

MOKELUMNE HILL Community Plan Final Draft

**Produced by the
Mokelumne Hill Community Plan Task Force
December, 2008**

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List of Tables (Yet to be Completed – Need to work with the County and Consultant on Land Use Designation Names, Density and Intensity)

Table 1: Land Use Designations – Intent and Allowed Uses

Table 2: Land Use Designation – Development Standards

List of Maps

Historic District

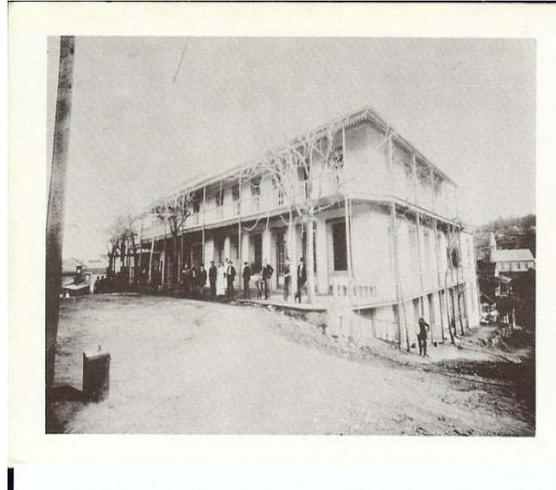
Historic Buildings Site Map

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Introduction

Mokelumne Hill is reminiscent of past eras, with its well-preserved 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 (Historic District). Specific historic buildings and sites, both within and outside of the Historic District, are identified as Designated Historic Resources. Design Review Guidelines apply to all Designated Historic Resources as well as to the entire Historic District. Other property owners in town are encouraged to voluntarily comply with the Design Review 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 Design Review 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 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 Review District (Gateway District). Due to the high visibility and importance of these

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commercial areas to the community, additional oversight provided by these two overlay districts is desired. Design Review Guidelines have been adopted for the Historic Design Review District, and design guidelines for the Gateway District are in the process of being completed.

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

To update our Community Plan, a Task Force of over 20 community members was formed in early 2007. Over the course of the past 18 months, this Task Force held twenty-one (21) community plan working sessions. Each of these sessions were attended by 8-10 Task Force members. In addition, Five Town Hall meetings were held to discuss the Community Plan.

Notices of all meetings (Task Force and Town Hall), and community plan draft documents were posted on Mokelumne Hill's website (www.mokehill.org), and all documents/flyers were available at the Mokelumne Hill branch library.

Members of the Mokelumne Hill Task Force Include:

James Aarons	Maggi Blood	Mark Borchin	Ed Cline
Julia Costello	Mike Dell'Orto	Sloane Dell'Orto	Kris Ford
Mary Anne Garamendi	Bob Lema	Johnny Mac	Fawn McLaughlin
Scott Greer	Rod Hanchett	Lee Hess	Pamela Hill
Marta Johnson-Brady	Dom Knuccio	Kathy Knuccio	Susan Komure
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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, 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.

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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.

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 attributes, 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

¹ 2000 U.S. Census

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- ▲ 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 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.

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 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. 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 also 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

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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 here. 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 Easy 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 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, including; North Americans, French, Germans, Italians, Jews, 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.

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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 the county seat was located here 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 sale 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 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

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(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 farmers and prospered 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.

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.

Design Review

Mokelumne Hill has two designated Design Review Districts: The Historic Design Review District and the Gateway Design Review District. These Districts are delineated on the Mokelumne Hill Land Use and Design District Map. Guidelines to facilitate maintaining the historic characteristics of the Mokelumne Hill Historic District and Designated Historic Resources were called for in the 1983 Community Plan and drafted in May of 2008. The Design Review Committee serves as a resource for the community and developers to facilitate compliance with design review requirements and suggestions. Certification of project designs by the

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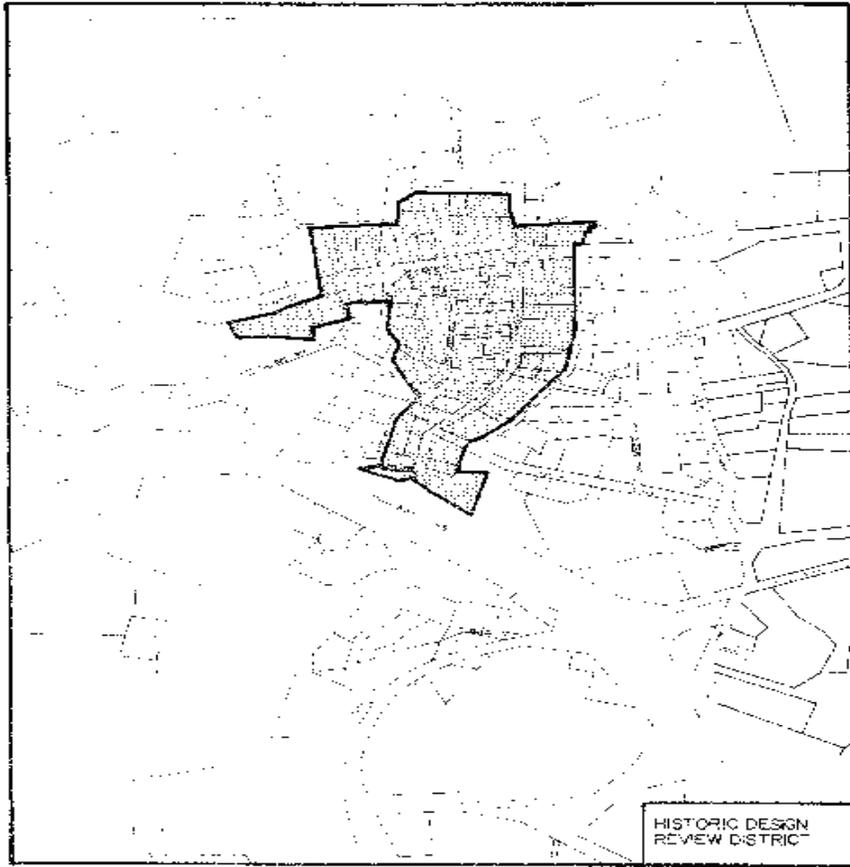
Design Review Committee will be required by the Calaveras County Planning Department before permits will be issued. The design review process for these special districts are managed by a Design Review Committee, appointed by the County Board of Supervisors.

The Design Review Committee consists of five to seven members with the following stipulations:

- Two members shall be nominated by the Mokelumne Hill History Society,
- All members must reside within the Mokelumne Hill Community Plan area,
- Three members must own property within the Historic District, or own a Designated Historic Building.
- And, for projects within the Gateway Design Review District, two additional seats are added to the Committee with the stipulation that at least one member must own property in a Gateway Design Review District.

Historical Resources

Many of Mokelumne Hill's historical resources are identified as Designated Historic Resources, and the concentration of these buildings in the downtown center has been identified as the Historic Design Review District (Historic District). Development within the Historic District and concerning any Designated Historic Building is regulated by the town's Design Review Guidelines under the management of a Design Review Committee.



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Designated Historic Resources. The following Designated Historic Resources have been identified as having special historic and/or architectural significance by Mokelumne Hill's Design Review Committee. Those structures identified with an asterisk are located within the Historic District. All are identified by number on the accompanying map. This list is not exhaustive as many more unrecognized historic homes, buildings, and sites are present throughout the town. Mokelumne Hill, as a town, has been recognized as State Historic Landmark No. 269.

1. **First Congregational Church** (1856). (APN 18-014-043, 8243 Main Street) This board-and-batten Greek Revival structure is the oldest Congregational church building in CA (California State Landmark No. 262).
2. **Town Hall** (1901). (APN 18-007-042, 8283 Main Street) This basic structure, with some Craftsman elements, was constructed to be used as the Community Hall and Theatre. In 1936 a WPA crew excavated the basement, and subsequently a dining room and kitchen were constructed. A community hall has been on this site from the earliest years.
3. **Hodapp & Friend Store** (1854). (APN 18-007-021, 8299 Main Street) This southernmost building, part of a three-lot complex of stone Greek Revival stores, by 1860 it was owned by barber William Ratz, then operated by

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Edward Wiehe & Francis Marx, and in the 1870s by Davidson and Peek as a store.

Centre Market (1854). Between the walls of No. 3 and No. 4, Augustus Gebhardt and Joseph Halk established a meat market, which was later operated by Hexter and Adler in the 1870s and 1880s.

4. McFadden Stone Store (1854). (APN 018-007-012, 8307 Main Street) Built by grocer William McFadden, the store was operated by Gustav Runkel and Conrad Platt as a hardware store in 1860, by merchant William DePew and his wife in the 1870s and 1880s, and by John Meyer as the Oasis Saloon in the early 1900s. Reed operated it as a grocery store into the early 1970s; it is now a private residence.

5/6. Danielewicz Stores (1854). (APN 18-007-011, 8317 Main Street) Consisting of two buildings built by Julius and Gustave Danielewicz, by 1860 the southern one was housed by Levi Weil's cigar and merchandise store. By 1882 Thomas Peters' Drug Store was operating in the building, carried on by his son Thomas, Jr. in the 1890s. The northern building was operated by Gradwohl as a merchandise and furniture store in the 1870s, by Charles Jacobs in the 1880s, and by Allen McCarty in the 1890s. In 1912 the Sauve family combined the buildings into one large room as a market, adding the frame false front; the market was run by the Winkler family from circa 1945 until the 1970s.

7. McFadden Store (c. 1854). (APN 18-007-011, 8317 Main Street) Built using the walls of No. 6 and No. 8, this liquor store was operated by McFadden & Patterson in the 1870s, and by E. Patterson alone in the 1880s, when the Italianate false front façade was apparently added. In 1914 it was assessed to William Wells. It was occupied as an addition to the Sauve store (No. 5/6) sometime thereafter.

8. McFadden Liquor Store (c. 1854). (APN 18-007-010, 8325 Main Street) William McFadden's widow Julia operated this stone building as a liquor and tobacco store after his death in 1864 through the early 1880s. It became the residence of John Rider in 1887 and was occupied by Henry Krim's saloon in the early 1900s; in 1911 it became the Marre Saloon.

9. Levinson & Bro. Store (1854). (APN 18-007-007, 8373 W. Center Street) Greek Revival in style, the store was run first by Levinson and later Rosenfield. It was leased by Wells Fargo in 1865 and by 1874 was occupied by Dr. A. H. Hoerchner's Drug Store. In 1887 it was owned by Frank Peek. In the 1920s the front was renovated for the Frank Peek Garage.

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- 10. Rapetto and Rogers Stone Store** (1854). (APN 18-007-036, Corner W. Center and Clark Streets) This simple Greek Revival building was owned first by John Rogers and John Rappetto, and later by Raggio and then Wheelright. In the late 1890s, Charles Gardella operated it as the Baldwin Hotel, with a mortuary on the lower floor; porches and some Queen Anne elements were added at this time. It was later owned by John Noce and then the Cuneo family. Currently it is a private residence.
- 11. Weihe House** (c.1860). (APN 18-017-038, 8437 W. Center Street) This Gothic Revival frame residence was owned by Edward Weihe in 1865, by A.C. Adams in the 1870s, and by Sam Davidson by 1896.
- 12. Sturges/Costa Stone Store** (1854). (APN 18-006-003, 8402 W. Center Street) A Greek-Revival stone building, it was owned by H.M. Sturges in 1856. During the 1860s and 1870s it was owned by Lorenzo Costa and occupied by Lancaster & Scott as a shoe store. Charles Jacobs' operated his merchandise store in the building in the 1880s and 1890s; after 1900 it was a warehouse for G. Costa. It was renovated and is currently a residence.
- 13. L. Mayer Building** (1854). (APN 18-006-004, 8388 W. Center Street) Built for L. Mayer, this Greek Revival building served as Ferdinand Bach's barber shop and store from the 1860s-1890s; later it was owned by John Guiffra and John Costa. Only the stone façade remains.
- 14. Abrams/Sokolosky Stone Store** (1854). (APN 18-006-006, 8368 W. Center Street) Owned by Samuel Abrams in the 1850s, the Greek Revival building was owned by Isadore Sokolosky in the 1860s (it was the home of the *Calaveras Chronicle* in 1861) and 1870s, and by R. Wise in the 1880s and 1890s. Later C. Guiffra operated a store in the building, and it was known as Nuner's store during the 1910s.
- 15. Webb Stone Store** (1854). (APN 18-006-006, 8386 W. Center Street) Built for J. Webb, by 1858 the Greek Revival building was owned by William Bosworth and served as the Post Office. By the early 1860s L.M. Hellman's "Segar Store" had been established in the building. In the 1870s and 1880s Gabriel Carravia's store was housed there, and, after 1900, was operated by R.Wise and then Charles Jacobs. It was later renovated as a garage, and housed Swanson's Body Shop through the 1960s.
- 16. Adams and Co./I.O.O.F. Hall** (1854). (APN 18-006-007, 8360 W. Center Street) Originally a two-story Greek Revival building, it first served as the Wade Hanson & Co. store and by 1858 was leased by Adams & Co. as an express office, followed by Wells Fargo in 1868. The International Order of Odd Fellows (I.O.O.F.) purchased the building in 1861, adding the third story meeting room and leasing out the lower floors.

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- 17. Sturges/Peek House** (c.1854). (APN 18-006-015, 8409 Peek Circle) Built as a one-story stone residence for H.M. Sturges, it was purchased by G. F. Wesson in 1866 and then by Frank Peek in the 1890s. The Italianate second story was added by the Peeks.
- 18. Sturges Stone Store** (1854).). (APN 18-006-010, 8459 E. Center Street) Originally a two-story Greek Revival building owned and operated by H.M. Sturges, it was operated by Hexter and Adler as the Washington Market in the 1870s. From the late 1880s through the 1920s it was the Peek Store. It burned in 1945, and the stones from the second floor were used to construct the adjacent building (site of No. 19).
- 19. REMOVED FROM LIST: Post Office** (ca. 1910). The two-story frame building burned in 1945. The current building was constructed of stone from the second floor of neighboring Sturges Stone Store, No. 18.
- 20. Bernardi-Gobbi Saloon** (c.1895). (APN 18-007-017, 8316 Main Street) This Italianate false-front commercial frame building was built by Frank Bernardi as a saloon, later operated by Severino Gobbi. It is now a private residence.
- 21. Calaveras County Courthouse** (1854). T(APN 18-007-016, 8304 Main Street) he two-story stone Greek Revival building was constructed in 1854, after the fire of that year destroyed the earlier Court House on Center Street. When the county seat moved to San Andreas in 1866, it was purchased by W.P. Peek who operated a store, offices and saloon. George Leger purchased the building in 1874 and included it as part of his new hotel (No. 22).
- 22. Hotel Leger** (1875). (APN 18-007-016, 8304 Main Street) The first Hotel de France was built on this site as early as 1851. In 1853 George Leger purchased the establishment, expanding it over the years. Destroyed by fires in 1854 and then 1874, Leger constructed the current two-story, vernacular Greek Revival Hotel de Europe stone structure incorporating the neighboring old Courthouse building (No. 21), after the second fire.
- 23. Telegraph Office** (c.1890). (APN 18-014-003, 8278 Main Street) This false-front vernacular Italianate building served as a telegraph office, the Post Office, and Dr. Stuckey's office for many years. It is now a residence.
- 24. Hexter House** (1889). (APN 18-014-002, 8320 Lafayette Street) A two-story Italianate frame home built by butcher Kaufman Hexter and then occupied by the Schrag and Howard families.

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- 25. Dudley House** (1856). (APN 18-013-010, 8252 Prospect Street)
Homesteaded by attorney Allan P. Dudley in 1861, this classic Greek Revival residence features wooden Doric columns around the porch. It was later owned by J.G. Severance and then William Peek. Because of its architectural significance it is well known in the Mother Lode.
- 26. REMOVED FROM LIST: W. F. Foster Home** (c.1855). Replaced by modern residences.
- 27. Werle Soda Works** (c.1887). (APN 18-013-033, 8500 Lafayette Street)
Charles Werle built this frame Italianate building on the site of the Neyman and Drake Soda Works of 1858. It is situated over a spring of water used through 1910 in the manufacture of soda. It has been faced with stucco and is currently a residence.
- 28. Peek-Gleason Home** (c.1860). (APN 18-008-012, 8333 Lafayette Street)
William Peek had his house and barn on this large lot in 1860, selling to James Gleason in 1870. The Greek Revival frame dwelling sits on a rhyolite tuff stone foundation.
- 29. St. Thomas Aquinas Catholic Church** (c.1900). (APN 18-013-031, Corner of Lafayette and Marlette Streets) This simple Gothic Revival church is the fourth in a series: the first Roman Catholic Church was built at the top of Church Street in 1857; moved to this location in the 1870s after a fire; then burned and rebuilt on the first site on Church Street. The church moved to its Lafayette Street location circa 1900.
- 30. Public School** (1865). (APN 18-014-050, 8238 Old School Way) A Greek Revival design, the school served grades 1-8 until 1963. The school originally contained two rooms and was expanded with an "L" addition about 1900. It has now been converted into a residence.
- 31. Kasserman House** (c.1852). (APN 18-015-021, 8144 S. Main Street) Jacob Kasserman resided in this simple vernacular National Folk style stone house through the 1880s, selling to George Muths. Photographer Edith Irvine lived here c.1910-1949.
- 32. LaForge - Hoerchner House** (1854). (APN 18-004-009, 8489 Hoerschner Place) This is likely the oldest frame structure in town, built as the Gothic Revival residence of A.B. LaForge. In 1860 it was owned by David S. Terry of the infamous 1859 San Francisco Broderick-Terry duel. Dr. Adolphe H. Hoerchner, wife Paulina, and family occupied it from the early 1860s into the 1890s. Originally with a cruciform mass, the Hoerchner family evidently added the extra two gables.

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- 33. REMOVED FROM LIST: Washington Hotel site** (1854). Location of 1854 Washington Hotel and 1872 French Bakery. Destroyed in 1880s.
- 34.* Parsonage**, (c.1855–1860). (APN 18-014-038, 8237 Main Street). This National Folk Gable-Front style house served as the Parsonage for the Congregational Church on adjacent Lot 31. It has 6/6 light windows and vertical board and batten siding which repeats the siding on the Church next door.
- 35.* Mangold House**, (c. 1890s). (APN 18-015-001, 8197 Main Street). A vernacular Queen Anne house with a wrap-around porch and hipped roof with cross gables. The Eastlake five-panel front door is a later embellishment.
- 36* Gebhardt House**, (1855). (APN 18-007-033, 8331 Stevenson Street). This National Folk Gable-Front house is one of the oldest houses in the downtown area and is sided with horizontal California rustic lapped siding. There is a 1920s board and batten accessory building on the lot, as well.
- 37. Bennett House**, (c.1890). (APN 18-014-018, 8281 Old School Way). This is an early 1890s Queen Anne house with narrow paired windows. A circa 1920s renovation included the addition of a kitchen with a tri-partite window and semi-enclosed porch featuring V-Rustic siding.
- 38. Bernardi House**, (late 1890s). (APN 18-009-051, 8550 E. Center Street). A classic Queen Anne house with original siding, cut-out bargeboard trim and turned porch posts. It features fish-scale elements in the gable end of the hipped gable roof.
- 39. Prindle House**, (c.1890). (APN 18-009-021, 8560 E. Center Street). This Queen Anne house shows original brackets and fish scale siding, as well as chamfered porch posts. The 1/1 windows are trimmed with Greek revival style pediments.
- 40.* Belisle House**, (c.1860s). (APN 18-017-008, 8475 W. Center Street). This vernacular Greek Revival house has 2/2 windows and boxed eaves. The front recessed door with side-lights and transom suggests a construction date of 1860 to 1870.
- 41. Ratto House**, (c.1890s). (APN 18-001-007, 8900 W. Center Street). This is a Four-Square style house with hipped front-gable roof and a wrap-around porch.
- 42. Garavanta House**, (c.1910). (APN 18-001-028, 8970 W. Center Street). This National Folk Gable-Front house has a wrap-around porch. It has 1/1 windows and board and batten siding.

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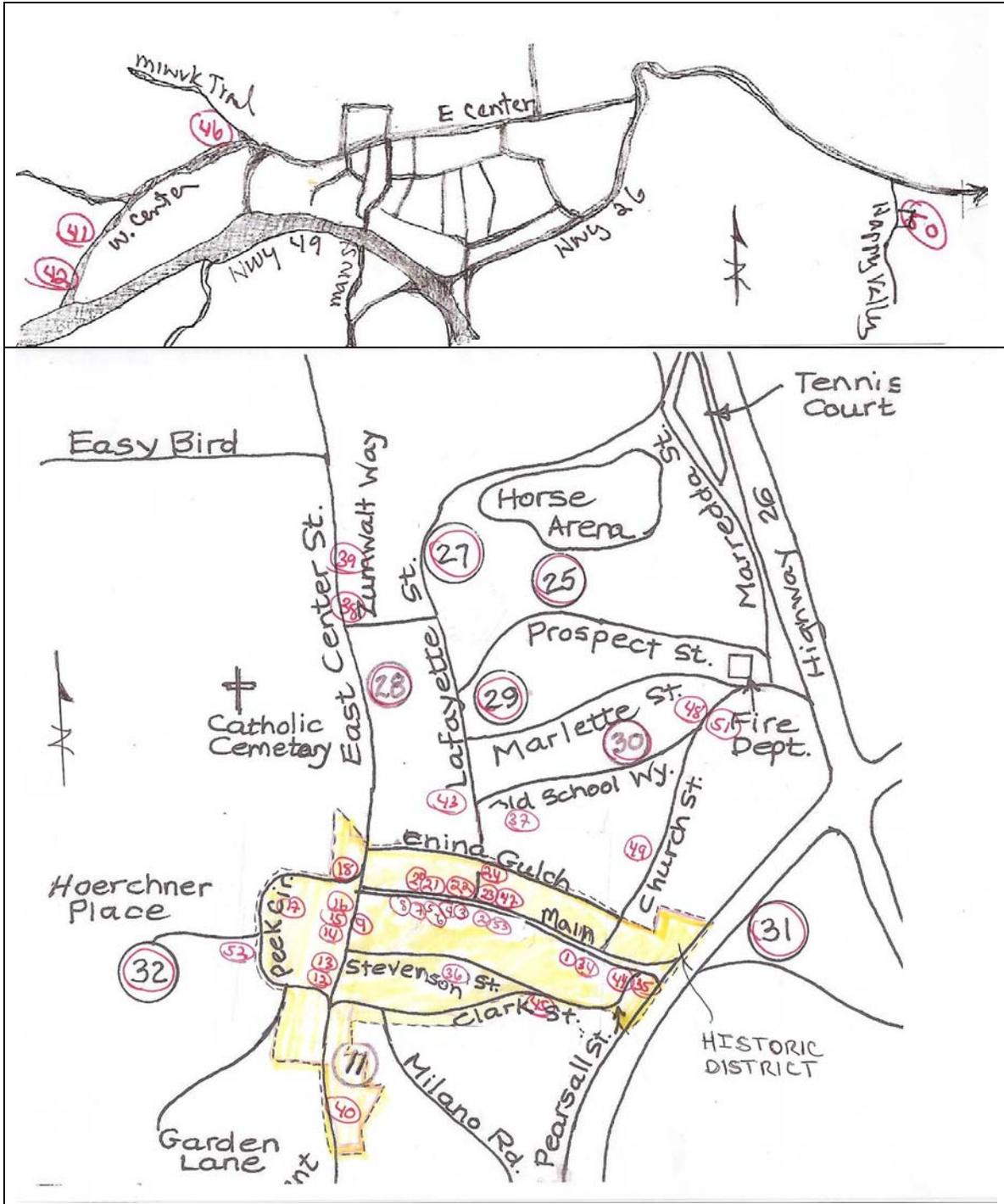
- 43. Rees House**, (early 1890s). (APN 18-008-018, 8349 Lafayette Street). This is an early 1890's Queen Anne style house which has had the exterior covered with stucco. In spite of the renovations, it retains its Queen Anne form and scale as shown on the 1895 Sanborn map.
- 44.* Fred Lombardi House**, (late 1930s). (APN 18-014-041, 8215 Main Street). This is a Minimal Traditional style house with a cross gable roofline.
- 45* Alex Lombardi House**, (c.1930s). (APN 18-017-026, 8285 Clark Street). This Minimal Traditional house has retained its original multi-light French door and 1/1 windows.
- 46. Munoz-Borchin House**, (c.1920s). (APN 18-002-052, 8636 W. Center Street). This vernacular Folk House has been faced with a varied selection of stones and minerals to create an eclectic marvel.
- 47.* Lloyd House**, (c.1895). (APN 18-014-003, 8278 Main Street). This is a National Folk Gable-Front house constructed on an 1850's era stone foundation. It is covered with its original horizontal siding.
- 48. Porteus House:** (c.1890). (APN 18-014-030, 8196 Church Street). This American Four-Square style home features a hip roof, paired windows, and a wrap-around porch on all four sides.
- 49. Gardella House.** (1930s), (APN 18-014-010, 8258 Church Street). This Spanish Eclectic/Mission Revival style was constructed in the 1930s. The industrial metal sash windows are original to the design.
- 50. French Adobe.** (c.1850) (APN 016-020-025, 9130 Happy Valley Road). This two-room adobe building is perhaps the oldest remaining structure in the area, part of the early French community in Happy Valley and said to be constructed prior to the Gold Rush.
- 51. Farmer House.** (1920s). (APN 18-015-013, 8171 Church Street). The Craftsman Bungalow front addition was appended to a ca. 1910 home, probably late 1920s. The front gable has a distinctive lower-pitched roofline and the round-edge dropped siding is of the period.
- 52. Greve House**, (c.1850s). (APN 18-004-014, 8450 Peek Circle). This is a Greek Revival house complete with French doors and windows extending nearly to the floor level.
- 53. Hutchinson House** (late 1890s) (APN 18-014-033; 8273 Main Street). This home has distinctive Queen Anne style elements in the gable end (but

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with a flatter pitch as well as round-edge dropped siding and 2/2 windows.

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Historic Buildings Site Map



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Organizations and Agencies Serving Mokelumne Hill

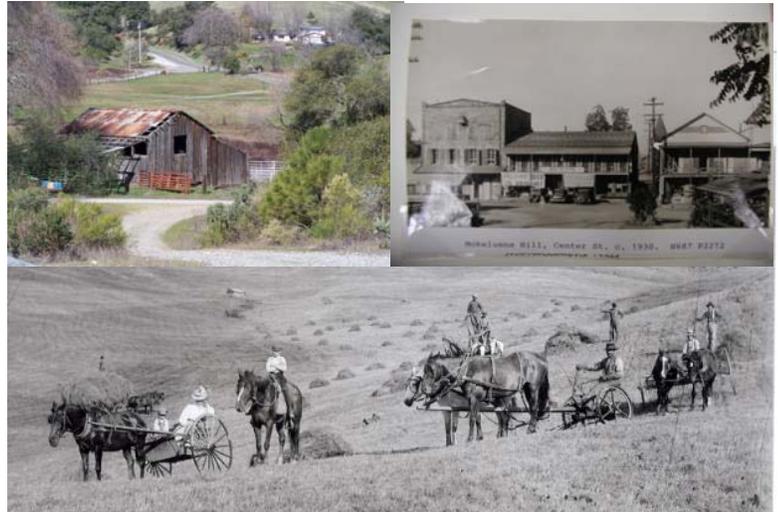
Organization/Agency	Address (Mokelumne Hill, CA 95245- unless otherwise indicated)	Telephone (209)
Mokelumne Hill Branch Library	P.O. Box 282	286.0507
Mokelumne Hill Cemetery District	P.O. Box 209	286.1702
Mokelumne Hill Fire Protection District	P.O. Box 281	286.1389
Mokelumne Hill History Society	P.O. 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

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Goals, Policies, Implementation Measures

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 to set policies for future development in Mokelumne Hill and focus on high-quality, orderly growth in order 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.

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

- ▲ **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) have been adopted 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 define attributes for both renovations and new

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construction of all buildings, structures, and landscaping within the District, and also be apply to Designated Historic Buildings outside of District boundaries.

- ▲ 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 has been appointed by the County Board of Supervisors 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.

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Implementation Measures:

- ▲ 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.
- ▲ Development will comply with the Gateway Design Review District.

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

- ▲ 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.

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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. Desired trail alignments include:
 - Campo Seco Turnpike
 - All new and existing roads connecting Mokelumne Hill's Gateway Districts with the downtown (Main Street)
 - Safe Routes to School (Maretta, Lafayette, Church Streets)

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.

Policy 1.G.2. Designated "safe routes to school" will be encouraged, and resources dedicated to safe walking and biking.

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.

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- ▲ All new development must meet the standards and requirements of the Calaveras County Building Code.
- ▲ Safe routes to school will be actively pursued and developed.

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 roads 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.

Parking

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

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Policy 1.J.1. 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.

Implementation Measures

- ▲ Enforce existing Calaveras County code parking requirements for all new development.
- ▲ 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

- ▲ 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.

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

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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.

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 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.

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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.

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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 Gateway Design Review District, or Historical Design Review District. 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/Single Family Residential (C/R-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 Single Family Residential Designation.
Commercial/Rural	This designation applies to commercial and single	All commercial uses as identified in the

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Land Use	Intent	Allowed Uses
Residential ½ Acre (C/R –B)	family residential uses in a manner that allows easy transition from residential use to commercial use and back to residential use.	Commercial Designation and all residential uses as identified in the Rural Residential ½ Acre Designation.
Mokelumne Hill Community Center - Historic Commercial (HC) 1. 2.	To be determined	To be determined.
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,	Parks, equestrian arenas, tennis courts,

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Land Use	Intent	Allowed Uses
	equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and similar compatible uses.	walking, hiking, bicycling trails and similar compatible uses.
Agricultural (AG)	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.	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.

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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 ²	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-Rural Residential ½ Acre (C/R A)	20,000 sf	2		
Commercial/Residential-Single Family Residential (C/R B)	7,000 sf	6		
Moke Hill Community Center – Historic (HC)	TBD	TBD	TBD	
Commercial (C)	7,000 sf			
Public Service (PS)	N/a	-		
Recreation (REC)	-	-		
Agricultural (AG)	20 ac. or legally existing parcel	1		2.14

² Densities stated are based upon availability of both community water and sewer.

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