

## **Introduction - West Point Community Plan**

Calaveras County has been working on an update of the County General Plan for over three years. Through several public meetings and the work of a committee of local citizens, a tentative plan for the West Point area has been developed in hopes of supplementing the County General Plan.

We realize that the county government is under no obligation to adopt any plan put forward by local citizens however the Board of Supervisors indicated that it is willing to listen to our input. Included here are the "Vision Statement", "Land Use Principles", and maps of the Community Center and outlying area land use plan. These are suggested boundaries for the "West Point Town Center" and an adjacent "medium density area".

The community meetings in which the attached plan was discussed and voted has been going on for more than three years at the suggestion of the D2 supervisor. The public meetings were preceded by steering committee meetings comprised of a group of West Point citizens who were engaged in fact finding and presenting options to the public at large.

At town meetings, the growth of the town center was voted upon. The community center was enlarged and determined to be Land Use designation "CCL" Community Center Local, a mixed use designation, allowing residential and commercial to coexist in the down town area. The highlighted areas on the maps outside the Community Center are being proposed to allow growth from its current minimum of 40 acres to 5 to 40 acre parcels in an adjacent buffer zone. We know, of course, property with an existing zoning designation will not change and future zoning changes will be decided by the Planning Department and the Board of Supervisors.

The community knows that this has been a long and arduous process. Not all of us will get what we want. And given our independent natures we will certainly not all agree on any one plan. We hope you will consider our wishes and our need for self determination. Future growth will be guided by what the county puts into the general plan. We appreciate the opportunity to address the Board and welcome your input.

For questions call John Pelletti @ 293-7830, Lannie Staniford @ 293-1523 or Suzette Ariza @ 293-2255.

Thank you for your consideration,

The West Point Community Plan Committee

**Vision:**

West Point is a community of strongly independent people who are willing to help and support each other. Our goal for the future is to maintain this culture by revitalizing the down town and encouraging cottage industry, open space, pedestrian friendly streets, small scale eco-friendly business, agriculture, and the arts.

**History:**

West Point was established within an existing Native American tribal area in the mid 1800s as a trading route and a stopping off point for early California settlers. Throughout its history, the town has continued its role as a central point for goods, services, events and community gatherings for North East Calaveras County. West Point has a long history of mining during the Gold Rush to timber production and agriculture today. Recently retirees, vacationers and a small commuting workforce help support the area. The community has had to continually reinvent itself to maintain an economic base and West Point is proud of its tenacity to survive and thrive.

**Economy:**

In order to support revitalization one must understand that, prior to the recent nationwide economic downturn, West Point was going through its own period of decline. To reverse this decline county government should be encouraged to continue to upgrade infrastructure and to remove impediments to new commercial construction and zoning. It should also be encouraged to give short term tax incentives to new business and to increase and expand public transportation routes to nearby businesses, medical services, social services, and employment, particularly to the Highway 88 corridor.

The community has repeatedly, through public forum, clearly stated that the primary opportunity for economic growth is cottage industry. Small residence based businesses are vital to our economic success. The town center should include high traffic commercial businesses as well as parcels with mixed use residential and commercial buildings. Therefore the entire town center, as designated on the accompanying maps, should have a land use designation of CCL "Community Center Local".

**Land Use Planning:**

Land use planning for the town center and surrounding area has been thoroughly discussed in numerous committee and community meetings over the past three years. The principles presented here, and on the accompanying maps, have been voted on and agreed to.

The outline of the higher density Town Center has expanded from its original configuration and a buffer area of medium density parcels has been added. The community agreed that the newly designated Town Center should be higher density mixed use residential and commercial allowing residential and commercial use to exist in the same structure. It is important that people be able to live where they work and that higher density residential buildings should be located within walking distance of commercial/retail services.

It is anticipated that public use parcels (places of worship, public and county structures, social services, libraries, fire stations, meeting halls, cemeteries, etc.) and recreation areas should be included here.

As stated before, cottage industry and support services for the Town Center are imperative and the current 40-acre minimum zone adjacent to the community center does not meet this objective. This area, as outlined on the accompanying map, should be designated RA "Residential Agricultural permitting 5 acres or more with one dwelling per parcel. This

would be consistent with the designations for the agricultural element of the General Plan.

We believe that what we have proposed is a logical, common sense approach to land use for the foreseeable future. It is a wise use of our existing resources and it recognizes the strengths, weaknesses, and needs of the West Point community. This vision lays a foundation for viable, sustainable growth, and development in a way that will enhance West Point's value to the County as a whole.

### **Land Use Principles**

Adopted by a nearly unanimous vote in West Point, 2006, at a community meeting.

1. Land uses should be consistent with stated community visions or goals.
2. New development should be concentrated in existing community centers.
3. A range of housing types should be available for people of all income levels.
4. Development should not outpace the ability of local governments to provide adequate services and infrastructure, reduce the level of services provided to, or place economic hardship on, existing community residents.
5. Communities should have clearly identified boundaries with separation between them provided by agricultural land, wildlife corridors, greembelts or parks.
6. Infrastructure such as water lines, sewer lines and roads should not be extended outside existing developed areas unless those areas are contiguous to existing communities and scheduled for development in the near future as part of the community plan.
7. Land uses should not put land-use conversion pressure on agricultural lands or threaten the continued operation of existing industrial and commercial businesses.
8. Projects should be approved only if there is adequate water to supply them without risking water quality and current water supplies to existing users.
9. Project design should work with the contour of the land, preserve physical features such as rock outcroppings, trees, watercourses, and wetlands, and protect important habitat.
10. This plan should protect valuable wildlife habitat, visual quality, agricultural areas, archaeological sites, and other open space resources.
11. Environmental and community mitigation measures should adequately address all impacts to community centers and outlying areas.
12. All projects should promote sustainable technologies including support for energy and water efficient practices utilizing principles of conservation.