lot 19)

Original site of G. Danielewicz Stone Store in 1858, in 1858-1870s it was L. Weil's store selling cigars, etc. By 1882 Thomas Peters, Sr. was operating a drug store in the building, then Charles Jacobs in 1888. In the 1890s Thomas Peters, Jr. operated a drug store, telegraph office, Alta Express Office, grocery, and provisions store. Peters was the town photographer, and covered the stone walls with tongue and groove wood siding, interior and exterior. In the 1910s the Sauve family ran a store in the building, combining it with the building to the north. Now faced with board and batten, it features a false front, porch on street, indented doorway, and large store windows in front.

***6. Danielewicz-McCarty Store, 1858** (APN 18-07-11; Bl.10, Lot 18)

Original site of J. Danielewicz Stone Store in 1858, homesteaded in 1861. In 1874 Gradwohl owned it and sold merchandise, watches, furniture, and pianos. By 1887 Jacobs was operating a store here and after the turn of the century McCarty ran a store in the stone building. It was combined in the 1910's with the building to the south as the Sauve stone store building. Now combined with the Tom Peters Drug Store to the south as one building.

***7. McFadden Stone Store, c. 1854** (APN 18-07-11; Bl. 10, Lot 17)

McFadden Stone Store in 1858, McFadden & Patterson in 1870s, 1880s E. Patterson stone wall selling brandies & liquors, 1914 Wm. Wells frame building. Present front seems to have been added in 1890s. Italianate false front with brackets, channel siding in front, pediments over windows.

***8. McFadden Liquor Store, c. 1854** (APN 18-07-10; Bl. 10, Lot 16)

William McFadden liquor and tobacco store, it was run by his widow, Julia through 1882. In 1887 it was the residence of John Rider and in 1902 of

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H.W. Krim. In 1911 it became the Marre Stone Saloon. It is a rhyolite stone building, one story, with central door flanked by windows.

***9. Levinson Stone Store, 1854** (APN 18-07-07, Bl. 10, Lot 3)

Appears in lithograph of 1855 as Levinson's Store, apparently also used by Rosenfield during the 1850s. Leased by Wells Fargo & Co. in 1865, by 1874 it was the Dr. A.H. Hoerchner Drug Store, by 1887 it was known as the Frank Peek Stone Building, in 1890s it was an upholstery shop, and in the 1920s, the Frank Peek garage (when the front was renovated). Greek Revival rhyolite stone building, pediment roof, originally had four sets of French doors with iron shutters, side walls of rhyolite rubble, front dressed.

***10. Rapetto and Rogers Stone Store, 1854** (APN 18-07-36; Bl. 8, Lot 8)

Assessed in 1858 to John Rogers and John Rappetto, in 1865 to John Rogers and Co., but in 1861-1876 it was known as Raggio's Stone House (probably a partnership). In 1890-96 assessed to Wheelwright, by 1898 owned by Charles Gardella who operated the Baldwin Hotel there with a mortuary on the lower floor. Later sold to John Noce and then to Cuneo. Original Greek Revival vernacular masonry building was remodeled during the late 1890's with the addition of a veranda around front and side with bracket supported posts. Gable end was decorated with diamond paned shingles and Queen Anne gingerbread at this time. Later, windows were cut into the gable end. Brackets for iron shutters still on building, originally flat roofed with ogee curve at top of frieze. Front door has transom and sidelights, casement windows.

***11. Weihe House, c. 1860** (APN 18-17-38; Bl. 6, Lot 15)

Reputedly built by Sam Davidson in 1860s, but cannot find any record of such. In 1865 it was owned by Edward Wei he who ran a store on Main Street. During the 1870s it was assessed to A.C. Adams as stable and lot, but by then included Ankener stable lot. 1896-1900 owned by Sam Davidson who was assessed for house, barn and fence. Exceptional Gothic Revival house, lapped siding, bargeboard trim on gable end and trim on the eaves. Upper windows paired under hood mold with corbel stops are sash, lower windows are casement, all trimmed with shutters.

***12. Sturges-Costa Stone Store, c. 1854** (APN 18-06-03; Bl. 23, Lot 11)

Belonged to H.M. Sturges in 1856, by 1878 Lorenzo Costa was the owner and it was occupied by Lancaster & Scott as a shoe store. From 1888 to 1898 Charles Jacobs ran a merchandise store there. After the turn of the century it was owned by G. Costa and used as a warehouse. It has a dressed rhyolite stone front and rubble walls. The Greek Revival building originally had flat roof with ogee curve at top of frieze. There were two doors in front with iron shutters. Now extensively remodeled into a house.

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***13. L. Mayer Stone Building, 1854** (APN 18-06-04; Bl. 23, Lot 7)

Carving on front indicates building was built by Gage for L. Mayer in 1854, shortly after the fire that devastated Centre Street. From the 1860's through the 1890s it was owned and operated by Ferdinand Bach as a Barber Shop and Store. It was later owned by John Guiffra and John Costa. Now just a stone front remains standing. This Greek Revival vernacular building was constructed of rhyolite with three doors, probably French, and a flat roof with ogee curve at top of frieze.

***14. Abrams-Sokolosky Stone Store, c. 1854** (APN 18-06-06; Bl. 23, Lot 4)

The building was assessed in 1858 and 1861 to Samuel Abrams and during the 1860s and 1870s it was owned by Isadore Sokolosky. In 1861 the Calaveras Chronicle was located in the building. Later owned by R. Wise during 1880s and 1890s and operated by C. Guiffra as a store during the teens; later is was known as Nuner's Store. This Greek Revival vernacular structure is a one-story rhyolite stone building with three doors, probably French, which had iron shutters over them..

***15. J. Webb-Hellman-Carravia Stone Store, c. 1854** (APN 18-06-06; Bl. 23, Lot 3)

Built for J. Webb after the fire of 1854, in 1858 the building was owned by William Bosworth and was known as the Post Office Building. During the early 1860s it was owned by L.M. and M.M. Hellman and operated by L.M. Hellman as a "Segar Store." During the 1870s and 1880s it was operated by Gabriel Carravia as a store, by 1900 R. Wise operated the store, and later Charles Jacobs. Used as a warehouse for many years. Greek Revival vernacular commercial architecture with dressed rhyolite stone blocks in front, ogee curve at top of frieze, and original roof flat. Had three sets of French doors, larger ones in center, covered with iron shutters. Building was extensively remodeled into garage.

***16. Adams & Co.-I.O.O.F. Hall, 1854** (APN 18-06-07; Bl. 23, Lot 2)

Occupied in 1855 by Wade Hanson & Co., presumably as a store. By 1858 owned by Dr. Louis Soher and leased by Adams & Co. for an express office. In 1868, Wells Fargo & Co. agency was located in the building and in 1875 it was owned by the I.O.O.F. who had their meeting room on the top floor and leased stores on the lower two floors. The building was constructed of rhyolite stone two stories in height originally, in 1861, the third story was added. (Erroneously named the first three story building in the Mother Lode, but Henry Atwood's Union Hotel on the southwest corner of Main and Centre Streets, built in 1854, was the first. This burned in 1865.) Greek Revival architecture with a pediment roof, four casement windows with iron shutters on two top floors, five French doors with iron shutters at street level.

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***17. Sturges-Peek House, c. 1857** (APN 18-06-15; Bl. 23, Lot 14)

Built for H.M. Sturges, presumably in 1857, who owned it until G.F. Wesson purchased and homesteaded it in 1866. Wesson owned it until purchased by Frank Peek in the late 1890's. Originally built as a one-story rhyolite stone building, it was given an Italianate top, presumably by the Peek family. Second story has channeled siding with brackets supporting the eaves. The gable end of the roof has fish-scale shingles. There is a porch surrounding the house with turned posts.

***18. Sturges Stone Store, c. 1854** (APN 18-06-10 Bl. 21, Lot 20)

Owned and operated by H.M. Sturges from 1854 through the 1860s. During the 1870s it was operated by Hexter and Adler as the Washington Market. In the 1870s it was owned by Megannon (various spellings) and from the late 1880s through the 1920s by the Peeks as Peek's Store. Originally a two-story Vernacular Greek Revival, the second story was removed after a fire in about 1946. Built of rhyolite, originally had three windows with iron shutters on the second floor, and three French doors with iron shutters at street level, porch in front.

***19. Site of Italian Store, now gone** (APN 18-06-11; Bl. 21, Lot 19)

Originally on this site was a two-story stone and frame building which was known as the Italian Store, owned in 1858 by Dopelo & Co. (Quierolo). In 1887 it was owned by Chung Kee, after the turn of the century it was owned by the Peek's and the Post Office was located in the building. The original facade is unknown, but around 1900 the second story was of channeled siding, with a false front supported by brackets. The current building was constructed using stones from the upper story of No.18, following a fire in about 1946. (The existing building is not of historic importance)

***20. Bernardi-Gobbi Saloon, c. 1895** (APN 18-07-17 Bl. 19, Lot 15)

Built in the mid-1890's by Frank Bernardi as a saloon and office building on the site of William Ratzl Barber Shop of the 1850s through the 1870s. The building is two-story with channeled siding on the front, board and batten on the sides, and a two-story veranda on the front. The front is Italianate Commercial, the false front has brackets supporting the top. The veranda has extremely elaborate gingerbread decorations and railing with chamfered posts. There are two windows on the front on the second story with detailed carvings over them. The main floor has a small Eastlake door on the right and a large window and door on the left where there were originally two sets of swinging saloon doors with transoms over them.

***21. Calaveras County Courthouse, 1854** (APN 18-07-16; Bl. 19, Lot 16)

This building was constructed as a new two-story rhyolite stone building after the fire of 1854 destroyed the earlier courthouse on Centre Street. After the Courthouse was removed to San Andreas in 1967, the building

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was purchased by W.P. Peek and used as a store. Sold to George Leger in 1874, he included it as part of his rebuilt Leger Hotel. Building now has a two-tier veranda connected to the Leger Hotel but was originally without. Upper floor has three sash windows with cornice window heads, lower floor has three French doors with iron shutters but originally had one large door flanked by two windows, all with cornice window heads. State Historic Landmark No. 663.

***22. Hotel de France, de Europe, Leger Hotel, 1874 (Bl. 19, Lot 17)**

On May 31, 1853 Alexis Yacht sold the Hotel de France to George Leger. Presumably this was a wooden building. After the fire of 1854, a one-story stone hotel was constructed with four French doors and four windows on Main Street with a small overhang. Destroyed in the fire of 1874, George Leger rebuilt a two-story hotel of rhyolite and incorporated the adjoining building No. 21. He advertised for business as the Hotel de Europe (presumably France was not large enough for his clientele). In 1890 it was known as the Leger Hotel, in 1900 as the Hexter House. This hotel was the center of social events during the latter half of the nineteenth century for the community. Fourth of July events and balls were held there, wedding vows were consummated, and every social occasion demanded a trip to the hotel. Now a two-story building of rhyolite with a two-tier veranda with turned balustrade and posts, the gingerbread of the 1890s has long disappeared. The main story has six French doors with iron shutters in front. State Historic Landmark No. 663.

***23. Telegraph Office, 1890 (APN 18-14-03; Bl. 11, Lot 3)**

The present building was constructed in 1890 on the site of the Charles Grundy Saloon and Burgess Store of the 1850s. The building was operated as a telegraph office, then as a Post Office in 1898. It was also Dr. Stukeley's office for many years. It is a small one-and-one-half story wooden building with channeled siding, false front, board and batten on one side and on lower floor in back. Six paned sash windows on side; the large front window is new.

***24. Hexter-Schrag House, 1889 (APN 18-14-02 Bl. 11, Lot 2)**

Built by Kaufman Hexter in 1889 reputedly as a gift to his son and his bride. Later owned by the Schrag family and then the Howard family. It is a two-story Italianate Victorian with a low-pitched hip roof supported by brackets. Siding is channeled, there is a three-sided porch around the lower story, and the double paned sash windows have Greek Revival pediments over them. There is a one-story kitchen addition to the rear that is original to the building.

25. Dudley House, 1856 (APN 18-13-10 Bl. 16, Lot 5)

Homesteaded by Allen P. Dudley in 1861, and later owned by J.G. Severance and then William Peek. House is a classic Greek Revival style

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with low pitched hip roof and porches on four sides supported by Doric columns. The siding is board and batten with ogee arches as a finish over the porch. Brackets support the roof and the front door is paneled and has sidelights. The house is without windows, and all doors are French and shuttered. The house originally had an addition to the rear for cooking and for the Chinese cook to sleep in.

26. W.F. Foster-Wesley Boucher House, c. 1855 (APN 18-13-06; Bl. 16, Lot 2)
Owned by W.F. Foster, an attorney in 1858 and later by M. Shaw in the 1860s, it was homesteaded by Wesley Boucher, another attorney in 1870. Located on "Lawyer Hill" of the 1850s and "Piety Hill" of the 1860s due to the many attorneys who resided there. The house is Greek Revival in style, the front is board and batten, the sides lapped. There is a porch in front, the door is paneled, the-six-on-six paned sash windows are topped with pediment-shaped window heads. There are many additions to the rear of the building. Windows are shuttered and porch posts are openwork. *(Building destroyed since its recording in 1983; recommended removal from this list).*

27. Werle Soda Works, c. 1887 (APN 18-13-07 Bl. 16, Lot 3)
Site of Neyman & Drake Soda Works of 1858, Neyman & Allen in 1861, and built by Charles Werle in 1887. Building is situated over a spring of pure water which was used in bottling the soda from the 1850s until around 1910. The frame building is a two story Italianate house with channeled siding, low-pitched hip roof with bracket supports. A porch surrounded it on three sides, the side near the street had a large drive-through porch for wagons to load and unload. The single paned sash windows have pediment window heads with diamonds in the center. The building is now covered with stucco.

28. Peek-Gleason House, c. 1860 (APN 18-08-12 Bl. 18, Lot 12)
Probably built by William Peek in 1860 as it was only a lot and barn when it was assessed in 1858. Later owned by James Gleason in the 1870s, then Chapetto and Campana. Greek Revival house with lapped siding, board and batten on kitchen addition. Foundation is rhyolite, there is a porch on two sides, the gable ends are shuttered and the front door has a transom and sidelights.

29. St. Peters Catholic Church, c. 1900 (APN 18-13-01 Bl. 15, Lot 1)
The first Roman Catholic Church was built at the top of Church Street in 1857; a church building was moved to this location in the 1870s after a fire; that building in turn burned and was rebuilt on the first site on Church Street. The present church moved to its Lafayette Street location circa 1900. The current building is Gothic Revival architecture with a rhyolite foundation, channeled siding, lancet windows on sides, trefoil cutout decoration over portico on front, and octagonal bell tower with louvres.

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30. Public School, 1865 (APN 18-14-50 Bl. 14, Lot 7)

Subscribed in 1864 and dedicated in January of 1865, the public school is Greek Revival in style with gingerbread trim on gable ends. The foundation is of rhyolite, the siding is channeled, and the original windows are six over six paned sash. The original building was of two rooms, the L to the front was added prior to 1900 when the bell tower was constructed at the juncture of the L and the curved stone steps were built in the front. It served grades 1-8 until 1963 and has since been remodeled into a residence.

31. Kasserman House c. 1852 (APN 18-15-21 B1.5, Lot 6)

Land claim filed by Jacob Kasserman in 1861, he lived there through, the 1880s when George Muths purchased it. It was later owned by the Irvine family. First story of rhyolite, the second story is of wood. First story has a door flanked by two windows on each of three sides, porch surrounds three sides. Windows are six on six paned sash.

32. LaForge-Hoerchner House, 1854 (APN 18-04-02 Bl.21, Lot 32)

Probably oldest frame structure in town, it was built about 1854 by A.B. LaForge for his home. A.B. LaForge purchased the property from Gemmill in 1853. House appears in 1855 Lithograph of Mokelumne Hill as a small Gothic Revival board and batten house with bargeboard trim on the gable ends and on the eaves and on the small gables on each side of the house. It was advertised for lease in 1859 as being the most important home in town with three acres of orchards, gardens, etc. Originally designed like a Greek Cross, it was enlarged into a square floor plan and two additional gables added to the front, presumably by Dr. Hoerchner who lived in it from 1861 until his death (It was occupied in 1860 by D.S. Terry with Dr. A.H. Hoerchner as agent). A porch was added to the front and side of the house at the same time and appears in photographs of the 1890's. Dr. Hoerchner was a prominent doctor in town, operating a Drug Store and Clinic on Center Street, previously he operated a County Hospital and lived at Pleasant Springs, near Glencoe. Dr. Hoerchner's heirs resided in the house until the 1890s. It has recently been restored.

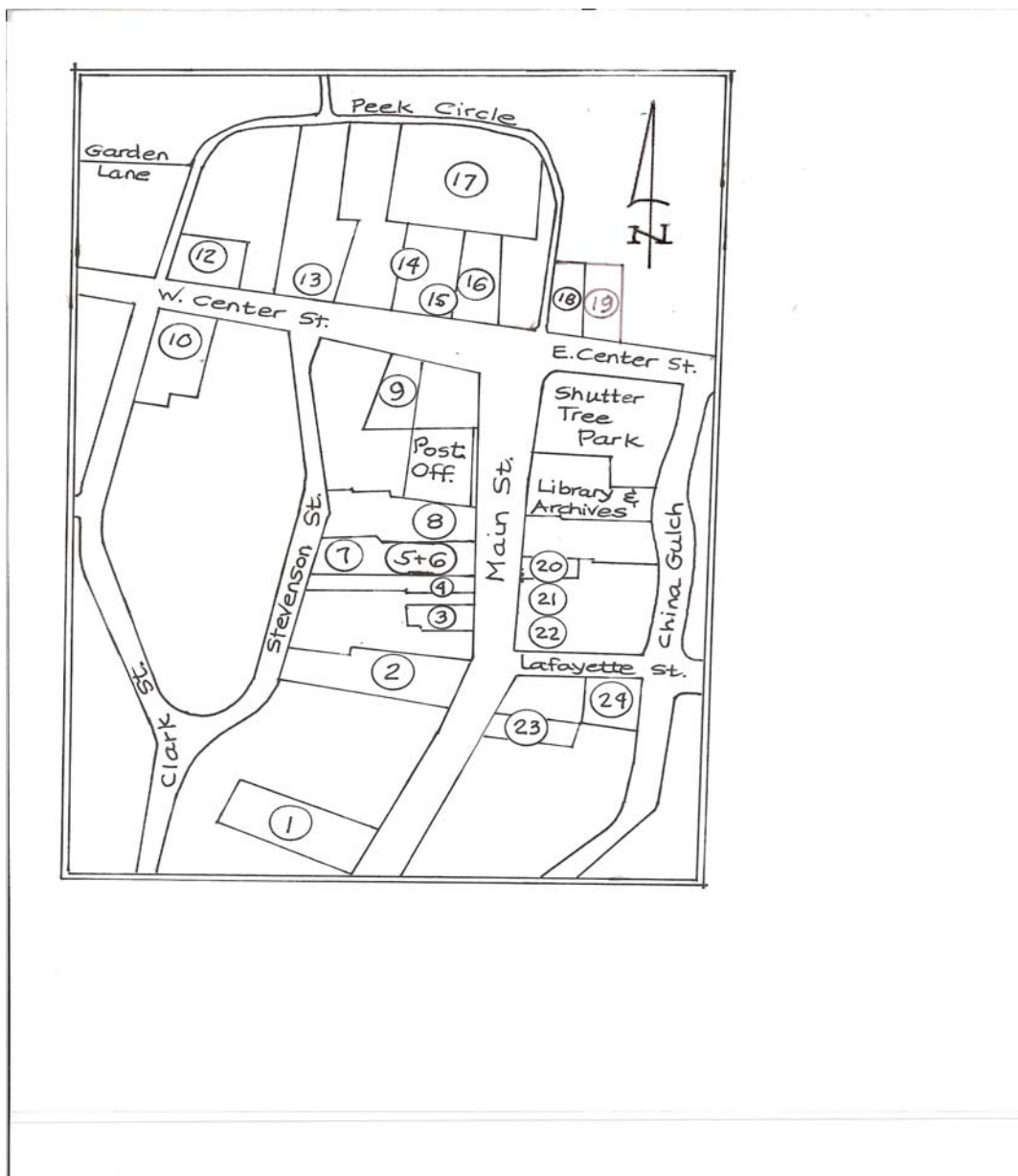
33. Washington Hotel site, 1854 (APN 18-014-07; Bl. 10, Lot 9)

Assessed in 1854 (the first year of Assessments due. to the Mok Hill fire of 1854) to G. & W. Gebhart, it was known as the Washington Hotel; Gebhart owned it until 1860. By 1864 Henry and Karolena Oettinger filed a homestead upon it that they later abandoned, renewing it in October of 1865. By 1871 it belonged to Louis Ruffiel who was assessed for furniture and liquors. Ruffiel had operated a bakery on Lafayette Street previously and supposedly he was the one who constructed the bake oven upon the property because by 1872 it is listed as the "French Bakery". Ruffiel lost the property to Charles Gobbi in 1874 when Sheriff 3en Thorn sold the

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property for a debt owed to Gobbi in the amount of \$356. Gobbi immediately sold the property to John McLean and Ellen Horan. They are listed in 1876 as being assessed for a house, hotel, and bake oven. McLean was the early-day proprietor of the McLean "American" Bakery, just up the street from the Washington Hotel in the 1850's and 1860's. There are no improvements on this property in the 1880s, so perhaps it burned in the fire of 1865 or 1874. McLean and Horan continued to own the property until the 20th century. (Building was destroyed in 1880s; no remains are present.

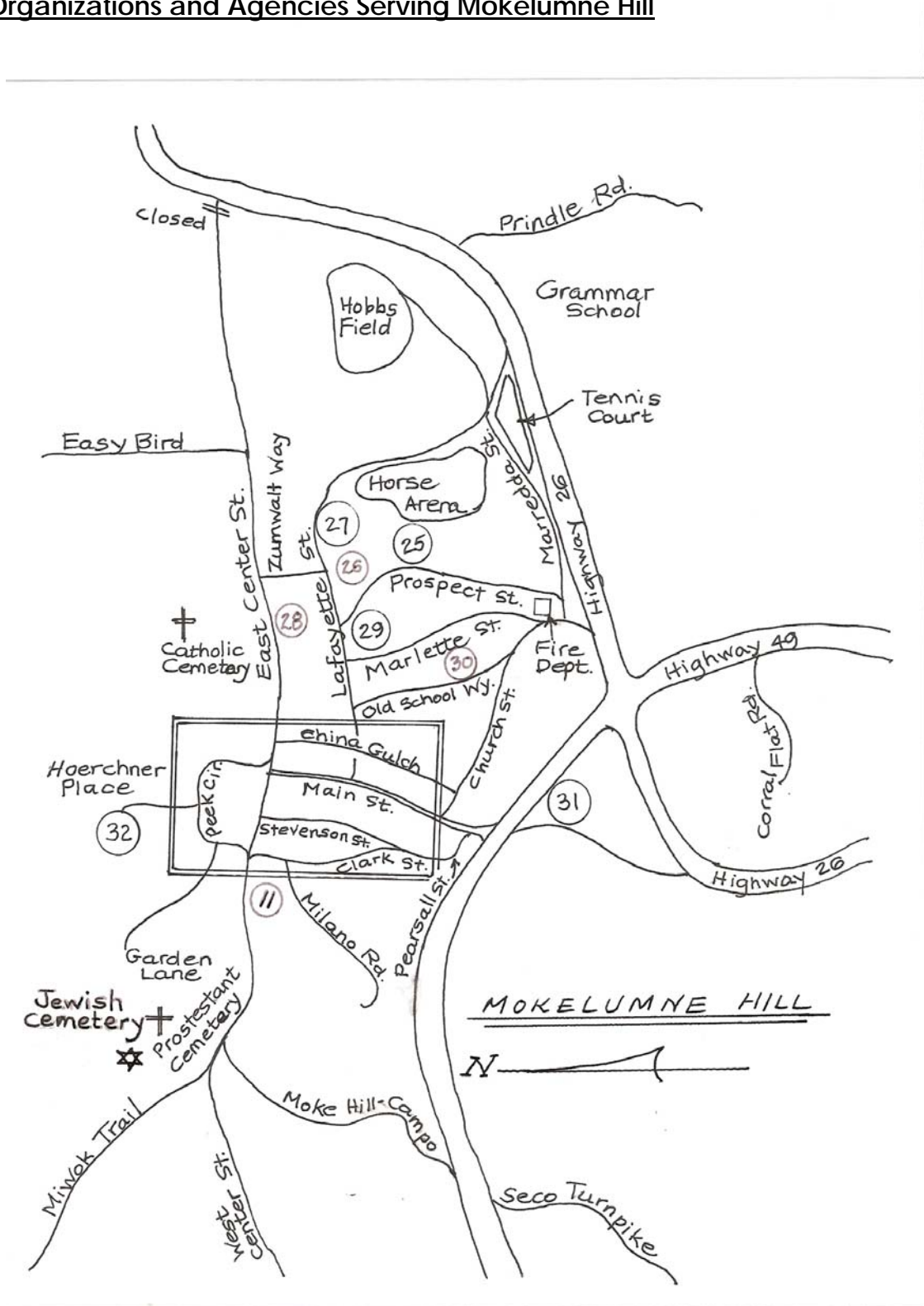
Historic Buildings Site Map (Downtown Core)



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Historic Buildings Site Map (Outlying Areas)

Organizations and Agencies Serving Mokelumne Hill



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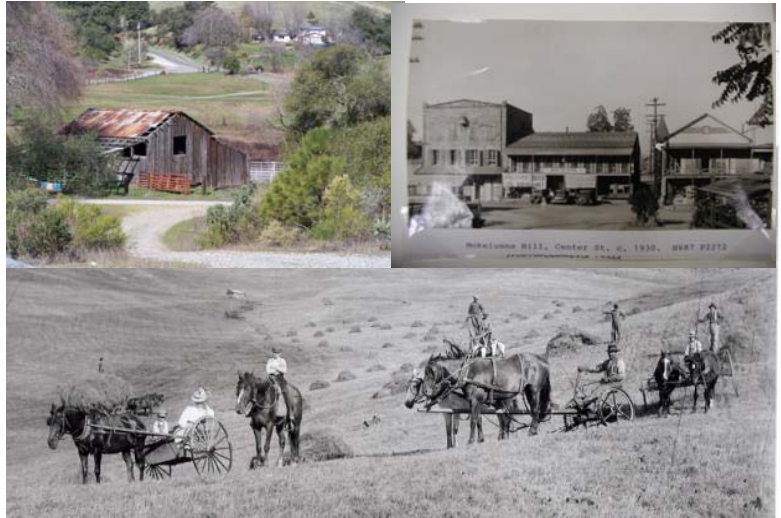
Organization/Agency	Address (Mokelumne Hill, CA 95245- unless otherwise indicated)	Telephone (209)
Mokelumne Hill Branch Library	P.O. Box 282	286.0507
Mokelumne Hill Cemetery District	P.O. Box 209	286.1702
Mokelumne Hill Fire Protection District	P.O. Box 281	286.1389
Mokelumne Hill History Society	P.O. Box 267	286.1157
Mokelumne Hill Lions Club	P.O. Box 710	286.1411
Mokelumne Hill Parent-Teacher Organization	8350 Hwy. 26	286.1462
Mokelumne Hill Veterans' Memorial District	P.O. Box 286	286.1160
Mokelumne Hill Volunteer Firefighters' Association	P.O. Box 141	286.1389
Mokelumne Hill Sanitary District	P.O. Box 209	286.1425
Mokelumne Hill Friends of the Library		286.1295
Calaveras Public Utility District	P.O. Box 666 San Andreas, CA 95249	754.9442
Calaveras Unified School District	P.O. Box 788 San Andreas, CA 95249	754.2300
Calaveras County Sheriff	891 Mountain Ranch Rd. San Andreas, CA 95249	754.6500

Goals, Policies, Implementation Measures

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This Policy Document contains explicit statements of goals, policies, and implementation measures that constitute the formal policy of the County of Calaveras for land use development within the Mokelumne Hill Community Planning Area. For each goal statement there are several policies, which amplify the goal statement.

Implementation measures are listed at the end of each goal section and describe briefly the proposed action, the County agencies or departments or districts with primary responsibility for carrying out the action, and the time frame for accomplishing the action (if appropriate). The following section describes the designations appearing on the Mokelumne Hill Land Use Diagram and outlines the standards of population density and building intensity for these land use designations.



The goals and policies of this section are organized topically according to the following categories, each of which relates to a key set of issues pertaining to land use and development in the Mokelumne Hill Community Plan Area.

- ▲ Community Character
- ▲ Historical Resources
- ▲ Sustainable Growth
- ▲ Commercial Development
- ▲ Residential Development
- ▲ Parks and Recreation
- ▲ Safety
- ▲ Roads
- ▲ Public Services
- ▲ Parking
- ▲ Mineral Resources
- ▲ Agriculture

The overall focus of this section is on setting policies for future development in Mokelumne Hill, focusing on high-quality, orderly growth to achieve a balance in development. Development should occur consistent with the community's ability to assimilate and accommodate growth and maintain the small-town feeling and quality of life in Mokelumne Hill.

The following definitions describe the nature of the statements of goals, policies, and implementation programs as they are used in this document:

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- ▲ **Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- ▲ **Policy:** A specific statement in text or diagram guiding action and implying clear commitment.
- ▲ **Implementation Measure:** An action, procedure, program, or technique that carries out community plan policy. When possible, implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Community Character

Goal 1.A. Mokelumne Hill maintains and enhances its friendly, historical, small town character.

Policy 1.A.1 The Mokelumne Hill Community Plan provides 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.

Implementation Measures

- ▲ Prevent incompatible or conflicting uses within the Mokelumne Hill community.

Historical Resources

Goal 1.B. Mokelumne Hill preserves and enhances its historical resources and atmosphere.

Policy 1.B.1. Identify specific means to protect the Historic District

Policy 1.B.2 Identify designated Historic Buildings in Mokelumne Hill, which are determined significant to the history and atmosphere of the town.

Policy 1.B.3. Identify methods to 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

Implementation Measures

- ▲ Design Review Guidelines (Design Guidelines) will be developed for the Historic District in order to protect existing historical features and to insure that future development is consistent with the District's historic nature. The Design Guidelines will define attributes for both renovations and new construction of all buildings, structures, and landscaping within the District, and will also be applied to Designated Historic Buildings outside of District boundaries.

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- ▲ The use of the Design Review Guidelines will be encouraged for the entire Planning Area applicable to both renovations and new construction. It is desired that new and renovated residential and commercial buildings will blend in with the historical atmosphere of the town.
- ▲ A Design Review Committee will be established to implement Historic Design Review Guidelines.
- ▲ Continue to research sources of funding and technical assistance to facilitate the restoration of historic buildings, sites and artifacts.

Sustainable Growth

Goal 1.C. Mokelumne Hill grows at a moderate rate that allows for the orderly provision and extension of services and the retention of historic, cultural and small town characteristics.

Policy 1.C.1. Promote and facilitate infill within the existing Community Plan area, especially with land already served by public sewer and water.

Implementation Measures:

- ▲ Mokelumne Hill Service Districts shall review their annexation policies and spheres of influence for compatibility with the Mokelumne Hill Community Plan, including the extension/expansion of services to accommodate planned growth.
- ▲ Large discretionary projects that would or could significantly and quickly increase the community population level shall be mitigated to lessen any possible adverse impacts.
- ▲ All new development will pay its fair share for provision/extension of public services (sewer, water, roads, schools, etc.)

Commercial Development

Goal 1.D. Provide sufficient land to meet the commercial needs of the community.

Policy 1.D.1. New commercial development shall be located where it will be compatible with adjacent and nearby land uses.

Policy 1.D.2. Encourage mixed residential/commercial development projects.

Policy 1.D.3. New commercial development located within the community's Gateway areas will be developed to blend in with the community's historic ambiance in terms of design and materials.

Implementation Measures:

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- ▲ All new commercial development shall comply with applicable development guidelines.
- ▲ All new commercial development shall reflect the historical/cultural ambiance of surrounding uses.
- ▲ New commercial development will not be permitted unless it can adequately mitigate adverse impacts caused by the project upon service district providers, including roads.
- ▲ New commercial development that desires to incorporate residential uses may apply through the Planned Development Overlay process.
- ▲ A Gateway Design Overlay District will be created for the Gateway commercial areas at the following locations: Intersection of Highway 49 and 26 and the intersection of Highway 49 and West Center Street. Design criteria will be developed and a Design Review Committee will be formed to review commercial development proposals for conformance with the design criteria.²

Residential Development

Goal 1.E. To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Mokelumne Hill.

Policy 1.E.1. The community will support a variety of housing needs while not disrupting existing and proposed single-family homes.

Policy 1.E.2. Duplexes and multiple family dwellings shall be permitted where they do not adversely affect single-family homes, and are adequately served by public water and sewer service, fire protection, and have satisfactory access to a public street.

Policy 1.E.3. New residential development will not be permitted unless it can adequately mitigate adverse impacts caused by the project upon service district providers, including roads.

Policy 1.E.4. Cluster housing is encouraged to increase open space and affordable housing.

Implementation Measures

² Gateways can be defined as entrances that define a town's boundaries. Through proper design, the entrances or gateway treatments should provide a strong sense of identity and signal the beginning of a new and different experience.

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- ▲ Residential development shall be encouraged in areas with existing services or adjacent to areas with existing services, (i.e., fire protection, water supply, sewage and utilities).
- ▲ All residential development must meet the standards and requirement of the applicable building code, Calaveras County Subdivision Ordinance and the Calaveras County Zoning Ordinance.
- ▲ Amend the Calaveras County Zoning Ordinance to allow cluster housing in Zones R-1, RR ½, RR, and A-1, and C provided that the overall, cumulative density does not exceed that allowed by the Mokelumne Hill Community Plan for those land use designations.

Parks and Recreation

Goal 1.F. Provide sufficient park and recreational facilities to meet the active and passive recreational needs of the community.

Policy 1.F.1. All new development will be assessed and mitigated for impacts on existing park and recreational facilities.

Policy 1.F.2. Opportunities to expand the existing offering of park and recreational facilities are desired and will be pursued.

Implementation Measures

- ▲ The community, in cooperation with the County, shall seek funding from Federal and state grants for additional park and recreation facilities.
- ▲ Local community groups shall take the lead in acquiring, developing and maintaining park and recreational facilities.
- ▲ New development will be assessed for impacts on existing park and recreational facilities and will be required to mitigate these impacts, either through fees or through the provision of additional facilities.
- ▲ Actively pursue the reuse of the community's historic roads, utility easements, and ditches to provide a low-impact, non-motorized way to access the community and region's natural and historic assets, and commercial and employment areas.
- ▲ Require new development located contiguous to an existing or planned trail alignment to connect/integrate an internal trail system to provide non-motorized access to the community's/regional trail system.

Safety

Goal 1.G. Wherever possible, minimize natural and manmade risks to Mokelumne Hill citizens.

Policy 1.G.1. Development shall be restricted to areas free of health and safety risks or with safety hazards that can be mitigated.

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Implementation Measures

- ▲ All new development must incorporate sufficient fire protection measures.
- ▲ The Fire District shall continue to enforce and update its requirement for fire hydrants for new development.
- ▲ All new development must meet the standards and requirements of the Calaveras County Building Code.

Roads

Goal 1.H. Preserve the unique and irregular street patterns and road widths of the existing community, while meeting the transportation needs of the public.

Policy 1.H.1 Sufficient roads shall be provided to serve the transportation needs of the community while remaining consistent with the historical transportation routes of the town.

Implementation Measures

- ▲ Existing road rights of way within the planning area shall not be widened or altered, except to correct serious safety problems.
- ▲ High use or high-density developments shall not be located where they will adversely impact existing roads.

Public Services

Goal 1.I. Provide for the coordination and provision of adequate public services and ensure that new development does not overburden existing service levels.

Policy 1.I.1. New development shall adequately mitigate its impact upon public services through mitigation or annexation fees, connection fees, physical expansion, or other appropriate method.

Policy 1.I.2. All new construction shall meet the requirements of the Mokelumne Hill Service Districts (Fire, Sewer, Water, School).

Implementation Measures

- ▲ Special districts (Calaveras PUC, Moke Hill Sanitary, Moke Hill Fire Protection, County Lighting District, Calaveras County and public utilities) shall revise their respective Capital Improvement programs, ordinances, and policies to incorporate and coordinate improvements necessary to implement this plan.
- ▲ Discretionary projects shall be submitted to special districts for review and comment prior to Calaveras County Planning Commission action.

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Parking

Goal 1.J. Sufficient off street parking is available to meet the needs of the community.

Policy 1.J.1. All new residential and commercial development shall meet the requirements of the Calaveras County Zoning Ordinance for off street parking.

Implementation Measures

- ▲ Enforce existing Calaveras County code parking requirements for all new development. (what about in the historic district where this may not be possible?)
- ▲ As health and safety and public convenience require, streets may be partially or totally identified for restricted on-street parking.
- ▲ Owners of existing commercial buildings are encouraged to provide additional off-street parking.
- ▲ Business owners and employees are encouraged to not park in the front of their business establishment to free up parking for customers (locals and visitors).
- ▲ One-way streets and parking restricted to just one side of a road will be considered and implemented to increase safety and the efficient flow of traffic.

Mineral Resources

Goal 1.K Encourage the utilization of mineral resources within and near the community, consistent with other land uses.

Policy 1.K.1. Existing mining rights shall be protected from encroachment by development. This does not preclude new mining activity that is compatible with existing land uses.

Policy 1.K.2. Encourage the identification of potentially useable mineral resources

Implementation Measure

Implementation Measure

- ▲ Utilize appropriate zoning in areas with identified mineral resources.

Agriculture

Goal 1.L. Existing agriculture is a valuable asset to the community and county and shall be protected from incompatible encroachment.

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Policy 1.L.1. The Mokelumne Hill Community Plan encourages a variety of agricultural production within and near the community.

Policy 1.L.2. Parcels of sufficient size, the keeping of livestock shall be permitted as long as the use complies with appropriate health standards.

Policy 1.L.3. Permit residential agriculture uses where compatible with other land uses, to include the raising of livestock and crops for home or youth projects.

Policy 1.L.4. Land uses adjacent to agricultural uses shall be compatible with agriculture

Policy 1.L.5. Agricultural activities legally established prior to adoption of this plan shall be allowed to continue as non-conforming uses.

Implementation Measures

- ▲ Utilize appropriate zoning in areas identified as agriculture in this plan.
- ▲ The community and County shall support the local agricultural economy by encouraging the location of agricultural support industries in the county, establishing and promoting marketing of local farm products, exploring economic incentives, and support for continuing agricultural uses in and adjacent to the community.
- ▲ **Add info. Regarding the County's Zoning Ordinance for agriculture.**

Land Use

The Mokelumne Hill Community Plan outlines proposed patterns of land use and policies and standards for future development. This part of the Community Plan includes two major sections. The first section includes the Land Use Diagram and the related land use classification system and standards. The second section contains goals, policies, and implementation programs related to existing and future land use and development.

The most familiar part of any community plan is the land use diagram showing the types and locations of existing and future development the plan envisions. To appreciate and use the various designations shown on the diagram, the reader must first understand the purpose of each designation and the uses and standards associated with the designation. The following sections describe the standards and outline the allowable uses for each of the designations shown on the Mokelumne Hill Community Plan Land Use Diagram.

The Land Use Diagram shows twelve land use designations. These are defined in the following subsection. State law mandates that general plans (and community plans contained therein) include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this

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requirement, the Community Plan includes such standards for each of the land use designations appearing on the Land Use Diagram. These standards are stated differently for residential and nonresidential development. Following are explanations of how these standards operate.

Residential Uses Standards

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation.

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre.

Population densities were calculated for all land use designations using a population density of 2.14 persons per dwelling unit (2000 U.S. Census). These are summarized in the following table. It is important to note that the average person per dwelling unit figures cited under each residential designation do not represent County policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

Non-Residential Uses

Standards of building intensity for non-residential uses in the Community Plan are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor).

On the same lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. Standards of population density for non-residential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee is based on historic averages and market studies. These are summarized in the following table. It is important to note that the average employee density figures cited under each nonresidential designation do not represent County policy; they simply provide the basis for correlating the permitted FAR with the potential number of employees in nonresidential development.

The Community Plan includes twelve residential, commercial, and other land use designations to depict the types of land uses that will be allowed in the Community Plan Area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. Land use designations also allow for similar and compatible uses, which may be implemented through the

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Gateway Design Overlay (GD), or Historical District Overlay (HD) zones. The Community Plan is implemented largely through zoning. _____ of this Policy Document is a matrix showing correspondence between the Community Plan land use designations and zoning districts.

The term "allowable use" as used in Table 1 refers to a typical land use that is allowed within a particular land use category; allowed uses listed for each land use designation are examples of uses allowed within that designation. Additional specific uses may be allowed if they are similar to the listed uses.

Gross acreage includes all land (including proposed streets and rights-of-way) designated for a particular residential use. Gross acreage is a standard that is more typically used in general and community plans.

Net acreage excludes existing and proposed streets, rights-of-ways, drainage areas, and other public facilities such as schools, parks, and greenbelts. In urban areas, net acreage is normally 20 to 25 percent less than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as 5 percent. Net acreage is the standard typically used in zoning ordinances.

The maximum population densities listed in Table 2 were calculated without allowances for density bonuses. State Housing Law requires counties to provide density bonuses if a certain percentage of a housing project provides for affordable housing. Density bonuses are available to residential projects at a rate of 25% over the maximum density or a ratio of 1 bonus unit to 1 affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.

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**Table 1
Land Use Designations – Intent and Allowed Uses**

Land Use	Intent	Allowed Uses
Rural Residential (RR)	This designation applies where dispersed residential development on larger parcels is appropriate, and compatible with smaller-scale farming and ranching operations.	Detached single-family dwellings and secondary dwellings; agricultural uses such as crop production, grazing, and equestrian facilities.
Rural Residential One-Half Acre (RR ½)	This designation applies where dispersed residential development on larger parcels is appropriate, and compatible with smaller-scale farming and ranching operations.	Detached single-family dwellings and secondary dwellings; agricultural uses such as crop production, grazing, and equestrian facilities.
Single Family Residential (SFR)	This designation applies to urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 7,000 square feet to one acre.	Detached single-family dwellings, secondary dwellings, and residential accessory uses.
Multiple Family Residential – Low Density (MFR-Y)	This designation applies to urbanizing residential areas where some lower-density multi-family housing may also be appropriate.	Detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes), and residential accessory uses.
Multiple Family Residential – High Density (MFR-X)	This designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, and other multi-family attached dwellings such as condominiums.	Detached and attached single-family dwellings, secondary dwellings, all types of multi-family dwellings (e.g. duplexes, apartments, senior housing projects, etc.), and residential accessory uses.
Commercial/Residential Flex Rural Residential ½ Acre (C/R Flex A)	This designation applies to commercial and single family residential uses in a manner that allows easy transition from residential use to commercial use and back to residential use.	All commercial uses as identified in the Commercial Designation and all residential uses as identified in the Rural Residential ½ Acre Designation.

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Land Use	Intent	Allowed Uses
Commercial/Residential Flex Single Family Residential (C/R Flex B)	This designation applies to commercial and single family residential uses in a manner that allows easy transition from residential use to commercial use and back to residential use.	All commercial uses as identified in the Commercial Designation and all residential uses as identified in the Single Family Residential Designation.
Commercial (C)	This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers.	All types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Development including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate, using the PD Overlay District.
Public Service (PS)	This designation applies to government-owned facilities and quasi-public facilities.	Government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, and similar and compatible uses.
Recreation (REC)	This designation applies to outdoor recreational uses, equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and similar compatible uses.	Parks, equestrian arenas, tennis courts, walking, hiking, bicycling trails and similar compatible uses.

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Land Use	Intent	Allowed Uses
Agricultural (AG)	<p>This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated.</p> <p>Add mineral/resource extraction.</p>	<p>Crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development is areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing. (Check the ZO to make sure we have covered the primary allowed uses)</p>
Agricultural-Mineral (AG-M)		

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Table 2 – Yet to be completed...

Land Use Designations – Development Standards

Land Use	Development Standards			
	Min. Parcel Size	Building Intensity (Dwelling Units/Acre)	FAR	Pop. Density (Maximum) (Persons Per Acre)
Rural Residential (RR)	1 acre (public water and/or sewer) 5 acres (well, septic)	1		2.14
Rural Residential One-Half Acre (RR ½)	20,000 sf with public water and sewer	2		4.28
Single Family Residential (SFR)	7,000 sf ³	6		12.84
Multiple Family Residential – Low Density (MFR-Y)	7,000 sf	6		12.84
Multiple Family Residential – High Density (MFR-X)	7,000 sf	12		25.68
Commercial/Residential Flex-Rural Residential ½ Acre (C/R Flex A)	20,000 sf	2		
Commercial/Residential Flex-Single Family Residential (C/R Flex B)	7,000 sf	6		
Commercial (C)	7,000 sf			
Public Service (PS)	N/a	-		
Recreation (REC)	-	-		
Agricultural (AG)	20 acres or legally existing parcel	1		2.14
Agricultural-Mineral (AG-M)	20 acres or legally existing parcel	1		2.14

³ Densities stated are based upon availability of both community water and sewer.

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