



This Sheep Ranch Vision statement was reached by consensus (no dissents) at a noticed meeting of the Sheep Ranch community on January 30, 2009. At that meeting members of the community considered the Sheep Ranch General Plan Working Group's proposal arising from its January 20, 2009 meeting.

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Sheep Ranch Vision

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The Sheep Ranch Area, which includes a small, quiet town and its surrounding area, is located in the remote rural country between Mountain Ranch and Murphys. Sheep Ranch is rich in gold-mining history and historic buildings. The people in Sheep Ranch prize its rural environment, with peace and quiet, clean air, low population density, diversity of landscape and wildlife, minimal light pollution, open space, little traffic, lack of commercialism and general beauty. Large ranches and timberlands frame our area and reinforce our solitude and lifestyle. How rural is Sheep Ranch? The Sheep Ranch sheep roam the streets of town and graze wherever they want, except where property owners have fenced them out.

In a county where other communities are developing the commercial areas that those communities want, Sheep Ranch can serve as an increasingly rare living example of Calaveras County's past. We do not seek further development in our area. With no public sewer service available, and with no plans to expand current water service in our area, we wish to and will be able to remain a rural community consisting of a very small town and a surrounding area with very low population density.

Boundaries of Sheep Ranch Town Center and Entire Sheep Ranch Area

The Sheep Ranch Town Center has the same boundaries as the Sheep Ranch Townsite that was established in the survey completed November 6, 1878, and amended October 31, 1879. The Sheep Ranch Town Center was called the "Sheep Ranch Community Center" in the 1996 General Plan. See the attached Sheep Ranch Map #1 for a detailed map of the Sheep Ranch Town Center. The Sheep Ranch Town Center is only one part of the entire Sheep Ranch Area referred to in this vision statement. The entire Sheep Ranch Area is shown on the attached Sheep Ranch Map # 2.

Policies for Sheep Ranch

A. Policies for the Entire Sheep Ranch Area:

- Continue use of the Sheep Ranch firehouse as a fire station and community center serving the entire Sheep Ranch Area.
- Conserve the public roads at their current size and in their current pattern; allow only necessary safety improvements and standard maintenance.
- Ensure that any building development or major land use change has adequate water supply without risking water quality and current water supplies to existing users.

- Ensure that any land or building development is consistent with the natural beauty of this low-density rural area and protects important wildlife habitats.
- Respect lawful use of firearms, as long as that use is safe and considerate of others; discourage all use of firearms between one-half hour after sunset and one-half hour before sunrise, except for particularly needed nighttime usages (such as the elimination of feral pigs).
- Adequately address all impacts to the entire Sheep Ranch Area in any environmental or community mitigation measure.
- Establish pedestrian and horse trail links between Sheep Ranch and Mountain Ranch and between the Sheep Ranch Area and the Arnold Rim Trail.

B. Policies for Sheep Ranch Town Center within the Sheep Ranch Area:

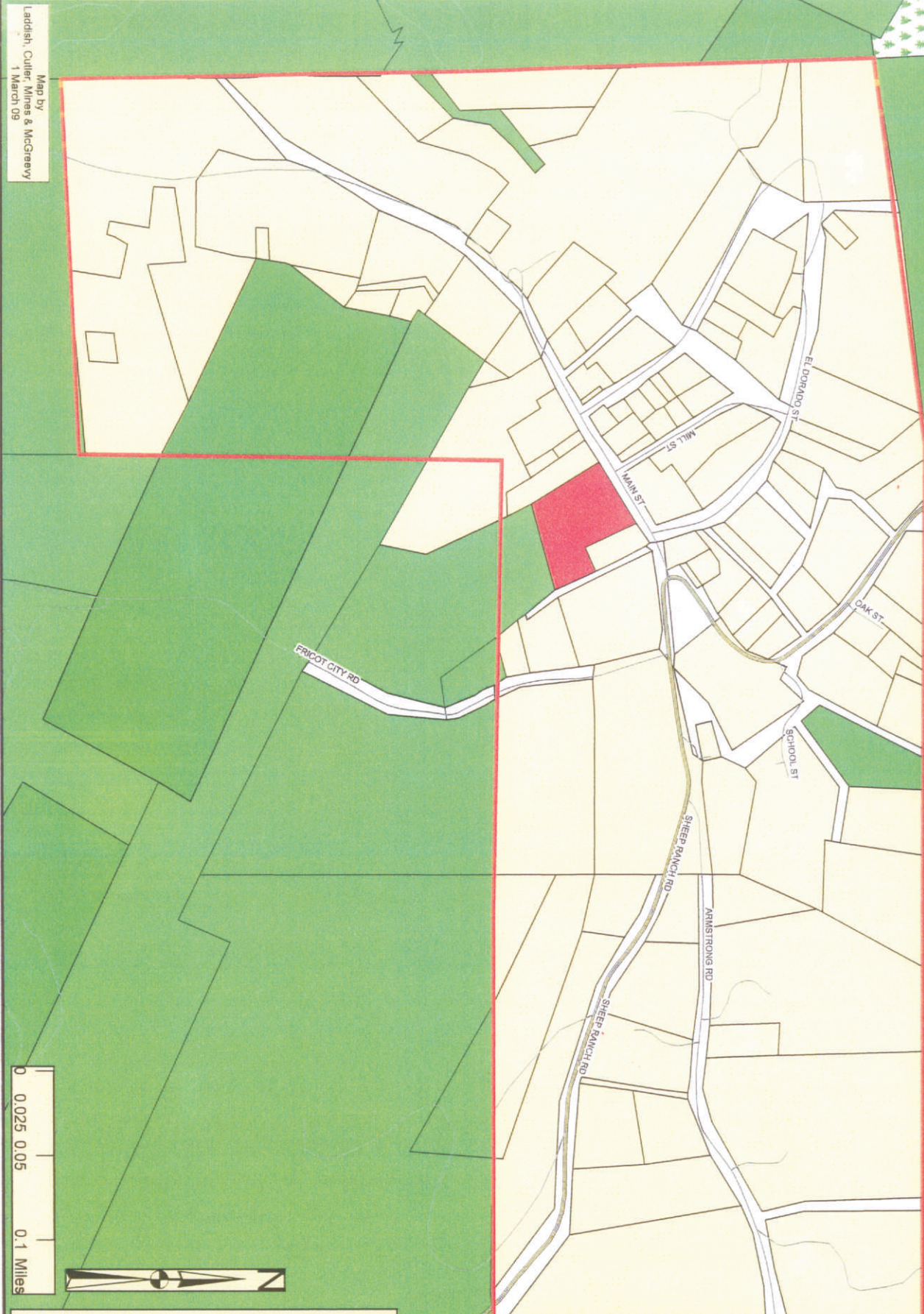
- Continue the current subdivision limitations on all Sheep Ranch Town Center property to one dwelling per acre for parcels served by public water and conventional septic and one dwelling per five acres on parcels served by well and conventional septic. For all existing parcels, continue current development potentials and restrictions.
- Maintain the noncommercial nature of all properties other than the one parcel now zoned "Rural Commercial."
- Maintain the county's ordinance permitting open-range grazing of sheep.
- Preserve the historic nature of the Sheep Ranch Town Center by encouraging the traditional Mother Lode architectural style for any new building construction or exterior renovation in the Town Center.
- Maintain the existing public water supply at its current service capacity.
- Acquire and preserve as an undeveloped open-space park the open space parcel behind the firehouse and bordered on two sides by Sheep Ranch Road; it is a keystone in preserving the town's rural nature.

C. Policies for Sheep Ranch Area Portions surrounding the Sheep Ranch Town Center:

- Maintain the current 40-acre minimum parcel size and ensure that it covers all lands in the Sheep Ranch Area other than the Sheep Ranch Town Center.
- Strongly support the establishment of more conservation easements covering lands in the area or the public acquisition (not through condemnation) of full title to those lands for conservation purposes.
- Actively support public ownership of, or the equivalent of conservation easements for, lands between the Sheep Ranch Area and the more highly developed lands along the Ebbetts Pass corridor.

Sheep Ranch Map #1 Town Center

Map by
Laddish, Cutler, Milnes & McGreevy
1 March 09



Legend

- AG LAND
- COMMERCIAL
- DEED RES LND
- PUB LANDS
- PUB SERVICES
- ROW
- RES RURAL
- TIMBER PROD ZONE
- TOWN CENTER
- SHEEP RANCH AREA

0 0.25 0.5 1 Miles

