

MOKELUMNE HILL COMMUNITY PLAN



Calaveras County, California
JUNE 1, 1988

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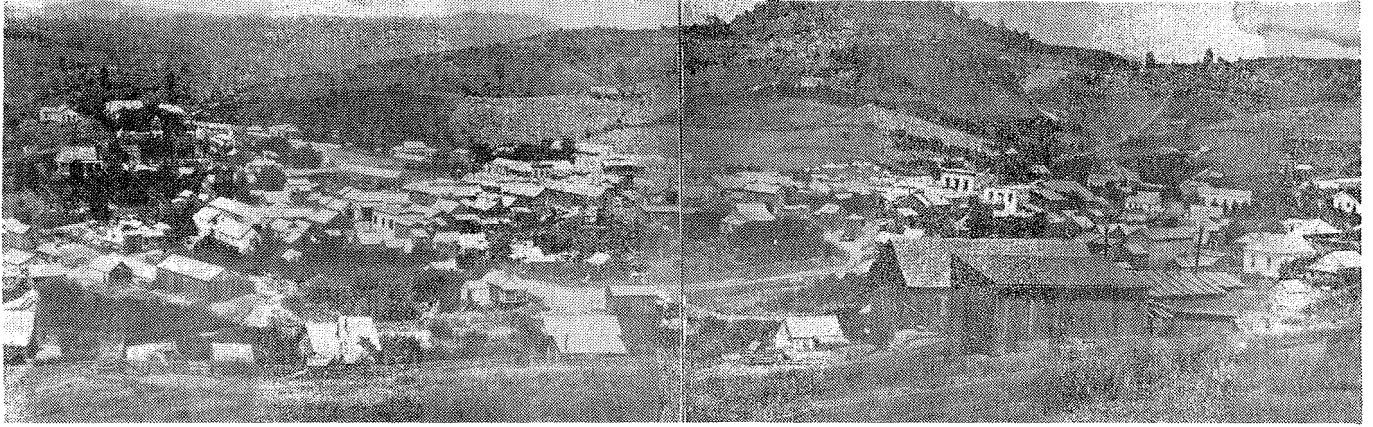
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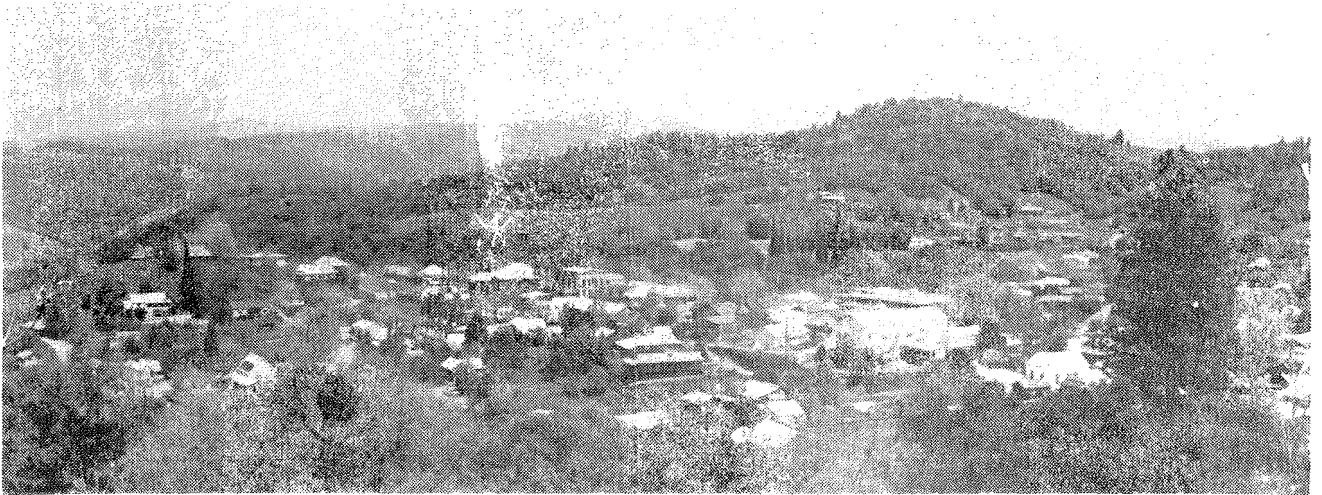
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MOKELUMNE HILL CIRCA 1875

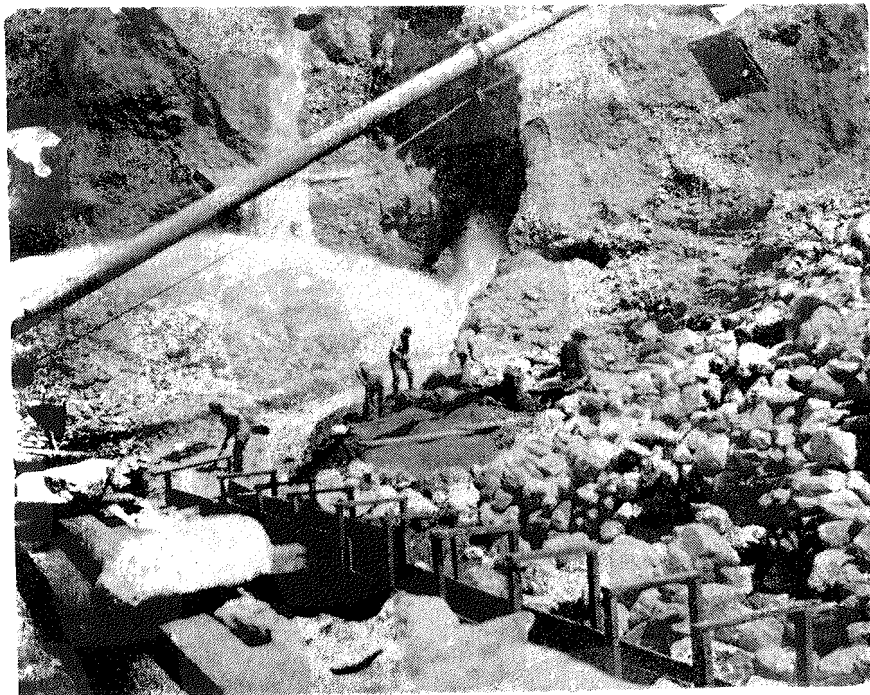


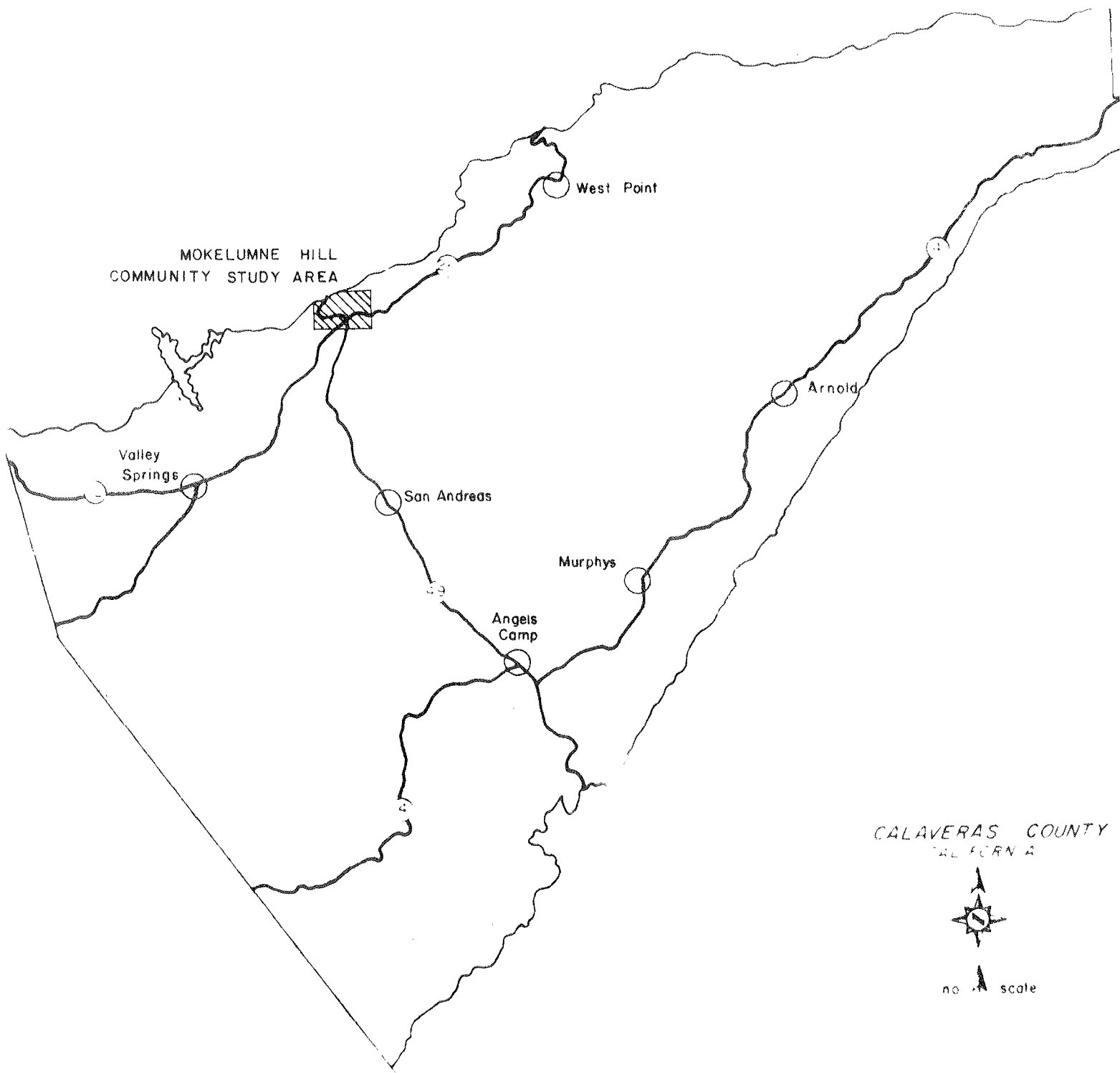
MOKELUMNE HILL 1980

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CALAVERAS COUNTY
CALIFORNIA



no scale



MOKELUMNE HILL 1979

KEY

THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP OF THE SANBORN-DEERBORN MAP CO. NEW YORK.

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I. SUMMARY

Most residents of Mokelumne Hill are highly satisfied with their community and would prefer that it not change. The town is reminiscent of past eras, with its historical architecture, narrow streets, and small size creating a highly desirable living environment. The Community Plan seeks to preserve these characteristics, but at the same time recognizes that growth is inevitable and must be carefully managed to prevent deterioration of the town's desirable atmosphere.

The Plan recognizes the historic architecture and character of Main Street, Peek Circle, and portions of Center Street, and seeks to preserve this area through an Historic Architectural Review District. The area outside the District is also recognized as having valuable architectural qualities, and optional design standards will be made available for use by interested parties.

The existing narrow street pattern is a significant aspect of the town'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 additional road widening. Widening, except for safety corrections, will not be permitted for the accommodation of new development within the old townsite. One way streets may be established in the future. New development located outside the historic townsite will be required to meet existing road improvement requirements.

The 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 development. Mobilehomes are considered inconsistent with the historical character of the townsite portion of Mokelumne Hill and Mobilehome Combining Zoning is excluded from the townsite (See map in appendix).

The commercial areas have been located in two general locales - along Main Street and in the vicinity of the intersection of Highway 26 and Highway 49. Design review approval will be required by the Planning Commission for all future commercial and multiple family developments within the plan area. Multiple family development is not a permitted use within the commercial areas.



II. INTRODUCTION

1.1 Purpose

This Community Plan is the fundamental basis for determining future land use decisions within the Mokelumne Hill plan area. It is an attempt by County government to bring together all competing issues and viewpoints to develop a land use map and text which reflect the best ways to resolve these issues in the future.

The Mokelumne Hill Community Plan is not all things to all people. Some will view the plan as encouraging too much growth, while others will see it as being restrictive to new residential or commercial development. In reality, the Mokelumne Hill Community Plan is an exercise in compromise, with elements of both preservation and development, and reflects a variety of viewpoints within the community. The Plan is meant to be one that shall be subject to revision only in the context of an overall review of the total community. To change one part of the plan without considering the impact that change will have on other parts of the community is improper. It is for this reason that the Mokelumne Hill Community Plan is meant to be a document that is subject to very little change.

The Mokelumne Hill Community Plan is intended to guide land use decisions in Mokelumne Hill for the next 20 years. It is to be a document to be used as a guide by full and part time residents, business interests and by various levels of government. In particular, the County of Calaveras must take action on all discretionary land use decisions (e.g. zone changes, use permits, subdivisions, etc.), in a manner that is consistent with the Mokelumne Hill Community Plan, as required in various sections of the 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, policies, and future land uses specified in this plan.

2.2 Statutory Authorization

All Counties are required by State Law (Government Code 65300 et. seq.) to adopt comprehensive, long term 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 Mokelumne Hill Community Plan are treated as amendments to the Community Development Element. The other elements in the Countywide General Plan are applicable to the Mokelumne Hill Community Area, however, the Community Plan may, where appropriate, contain goals and policies which 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 or Community Plan must be in the context of an overall, comprehensive review of all General Plan elements to maintain the Plan's internal consistency.

2.3 Community Plan Area

This Community Plan covers approximately 5½ 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 northeast quarter of Section 17, and the north half of Section 18, in Township 5 North, Range 12 east, Mt. Diablo Meridan.

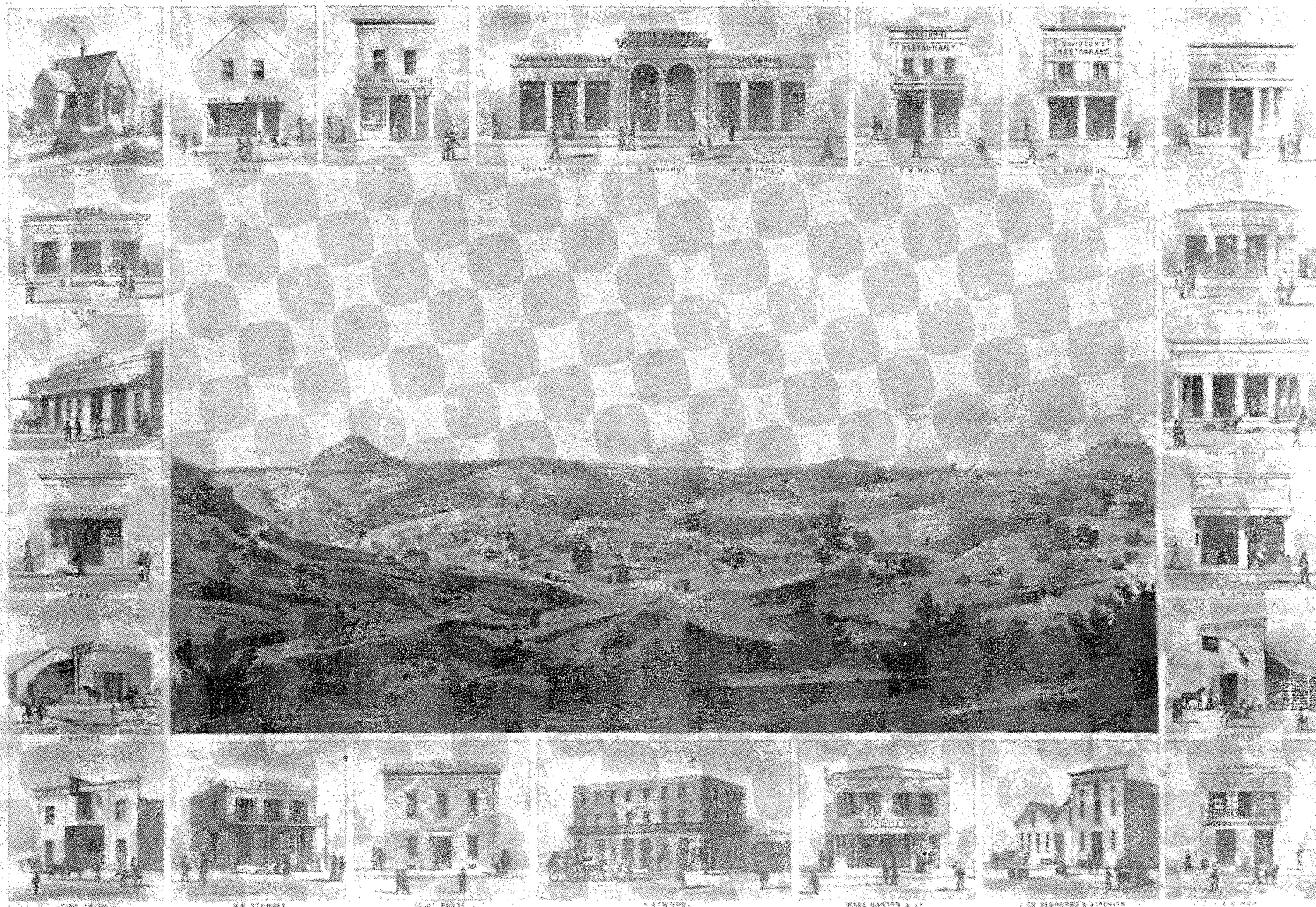
2.4 Methodology

The Calaveras County Board of Supervisors initiated this project on January 2, 1979, by appointing a Citizen Advisory Committee consisting of residents of Mokelumne Hill. The Preliminary Community Plan was completed by the committee, and forwarded to the Planning Commission on June 10, 1982. The Planning Commission recommended adoption to the Board of Supervisors on October 21, 1982, and the Board of Supervisors adopted the final version of the Community Plan on February 7, 1983.

2.5 Report Structure

The Community Plan consists of three main segments:

- A. Plan Text - includes the goals, policies, and implementation measures necessary to bring the plan into effect.
- B. Community Land Use Map - describes the location of various future land uses.
- C. Environmental Assessment and Negative Declaration - A separate document addressing the environmental impacts of the Community Plan.



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MOKELUMNE HILL.

III. 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 Mokol"; but it is also listed as a corruption of the Indian name for big river.

The first white men to reside in the area were reputedly the French trappers who settled in Happy Valley in the 1830's. The first known white men mining 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 a store was opened in November in Mokelumne Hill by Mr. Syree. 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 which 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 hydraulicked 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, numbering Americans, French, Germans, Italians, Jews, English,

Irish, Spanish, Mexicans, Chileans, Chinese, Negroes, and others among them. The town has the only Jewish cemetery in Calaveras County, along with Protestant and Catholic Cemeteries. The 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 Centre 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 Centre 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 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 on the Hill. 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 first newspaper in Calaveras County was started in October of 1851 by the Calaveras Chronicle. 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. Gas lights 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. Township #6 was established by the Board of Supervisors 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 was 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 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 fire-proof 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 which were constructed at this time included 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 structures 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 school, small shopping areas, hotel and restaurants, saloons, post office, and center of communication for them. Much as it did in 1850, it does in 1982.

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 which has withstood the vicissitudes of the boom and bust economy of the gold regions of the west.



IV. HISTORIC STRUCTURES

The following structures have been identified as having special historic and architectural significance. Those structures identified with an asterisk are located within the Historic Design Review District.

- *1. Congregational Church APN 18-14-43 Bl. 10, Lot 31 1856
Oldest Congregational Church in state (now Community Church), Greek Revival architecture, board and batten on lower floor, shiplap on gable end. Portico over double, five panel doors. Fanlight shaped decoration in end gable. Bell-tower with louvres. Pilasters on corners of buildings, double paned windows in front, shutters on side windows. Parsonage by 1878. Church supported by pillars of fitted rhyolite tuff blocks.
- *2. Town Hall APN 18-14-32 Bl. 10, Lot 25 c.1875
Built by the Eagle Hook and Ladder Company shortly after the fire of 1874. Now extensively remodeled and used as a town hall since 1890's. Two-story, channeled wood siding in front, tin on sides. Interior is covered with tongue & groove siding, stage in rear. Now has ticket booth in indented area in front flanked by two doors.
- *3. Hodapp & Friend Stone Store-APN 18-14-39, Bl. 10, Lot 22, c.1854
Appears in 1855 Lithograph of Mokelumne Hill as such. Later used by Edward Wiehe & Frances Marx in 1865 as a store, during the 1870's and 1880's it was the Davidson Store and Peek and Davison's Stone Store. In 1890's and teens known as Davidson's Warehouse. Constructed of dressed rhyolite stone with three openings for double french doors with transoms. Flat roof with dentil frieze below. Porch on front with chamfered posts.

- *4. McFadden Stone Store APN 18-07-12 Bl. 10, Lot 20 c. 1854
Constructed at same time as Hodapp Store, originally
A. Gebhardt had a meat market with brick arches between the
two buildings known as the Centre Market or Washington
Market. 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 1860's. By 1871 W.G. DePew was selling
merchandise, furniture and silver there, Mrs. DePew ran it
through the 1870's and 1880's. In the early 1900's John
Mayer was operating the Oasis Saloon in the building.
Constructed of dressed rhyolite stone front with rubble
walls. Was originally exactly the same as the Hodapp
Building, was renovated around the 1890's. 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. Tom Peters Drug Store APN 18-07-11 Bl. 10, Lot 19 c. 1890's
Original site of G. Danielewitz Stone Store in 1858, in
1858-1870's it was L. Weil's Stone Store selling cigars,
etc. By 1882 Thomas Peters, Sr. was operating a drug store
in the building, then Charles Jacobs in 1888. In the
1890's Thomas Peters, Jr. operated a drug store, telegraph
office, Alta Express Office, grocery & provisions store, was
town photographer, and covered the stone walls with tongue
and groove wood siding interior and exterior. In the 1910's
Sauve ran a store in the building when it was combined with
the building to the north. Now faced with board and batten,
false front, porch on street, indented doorway combined with
building to north, large store windows in front.
- *6. Danielewitz-McCarty Stone Store Bl.10, Lot 18 c. 1890's
(APN 18-07-11)
Original site of J.J. Danielewitz 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 APN 18-07-11 Bl. 10, Lot 17 c. 1855
McFadden Stone Store in 1858, McFadden & Patterson in 1870's, 1880's E. Patterson stone wall selling brandies & liquors, 1914 Wm. Wells frame building. Present front seems to have been added in 1890's. Italianate false front with brackets, channel siding in front, pediments over windows.
- *8. McFadden Stone Store APN 18-07-10 Bl. 10, Lot 16 c. 1855
1858-82 Julius McFadden liquor and tobacco store. 1887 John Rider stone house, 1902 H.W. Krim, 1911 Marre Stone Saloon. Rhyolite stone building, one story. Central door flanked by windows.
- *9. Levinson & Bros. Stone Store APN 18-07-07, Bl. 10, Lot 3 1854
Appears in lithograph of 1855 as Levinson's Store, apparently also used by Rosenfield during the 1850's. 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 1890's it was an upholstery shop, and in the 1920's, the Frank Peek garage. 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 & Rogers Stone Store Bl. 8, Lot 8 c. 1854
(APN 18-07-28)
Assessed in 1858 to John Rogers and John Rappetto, in 1865 to John Rogers and Co., but in 1861-1876 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. Gothic Revival House APN 18-17-36 Bl. 6, Lot 15 c. 1860
Reputedly built by Sam Davidson in 1865, but cannot find any record of such. In 1865 it was owned by Edward Weihe who ran a store on Main Street. During the 1870's 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 APN 18-06-03 Bl. 23, Lot 11 c. 1854
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. Dressed rhyolite stone front, rubble walls. 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. Greek Revival.

- *13. L. Mayer Stone Building APN 18-06-04 Bl. 23, Lot 7 1854
Carving on front indicates building was built by Gage Build'r for L. Mayer in 1854, shortly after the fire that devastated Centre Street. From the 1860's through the 1890's it was owned and operated by Ferdinand Bach as a Barber Shop and Store. Later owned by John Guiffra and John Costa. Now just a stone front standing. Constructed of rhyolite with three doors, probable French. Flat roof with ogee curve at top of frieze. Greek Revival vernacular.
- *14. Abrams-Sokolosky Stone Store Bl. 23, Lot 4 c. 1854
(APN 18-06-06)
Assessed in 1858 and 1861 to Samuel Abrams. During the 1860's and 1870's it was owned by Isadore Sokolosky. In 1861 the Calaveras Chronicle was located in the building. Later owned by R. Wise during 1880's and 1890's and operated by C. Guiffra as a store during the teens, Nuner's Store. One-story rhyolite stone building with three doors, probably French, which had iron shutters over them. Greek Revival vernacular.
- *15. J. Webb-Hellman-Carravia Stone Store Bl. 23, Lot 3 c. 1854
((APN 18-06-07)
Built for J. Webb after the fire of 1854, in 1858 it was owned by William Bosworth and known as the Post Office Building. During the early 1860's it was owned by L.M. and M.M. Hellman and operated by L.M. Hellman as a "Segar Store". During the 1870's and 1880's 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, dressed rhyolite stone blocks in front. Ogee curve at top of frieze, original roof flat. Had three sets of French doors, larger ones in center, covered with iron shutters. Building now extensively remodeled into garage.

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

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 located in the building, 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 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.

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

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 fishscale shingles. There is a porch surrounding the house with turned posts.

- *18. Sturges Stone Store APN 18-06-10 Bl. 21, Lot 20 c. 1854
Owned and operated by H.M. Sturges from 1854 through the 1860's. During the 1870's it was operated by Hexter and Adler as the Washington Market. In the 1870's it was owned by Megannon (various spellings) and from the late 1880's through the 1920's by the Peeks as Peek's Store. Originally

a two-story Vernacular Greek Revival, the second story was removed after a fire. 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. Italian Stone Store APN 18-06-11 Bl. 21, Lot 19 c. 1854
Owned in 1858 by Dopelo & Co. (Quierolo), it was a two-story stone and frame building operated as a store and known as the Italian Store. 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 building has four doors on the street level, the second story is no longer in existence.

*20. Bernardi-Gobbi Saloon APN 18-07-17 Bl. 19, Lot 15 c. 1895
Built in the mid-1890's by Frank Bernardi as a saloon and office building on the site of William Ratz' Barber Shop of the 1850's through the 1870's. 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 APN 18-07-16 Bl. 19, Lot 16 1854
Built 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 was purchased by W.P. Peek and used as a store. Later sold to George Leger and now part of Leger's 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.

- *22. Hotel de France, de Europe, Leger Hotel, Bl. 19, Lot 17 1854, 1874
On May 31, 1853 Alexis Yacht sold the Hotel de France to George Leger. Presumably this was a wooden building. The lower floor of the present building was constructed in 1854 and had four French doors and four windows on Main Street with a small overhang. After the fire of 1874 George Leger added a second story and 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 1890's has long disappeared. The main story has six French doors with iron shutters in front.
- *23. Telegraph Office APN 18-14-03 Bl. 11, Lot 3 c. 1890
Standing in 1890 on the site of the Charles Grundy Saloon and Burgess Store of the 1850's. Building was operated as a telegraph office, then as a Post Office in 1898. It was also Dr. Stukey's office for many years. Very 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, front window new.

- *24. Hexter-Schrag House APN 18-14-02 Bl. 11, Lot 2 1889
Built by Kaufman Hexter in 1889 reputedly as a gift to his son and his bride. Later owned by the Schrag family for many years. 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 which is original to the building.
25. Allen P. Dudley House APN 18-13-10 Bl. 16, Lot 5 c. 1856
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 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 Bl. 16, Lot 2 C. 1855
(APN 18-13-06)
Owned by W.F. Foster, an attorney in 1858 and later by M. Shaw in the 1860's, it was homesteaded by Wesley Boucher, another attorney in 1870. Located on "Lawyer Hill" of the 1850's and "Piety Hill" of the 1860's 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.

27. Werle Soda Works APN 18-13-07 Bl. 16, Lot 3 c. 1887
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 1850's until around 1910. The 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 APN 18-08-12 Bl. 18, Lot 12 c. 1860
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 1870's, 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 APN 18-13-01 Bl. 15, Lot 1 c. 1900
Catholic Church burned many times and moved from its original location at the top of Church Street where it was built in 1857, to its present site in the 1870's, then burned again and moved back to original site in 1890's, and finally to present site around 1900. Gothic Revival Church architecture. Rhyolite foundation, channeled siding, lancet windows on sides, trefoil cutout decoration over portico on front. Octagonal bell tower with louvres.
30. Public School APN 18-14-27 Bl. 14, Lot 7 1865
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.

31. Jacob Kasserman House APN 18-15-21 Bl.5, Lot 6 c. 1852
Land claim filed by Jacob Kasserman in 1861, he lived there through the 1880's when George Muths purchased it. 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 APN 18-04-02 Bl.21, Lot 32 1854
Probably oldest frame structure in town. Built about 1854 by A.B. LaForge for his home. Advertised for lease in 1859 as being the most important home in town with three acres of orchards, gardens, etc. Was then constructed like a Greek Cross, Dr. Hoerchner presumably added the extra gables. Was occupied in 1860 by D.S. Terry with Dr. A.H. Hoerchner as agent. Dr. Hoerchner lived in it from 1861 until his death and his heirs resided there until 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. 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. At some time two more eaves were added to each side of the house, creating the three gabled appearance of today. A porch was added to the front and side of the house at the same time and appears in photographs of the 1890's.

33. WASHINGTON HOTEL 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, and known as the Washington Hotel who owned it until 1960. By 1864 Henry and Karolena Oettinger filed a homestead upon it which 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 Ben Thorn sold the 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 earlyday 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 1880's, so perhaps it burned in the fire of 1865 or 1874. McLean and Horan continued to own the property until the 20th century.

HAPPY VALLEY (Not shown on map)

Reputedly a settlement of French fur trappers and traders in 1840, an outpost of the French Camp settlement near Stockton. Certainly by the 1850's it was owned almost exclusively by Frenchmen. In 1954 Joseph Gatenelle was assessed for property consisting of the Happy Valley Hotel known as "Madam Joseph's", run by his wife Elise. (erroneously listed as Elsie Golinelli in 1857). Gatenelle continued to own the property until the 1870's. Immediately to the east of Gatenelle was the Louis Baudin property, originally assessed in 1856. Baudin eventually owned 40 acres in Happy Valley consisting of the stone barn or storage building still standing, the small adobe, and a wood house, of which only the large three-compartmented cellar now exists. There is a tunnel leading from the cellar to the stone storage building. Baudin had an orchard and vineyard and made wine, in the 1860's the property was listed as Baudin's

6 acre ranch and saloon. It is not known when or by whom the adobe was constructed, but it was probably built as a cabin by one of the early miners of the area. In 1858 Elizabeth Everest was assessed for the Lafayette Hotel in Happy Valley and a correspondent from the San Andreas Independent, who visited the area, stated that "we were surprised to find quite an extensive camp, and at first sight thought we might be mistaken in the place we had so recently left, and thought it possible that Mokelumne Hill had changed her place of residence. Mining here appears to 'play a lively string;', though having only made a fair start, we hardly deemed it prudent to stop for inquiry."

The majority of the population must have been squatters because there are no other assessments for property during those years except for the neighboring ranches of the Drumm's, the Collins', the Kelly's, the Esteve's, and the Emerson's. In later years the North Star Mining Company purchased the property and in 1906 was assessed for 60 acres and the Crescent Mining Claim consisting of old machinery, wheel, track, etc., also office, house and cabin. According to Oswald Lombardi, they used the Baudin buildings as their office, etc. but the mining was carried on on the Emerson property and in Old Woman Gulch.

One of the early settlers of Happy Valley was "Queen Manuella", a Miwok Indian woman who resided in a cabin on the Emerson property near the Mok Hill Ditch up the canyon. The area was an important trade center for the Indians from early times.

IV. ASSUMPTIONS

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

Mokelumne Hill will receive increasing residential development pressure as vacant townsite lots become less available, due to its close proximity to San Andreas and Jackson (major employment centers), and its quaint, small town desirability.

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.



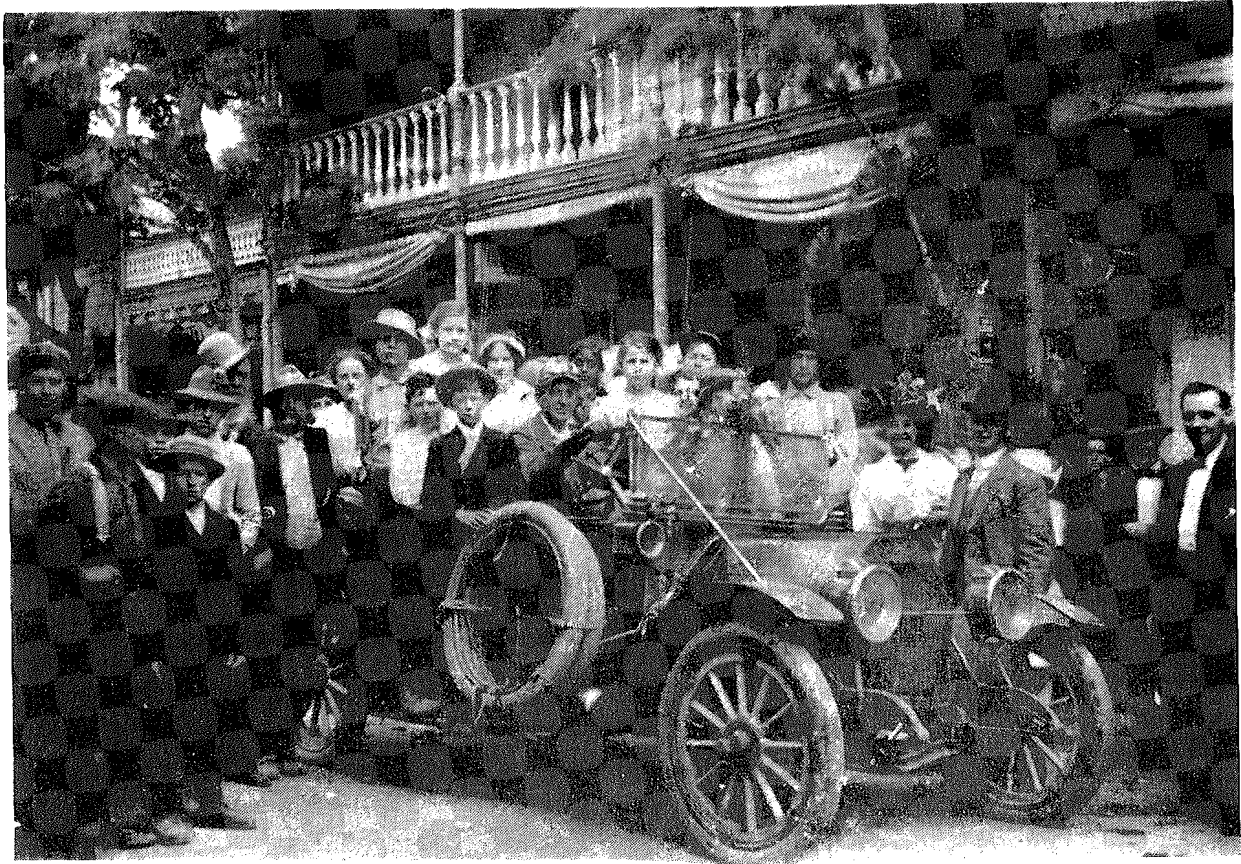
V. COMMUNITY DESCRIPTION

A. Physical Environment

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, intersperced with ravines and gulches and occasional flat hilltops. Portions of Mokelumne Hill have a rather unique micro climate due to its north facing slopes and the nearby Mokelumne River canyon. Ponderosa pine, typical of higher elevation, 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, digger pine, oak, and grassland. Rare or endangered plants and animals are not known to inhabit any of the plan area. The varied topography and early "gold rush planning" contributed to the twisty narrow road pattern.

Historically, Mokelumne Hill was founded due to its rich gold bearing tertiary gravels. Easily retrievable gold has been removed, and it does not appear likely that future gold mining would prove to be economical within the plan area. Spring Gulch appears to be the only likely candidate for mineral extraction and that would involve gravel processing with gold as a secondary product.

B. Community Profile



Mokelumne Hill is a small, quiet community with a population of 616, according to the 1980 Census. To aid in the development of the Community Plan, an opinion questionnaire was delivered to each mail box, general delivery address and rural address within the study area in February 1979. Of the 303 questionnaires that were delivered, 124 or 41% were returned. A specific breakdown of the questionnaire results is contained in the Appendix.

The single family residence is the principal type of housing for 93% of the respondents, with only 6% indicating that they lived in duplexes or apartments. In terms of employment location, 23% of those employed worked in Mokelumne Hill, 28% worked in San Andreas, 20% worked in Sacramento/San Joaquin/Stanislaus Counties, 16% worked in Amador County, and 13% worked elsewhere.

In response to the question, "Are you pleased with living in Mokelumne Hill?", 96% of the respondents answered yes. Only 5% of the respondents were planning to leave Mokelumne Hill in the foreseeable future. With regards to what Mokelumne Hill should be like 10-20 years from now, the responses "same as it is", "friendly small town", and "preservation of history" were most preferred.

As to the issue of population growth, 86% of the respondents indicated a preference that the Plan should not allow more than a moderate population increase, generally equal to the current rate of increase. Establishment of a historic zone along Main Street was favored by 75% of the respondents.

In summary, residents find themselves very satisfied with their community, and do not want to see its attractive features - - historical architecture and small size - - greatly altered.

VI. COMMUNITY ISSUES, PROBLEMS, AND NEEDS

Preservation of historic structures

The location, compatibility, and quantity of multiple family housing.

Preservation of the amiable, quiet, and historical community character.

Architectural compatibility of new commercial projects with existing historic structures.

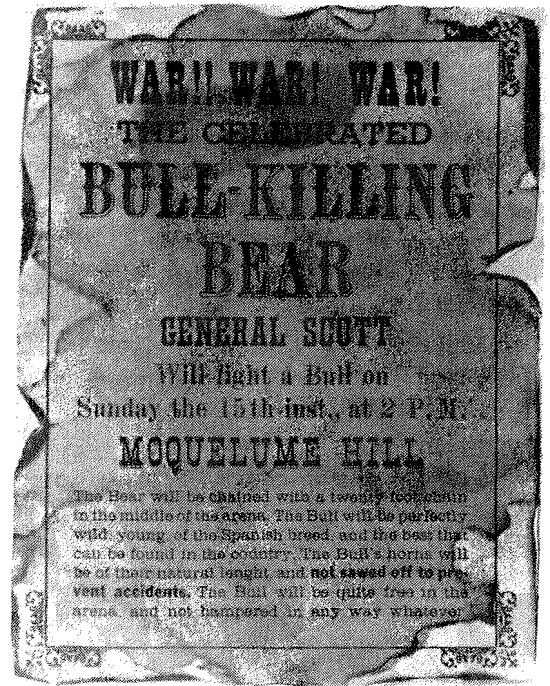
Overall shortage of offstreet parking, particularly in the center of town.

The effect that new commercial and residential development may have upon the existing levels of sewer, water, fire protection, and schools services.

Amount and diversity of retail shopping services.

Retention of single family neighborhoods, and protection of them from incompatible commercial and multiple family development.

Rate of population increase.



VII. GOVERNMENT AND QUASI GOVERNMENT SERVICES

6.1 Water

Calaveras Public Utility District (CPUD):
152 E. St. Charles Street
San Andreas, CA 95240
(209) 754-3281

Domestic water is available throughout the study area from CPUD. Mokelumne Hill is part of the 30.5 sq. mile service area of CPUD, which also includes San Andreas. District facilities, which were extensively modernized in 1973, bring water from the confluence of the Licking Fork and South Fork of the Mokelumne River to Jeff Davis Reservoir near Rail Road Flat. The main distribution line runs from Jeff Davis Reservoir to Mokelumne Hill, and then to San Andreas. Mokelumne Hill has a 1.5 million gallon storage reservoir, and San Andreas has a 3.0 million gallon storage reservoir. The capacity of existing facilities are anticipated to meet total district needs until the year 2010, and it is anticipated that Mokelumne Hill will use 1/3 of total capacity, and San Andreas will use 2/3. In July of 1981, the district was operating at 20% of total capacity.

6.2 Sewage System

Mokelumne Hill Sanitary District
P.O. Box 209
Mokelumne Hill, California 95245
(209) 286-1357

The Sanitary District has a service area of approximately one sq. mile, and had 240 connections in September 1981. The district completed a sewage treatment plant in 1974 that has a capacity of 100,000 gallons per day plus a spray disposal area covering 45

acres. The spray field has not yet been needed. Instead, all wastewaters are disposed of by evaporation in the district's holding pond. When the spray field is put into use, the district will need to install downslope collection and return facilities to prevent discharge into the Mokelumne River.

The system is designed to service a residential population of approximately 1,000 persons, according to its management, and will be at or near its capacity upon development of an additional 150 residential parcels. In addition to improvements noted above with respect to the spray field, other parts of the system may need repair at some future date, namely some 40-year old terracotta sewer lines. The district and the State Regional Water Quality Control Board, however, have indicated that they can accommodate additional growth without overtaxing the sewage system.

6.3 Fire Protection

Mokelumne Hill Fire Protection District

P.O. Box 281

Mokelumne Hill, CA 95245

Emergency Phone (209) 754-3561

The Mokelumne Hill Fire Protection District services an area of approximately one square mile with three major pieces of firefighting equipment and volunteer staff of about 25. The District has an agreement with County Fire District to respond to fires outside of its boundary, in return for which County Fire District provides the district with a "fast attack" engine, equipment, and dispatch services. The District has adopted an ordinance requiring fire hydrants for new commercial and residential development. If a fire hydrant is not within the required distance, the developer, at his expense, must provide one. The district has an ISO rating of 7, based upon a 1974 survey by the Insurance Services Office.

California Department of Forestry

785 El Dorado Street
San Andreas, CA 95249
Business Phone (209) 754-3834
Emergency Phone (209) 754-3561

Calaveras County contracts with CDF for structural fire protection services outside the boundaries of the Mokelumne Hill Fire Protection District. Due to the agreement between CDF and the District, the District and CDF will respond to calls outside its boundary. The nearest CDF station is located in San Andreas. The area outside the District boundary is not rated by the Insurance Services Offices (equivalent to an ISO rating of 10).

6.4 Schools

Calaveras Unified School District

P.O. Box 788
San Andreas, CA 95249
Phone (209) 754-3504

Elementary age students (Grades K - 8) attend the Mokelumne Hill Elementary School, while high school students attend Calaveras High School in San Andreas. The elementary school had a Fall 1982 enrollment of 125. The physical facilities consist of portable buildings, some of which are rented, and have a design capacity of 150. Currently, funds are not available to replace the relocatable buildings with permanent facilities.

Calaveras High School has a design capacity of 672. As the only high school in the District, the Fall 1982 enrollment of 701 exceeds the design capacity. While there is sufficient land available for expansion, funds for facilities are virtually nonexistent.

As a means to provide additional facilities for students generated by new residential subdivisions, new lots are assessed a mitigation fee by the District. These funds are to be used to provide physical facilities at the schools to be attended by the students who will live in the new residential projects.

6.5 Community College

San Joaquin Delta College
5151 Pacific Avenue
Stockton, CA
Phone (209) 478-2011

San Andreas Office
30 N. Main Street
Phone (209) 754-1082

A wide range of classes are offered both at the Stockton campus and also occasionally at satellite locations at San Andreas, Mountain Ranch, Jackson, and Sutter Creek. The course catalog is mailed out each semester to all residents within the District, and is available at the San Andreas Office.

6.6 Utilities

A. Telephone

Pacific Telephone and Telegraph Company
197 East Mono Way
Sonora, CA 95370
Phone (209) 532-7451

B. Electricity

Pacific Gas and Electric
P.O. Box 758
Angels Camp, CA 95222

PG&E provides electrical service only. Natural gas is not available, except through propane distributors.

6.7 Gas

Propane gas service is supplied by individual distributing companies such as Vangas, Calgas, or Pargas.

6.8 Roads

A. County Roads

Calaveras County Department of Public Works
Government Center
San Andreas, CA 95249
Phone 754-4227

Calaveras County, through its Public Works Department, maintains the County road system. Funds are provided by gasoline tax revenues, which are distributed to the County from the State and Federal Government. Funding has become extremely limited and does not adequately provide for proper maintenance. New roads will not be accepted into the County road system unless they are constructed to full County standard. Driveway encroachments onto County roads require encroachment permits from the Public Works Department.

B. State Highways

CalTrans, District 10 Office
P.O. Box 2048
Stockton, CA 95201
(209) 948-7891

Regional Office
P.O. Box 606
Altaville, CA 95221
(209) 736-2589

CalTrans is responsible for the maintenance and safety of State Highways 49 and 26. Driveway encroachment permits and highway maintenance are handled through the Altaville office. The District 10 office in Stockton provides engineering review for all encroachment permits, and coordinates the activities of its other two regional offices.

6.9 Recreation

Mokelumne Hill Community Club
P.O. Box 286
Mokelumne Hill, CA 95245

The Community Club is a volunteer organization supported by various community activities. It sponsors the annual 4th of July parade, as well as several dances each year. The Mokelumne Hill Park is maintained by the Club.

Mokelumne Hill Veterans Memorial District
General Delivery
Mokelumne Hill, CA 95245

The District owns and operates the Town Hall, and has plans to operate recreation facilities at the old CPUD reservoir near Highway 26. The Veterans District was instrumental in the development of the Mokelumne Hill Park. The District is funded by property tax assessments (drastically reduced by Proposition 13) and community fund raising events.

6.10 Police

Calaveras County Sheriff/County Jail
Government Center
San Andreas, CA 95249
Phone 754-4272

The County Sheriff provides countywide police services. The station and jail are located at the Government Center in San Andreas. There are no substations in the County, but resident deputies are currently utilized in the more remote communities of West Point and Arnold.

California Highway Patrol
P.O. Box 368
San Andreas, CA 95249
Phone 754-3541
Emergency: Ask operator for Zenith 12000

The Highway Patrol's primary goal is to provide assistance to the motoring public. They are not legally limited to State highways, but due to manpower limitations, they focus upon the most heavily travelled State highways.

6.11 Septic Systems

Calaveras County Environmental Health Department
Government Center
San Andreas, CA 95249
Phone 754-3849

The Environmental Health Department administers the County sewage disposal ordinance. The ordinance establishes standards for the size of the leach field disposal area, percolation rate, slope, and distance from streams, wells, property lines, etc. All new divisions of land outside the sanitary district are required to demonstrate that adequate soils exist for each new parcel. Health Department approval is required for issuance of a building requiring a sewage disposal system.

6.12 Cemeteries

Catholic, Protestant, and Chinese Cemeteries

Mokelumne Hill Cemetery District

P.O. Box 289

Mokelumne Hill, CA 95245

The Protestant Cemetery is located on a hill north of the intersection of Center Street and Miwok Trail. The Catholic Cemetery is located on a hill north of Center Street, adjacent to Volunteer Gulch. The Chinese Cemetery is located within the Protestant Cemetery, within 150 feet of Miwok Trail.

Jewish Cemetery

Committee for the Preservation of Pioneer Jewish Cemeteries and Landmarks

833 Seabury Drive

San Jose, CA 95123

The Jewish Cemetery is located adjacent and west of the Protestant Cemetery.

6.14 Hospital

Mark Twain Hospital District

768 Mountain Ranch Road

San Andreas, CA 95249

Phone 754-3521

Mark Twain Hospital, located in San Andreas, serves all of Calaveras County. It has 49 beds and a staff of 103 full-time equivalent employees including five full-time and 8 part-time physicians.

6.15 Street Lights

Mokelumne Hill Street Lighting District
c/o Public Works Department
Government Center
San Andreas, CA 95249
Phone 754-4227

The Lighting District encompasses the same boundaries of the Sanitary and Fire Districts and operates 39 street lights. Prior to Proposition 13, revenues were generated by ad valorem taxes on property within the District. The loss of these revenues has caused funding to come from the County General Fund. The District is administered by the Board of Supervisors.

VIII. GOALS, POLICIES, IMPLEMENTATION

GENERAL

GOALS

The friendly, historical, small town atmosphere of Mokelumne Hill is an asset to the community that should be protected and enhanced.

The Mokelumne Hill Community Plan shall not adversely impact the existing quality of community life.

The Mokelumne Hill Community Plan is a guide for land use to be used by the Community, County Government and other interested parties.

POLICIES

To designate land uses that are compatible with existing land uses.

To insure that future development is consistent with existing land uses within and adjacent to the study area.

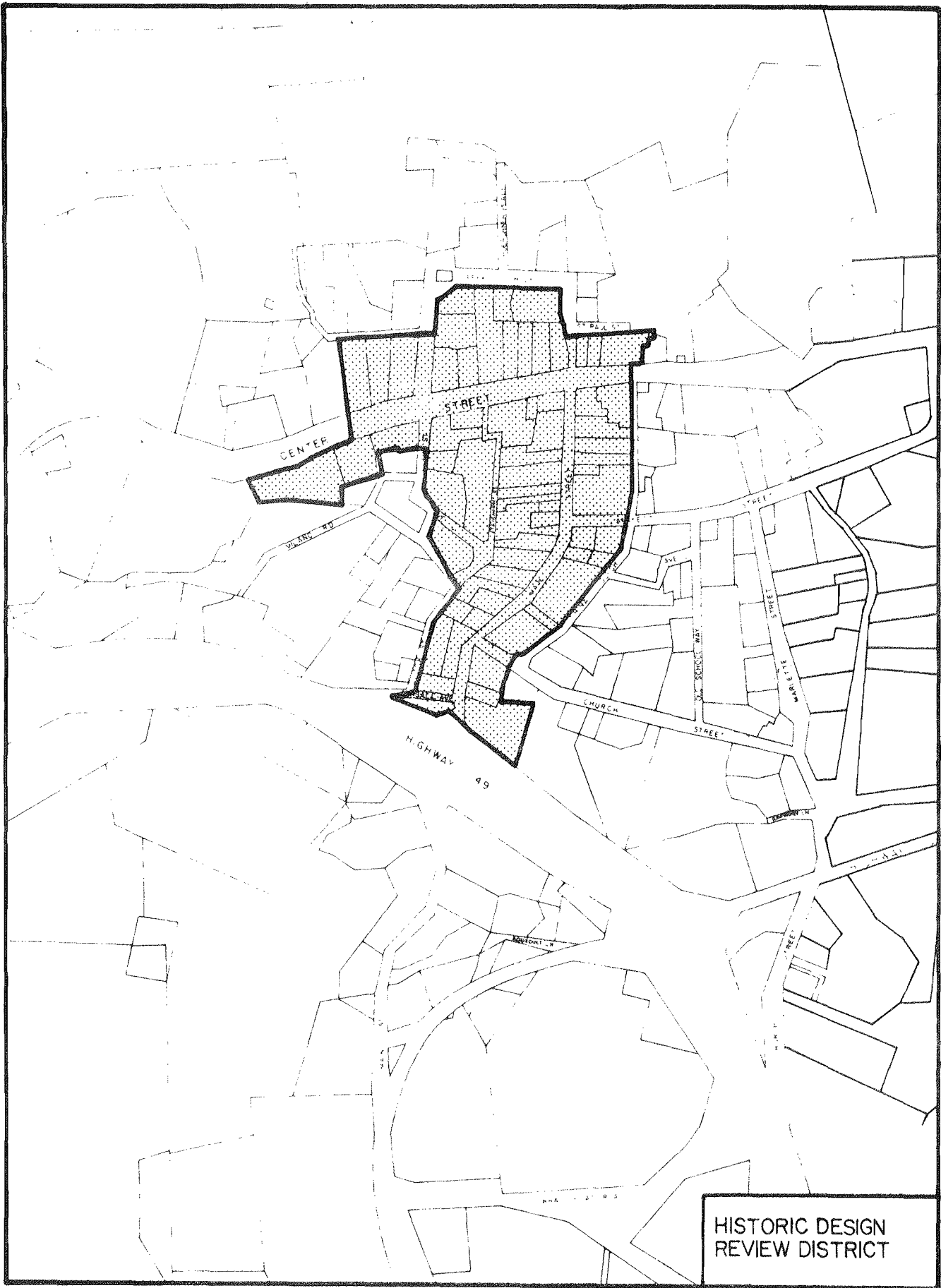
Development shall be permitted only where and when the physical features of the environment will not be significantly adversely effected.

IMPLEMENTATION

Upon adoption of the Mokelumne Hill Community Plan by the Board of Supervisors, the County shall initiate action to zone the study area in a manner that is consistent with the Community Plan land use designations.

The County shall enact specific ordinances, actions and rules necessary to enforce the intent of the Mokelumne Hill Community Plan.

Upon adoption by the Board of Supervisors, the Mokelumne Hill Community Plan will become the Community Development Element for the Mokelumne Hill study area.



HISTORICAL



GOAL

The Mokelumne Hill Community Plan shall preserve the historical integrity and atmosphere of the Mokelumne Hill area.

To identify specific means to protect the "downtown" historical areas of the community.

To encourage the 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.

POLICIES

An historical district shall be established in that area of the community which best exemplifies the historical significance of the community. The purposes of the historical district shall be to protect existing historical features, and to insure that future development is consistent with existing historical features.

In areas adjacent to the study area, developers of new residential and commercial construction are encouraged to design their structures to blend with the historical atmosphere of the historical area.

In areas outside the identified historical district, developers of new residential and commercial construction are encouraged to design their structures to blend with the historical atmosphere of the town.

IMPLEMENTATION

The Board of Supervisors shall appoint a committee of local residents to develop criteria for the review of the design of future structures within the Historic District as soon as possible after adoption of the Community Plan (See Map on Page 42).

The Historic Review Committee shall prepare advisory architectural criteria for use outside the historical district. Such criteria shall be made available to the public by the Planning Department.

CITIZEN INVOLVEMENT

GOAL

Promote ample opportunity for participation in the community planning process.

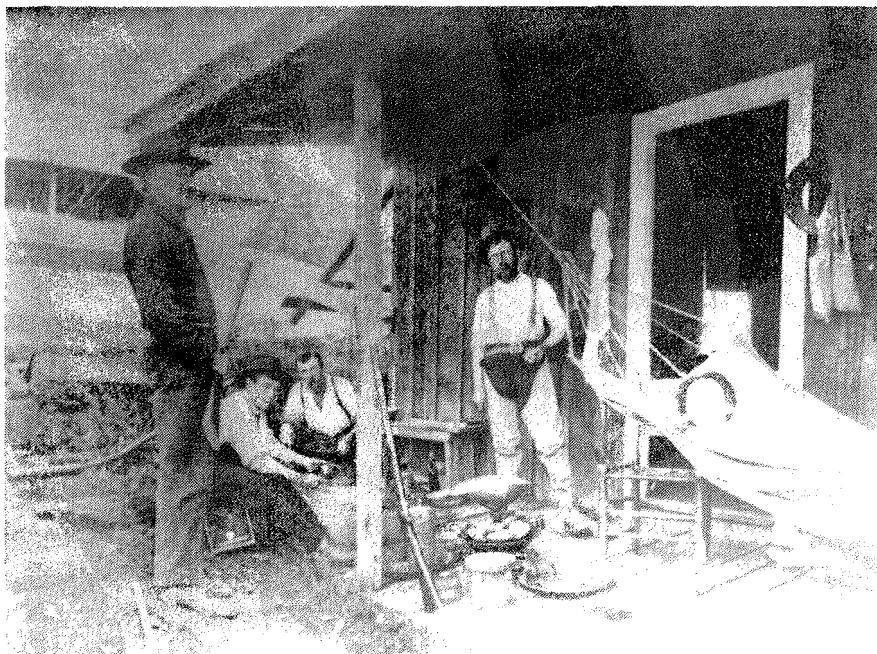
POLICIES

To make the Mokelumne Hill Community Plan widely available to interested parties.

The Mokelumne Hill Community Plan is intended to reflect the desires of the majority of Mokelumne Hill residents for the future of the area.

IMPLEMENTATION

The Mokelumne Hill Community Plan shall be made available to all those who wish to review the Plan. The Plan may be viewed at the Mokelumne Hill Library and the Calaveras County Planning Department. Copies may also be purchased from the Planning Department at a fee not to exceed the cost of printing.



GROWTH MANAGEMENT

GOAL

The Mokelumne Hill Community Plan permits growth at a rate that allows a gradual rather than sudden increase in population.

POLICY

Large discretionary projects that could or would significantly and quickly increase the community population level shall be mitigated to lessen any possible adverse impacts.

IMPLEMENTATION

Service Districts shall review their annexation policies and spheres of influence for compatibility with the Growth Management policy stated in the Plan.

Service Districts shall review subdivisions for potentially cumulative adverse impacts upon service capacity and reliability.

COMMERCIAL

GOALS

Provide sufficient area to meet the commercial needs of the community.

Commercial development shall be located where it will not be incompatible with adjacent and nearby land uses.

Land identified for commercial purposes in the Mokelumne Hill Community Plan shall be protected from residential encroachment.

POLICIES

Multiple family residential development shall not be permitted within commercial land use classifications.

All proposed commercial shall be zoned PD, Planned Development Combining Zoning.

IMPLEMENTATION

Parcels within the Community Plan area shall be zoned in accordance with the above policies.

HOUSING



GOALS

The Mokelumne Hill Community Plan shall provide sufficient area to meet the residential needs of the community.

To provide for a variety of housing needs for the community, while not disrupting existing and proposed single family homes.

The dominant form of housing in Mokelumne Hill shall remain the single family house.

Future multiple family uses shall be located where they will not adversely affect single family uses.

HOUSING - cont'd

POLICIES

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

Future multiple family housing shall be physically separated from existing and future single family homes by a physical barrier, such as, but not limited to, roads, thick vegetation, or land forms.

Future residential development will not be permitted unless it can adequately mitigate adverse impacts caused by the project upon schools, fire protection, sewer and domestic water service, roads and other public services.

IMPLEMENTATION

Ensure that all future developments meet the standards and requirements of the applicable building code, Calaveras County Subdivision Ordinance and Calaveras County Zoning Ordinance.

Planned Development (PD) Combining Zoning shall be required for all Multiple Family Residential designations.

Mobilehome combining zoning shall not be permitted within the townsite as it conflicts with the historic character of the area. The townsite is defined as the area within the Fire and Sanitary District boundaries as shown in the appendix.

PARKS AND RECREATION

GOAL

Provide sufficient park and recreational facilities to meet the active and passive recreation needs of the community.

POLICIES

The County, in cooperation with the local community, shall seek funding from Federal and State grants sources for development of additional park and recreation facilities.

The local community should initiate and coordinate the development of additional parks for the town.

The County shall encourage and assist in the development of additional parks for the community.

IMPLEMENTATION

Local community groups shall take the lead in acquiring, developing, and operating park facilities.

SAFETY

GOAL

Protect the community of Mokelumne Hill from safety hazards.

POLICIES

To insure that all new developments incorporate sufficient fire protection measures.

Development of residential, commercial or industrial structures will not be permitted in areas prone to seismic rupture.

To permit development only where the geology and soil of an area will permit the intended development.

IMPLEMENTATION

The Mokelumne Hill Fire District shall continue to enforce and update its requirements for fire hydrants for new development.

In areas outside the Fire District, the requirements of the Calaveras County Fire District (administered through CDF) shall be enforced for new development.

Ensure that all new development meets the standards and requirements of the applicable building code.

Seek to expand the boundary of the Fire District to ultimately coincide with the Community Plan boundary.

ROADS

GOALS

To preserve the unique and irregular street patterns of the existing community, while meeting the transportation needs of the public.

To insure that future development does not overburden existing street usage.

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

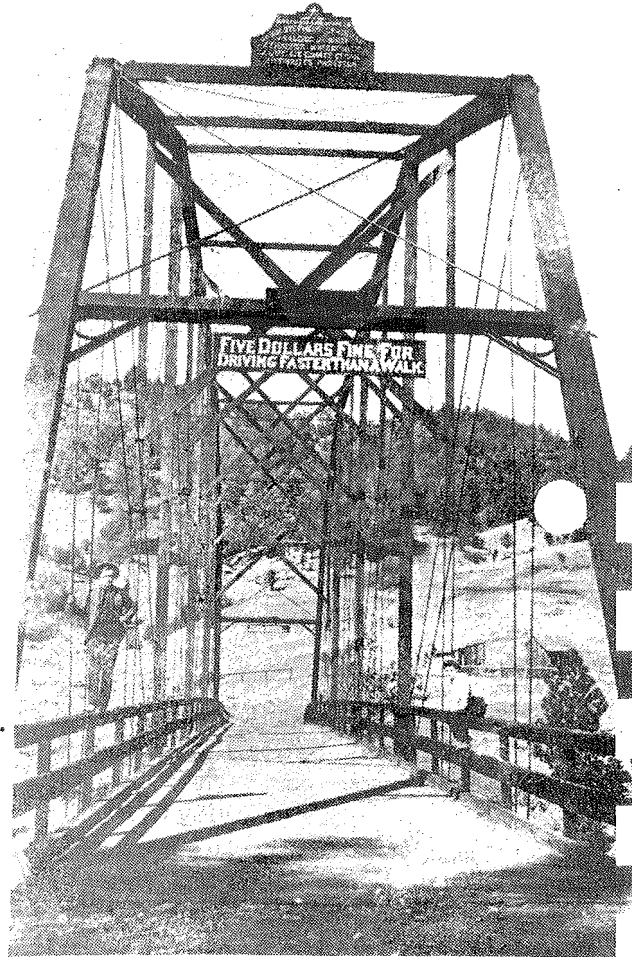
POLICIES

Existing road rights of way within the community need 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 affect existing roads.

IMPLEMENTATION

The Department of Public Works shall develop a road ordinance to implement the above policies.



PUBLIC SERVICES

GOALS

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

The County's Mokelumne Hill Community Plan intends to work with other jurisdictions to insure that adequate public services are provided in Mokelumne Hill.

POLICIES

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

All future construction shall meet the requirements of the Mokelumne Hill Fire District, the Mokelumne Hill Sanitary District, the Calaveras Public Utility District, and the Calaveras Unified School District.

Calaveras County shall work cooperatively with other governmental and quasi-governmental agencies to implement the plans of the other agencies and the Mokelumne Hill Community Plan.

IMPLEMENTATION

Special districts, (Calaveras Public Utility District, Mokelumne Hill Sanitary District, Mokelumne Hill Fire District, County Lighting District,) Calaveras County and public utilities (PT&T, PG&E) shall revise their respective Capital Improvement Programs, ordinances, and policies to incorporate and coordinate improvements necessary to implement this plan.

PUBLIC SERVICES - con't.

Investigate the feasibility of removing overhead utility lines from prehistoric area, particularly along Main Street and/or Center Street.

Discretionary projects shall be submitted to special districts for review and comment prior to Planning Commission action.

Calaveras County shall make copies of the Mokelumne Hill Community Plan available to other governmental and quasi-governmental agencies to assist them in their planning.

PARKING

GOAL

To ensure that all new development provides sufficient permanent off street parking facilities consistent with the type of land use.

POLICIES

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

As health and safety and public convenience require, streets may be partially or totally identified for restricted on-street parking.

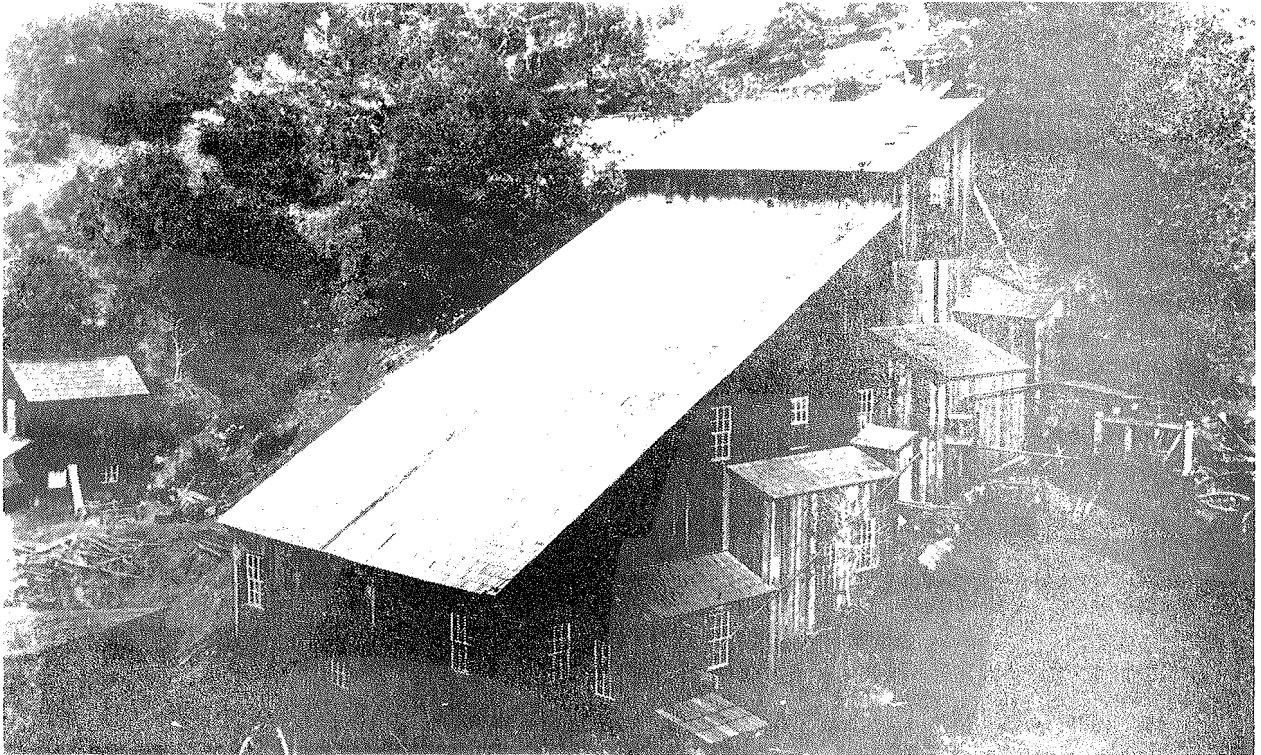
The owners of existing commercial structures are encouraged singularly or collectively to provide space for off-street parking.

IMPLEMENTATION

Enforce existing county code parking requirements for all new development.

The Department of Public Works shall annually study roads for possible need for parking restrictions.

MINERAL RESOURCES



GOALS

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

To encourage the identification of potentially usable mineral resources.

POLICIES

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

IMPLEMENTATION

Utilize appropriate zoning in areas with identified mineral resources.

AGRICULTURE



GOALS

Existing agriculture is a valuable asset to the Community and County and shall be protected from incompatible encroachment.

The Mokelumne Hill Community Plan encourages a variety of agricultural production within and near the study area.

POLICIES

In areas with parcels of sufficient size, the keeping of livestock shall be permitted as long as the use complies with appropriate health standards.

To permit residential agriculture uses where compatible with other land uses, to include the raising of livestock and crops for home or youth projects.

AGRICULTURE - con't.

Land uses adjacent to agricultural uses shall be compatible with agriculture.

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

IMPLEMENTATION

Utilize appropriate zoning in areas identified as agriculture in the Community Plan.

CLUSTER HOUSING

GOAL

Cluster density is encouraged to provide increased open space and less expensive housing.

POLICY

Cluster density shall be permissible for R-1, RR $\frac{1}{2}$, RR, and A-1 community plan designations provided that the overall density allowed by the community plan is not exceeded.

IMPLEMENTATION MEASURE

Amend the Zoning Ordinance to allow cluster density, provided that the overall, cumulative density does not exceed that allowed by the community plan.

X. CONSISTENT ZONING

Land Use Designation*	Consistent Zoning**	Minimum Parcel Size	Services Required	Other Notes
SFR	R1	7,000 sq. ft.	Water, Sewer	
MFR	R1,R2,R3	7,000 sq. ft.	Water, Sewer	Maximum density as noted on land use map
RR½	RR-20,000	20,000 sq. ft.	Water, Sewer	
RR	RR,RA	1-5 acre	1-ac.water or sewer 5-ac. well, septic	
COM or RES***	C1,CP,R1	7,000 sq. ft.	Water, Sewer	
	RR-20,000	20,000 sq. ft.	Water Sewer	
COM	HS,CP,RC,C1,C2	7,000 sq. ft.	Water Sewer	Multi-family not permitted
PUBLIC SERV.	PS	7,000 sq. ft.	as needed	
REC	REC,PS	variable	as needed	
AG	A1,RA-20,SM	20 acres	as needed	
AG/MINERAL	A1-SM-10	10 acres	as needed	
HISTORIC	DC combining	Same as Base Zone	Same as Base Zone	Applies to residential as well as Commercial development.
PLANNED DEVELOPMENT	PD Combining	Same as Base Zoning	Same as Base Zoning	Until specific DC criteria become established PD review shall be utilized within the historic district.

* Refer to the Community Plan Map in the Appendix

** Refer to Chapter 17 of the Calaveras County Code for definition of uses permitted in respective zones. Note that Mobilehome Combining Zone is not permitted within the townsite area.

*** The intent of this designation is to allow commercial and single family residential uses in a manner that allows easy transition from residential use to commercial use and back to residential use, if so desired by the property owner.

APPENDIX

MOKELUMNE HILL QUESTIONNAIRE

NOTE: Unless otherwise indicated, the number in parenthesis indicates the percentage responding to each question.

1. Do you live within the study area boundary? (See attached map.)

121 Yes (Indicates that 41% of questionnaires were returned for processing)

2. Number of people residing at home?

(13) 16 1 (45) 54 2 (20) 24 3 (13) 16 4 (4) 5 5
(3) 4 6 (1) 1 7 (0) 8 or more

3. Age of head of household?

0 19 or under (14) 17 47-55
(1) 1 20-25 (25) 30 56-65
(19) 23 26-35 (22) 27 66 or over
(19) 23 36-45

4. Type of residence?

(93) 113 Single Family Dwelling
(4) 5 Duplex
(2) 3 Multi-Family Dwelling
(0) 0 Mobilehome on lot
(0) 0 Mobilehome in Mobilehome Park

5. How long have you lived in present residence?

(18) 22 0-1 year
(17) 21 1-3 years
(19) 23 4-7 years
(8) 10 8-10 years
(38) 46 10 + years

6. How long have you lived within the study area (see attached map)

(11) 13 0-1 year
(17) 21 1-3 years
(18) 22 4-7 years
(7) 8 8-10 years
(47) 57 10 + years

7. Where did you live before your current residence?

(21) 26 In Mokelumne Hill
(26) 31 Outside Mokelumne Hill, but within Calaveras County
(49) 59 Outside Calaveras County, but within California
(3) 4 Outside California

8. Why did you leave your former residence? (You may answer more than one)

(16) 19 Inadequate housing (size, location, condition, etc)
(23) 28 Change of employment location
(12) 15 High crime rate
(2) 3 Inadequate shopping facilities
(4) 5 Poor climate
(2) 2 Inadequate schools
(20) 24 Retired
(14) 17 Poor air quality
(6) 7 Too crowded, fast pace
(9) 11 Have/built own home
(2) 2 To marry
(2) 2 Sold dwelling
(2) 3 High taxes
(2) 2 Like Mokelumne Hill better
(2) 2 To ranch/farm
22 Answers with one response.

9. Why did you move to Mokelumne Hill? (May answer more than one)

(50) 60 Liked climate
(12) 15 Liked recreation opportunity
(2) 3 Liked shopping opportunities
(32) 39 Near place of employment
(18) 22 Low crime rate
(5) 6 Good school system
(22) 27 Retired to good area
(2) 3 Relaxed atmosphere
(4) 5 Nice people
(2) 3 Small town
(2) 2 Move from large area
(7) 9 Native/ born here
(7) 8 Like house/property
(2) 3 Rental available
(2) 2 Open/ Purchase business
(3) 4 Family home
(2) 2 Near family
(2) 2 Marriage
(2) 2 Special feeling
17 answers with one response.

10. Are you pleased with living in Mokelumne Hill?

(96) 116 Yes (3) 4 No.

11. Do you intend to move out of Mokelumne Hill within the foreseeable future?

(5) 6 Yes (93) 113 No

12. Are you served by a public water system?

(98) 119 Yes (2) 2 No

If yes, is it adequate to serve your needs?

(94) 112 Yes (3) 4 No (Represents percentage of "Yes" answers to previous question)

13. Are you served by a public sewer system?

(72) 87 Yes (26) 31 No

If yes, is it adequate to serve your needs?

(93) 81 Yes (6) 5 No (Represents percentage of "Yes" answers to previous question)

14. In what area do you do the majority of your grocery, hardware, sundry and day to day shopping? (May answer more than one)

<u>(40)</u>	<u>48</u>	Mokelumne Hill
<u>(15)</u>	<u>18</u>	San Andreas
<u>(98)</u>	<u>118</u>	Jackson, Martell
<u>(0)</u>	<u>0</u>	Sonora
<u>(22)</u>	<u>27</u>	Stockton
<u>(8)</u>	<u>10</u>	Lodi
<u>(1)</u>	<u>1</u>	Modesto
<u>(14)</u>	<u>17</u>	Sacramento
<u>(17)</u>	<u>20</u>	Catalog, mail order
<u>(5)</u>	<u>6</u>	Bay area
<u>(2)</u>	<u>2</u>	Military exchange
<u>(1)</u>	<u>1</u>	Angels Camp

15. Where do you do most of your shopping for expensive appliances, automobiles, clothes and similar irregular purchases? (May answer more than one)

<u>(2)</u>	<u>2</u>	Mokelumne Hill
<u>(10)</u>	<u>12</u>	San Andreas
<u>(44)</u>	<u>53</u>	Jackson, Martell
<u>(1)</u>	<u>1</u>	Sonora
<u>(55)</u>	<u>66</u>	Stockton
<u>(14)</u>	<u>17</u>	Lodi
<u>(1)</u>	<u>1</u>	Modesto
<u>(37)</u>	<u>45</u>	Sacramento
<u>(17)</u>	<u>21</u>	Bay Area
<u>(26)</u>	<u>32</u>	Catalog, mail order
<u>(2)</u>	<u>2</u>	Best buys
<u>(2)</u>	<u>2</u>	Military expenses
<u>(4)</u>	<u>5</u>	Angels Camp/Altaville
<u>(2)</u>	<u>3</u>	None/Can't buy expensive items
<u>(1)</u>	<u>1</u>	Arnold
<u>(1)</u>	<u>1</u>	West Point
<u>(1)</u>	<u>1</u>	Sutter Creek

16. What types of commercial enterprises do you believe are most needed in Mokelumne Hill? (May answer more than one)

(14)	17	Sit down Restaurent
(3)	4	Fast Food restaurent
(40)	48	Variety/Drug Stores
(31)	37	Banks/Savings and Loan
(6)	7	Building material/hardware
(17)	20	Gasoline/automotive repair stations
(8)	10	Clothing/Shoes
(18)	22	Grocery stores
(5)	6	Small appliance
(5)	6	Large appliance
(10)	12	Gift/curio/craft shops
(37)	45	Doctors, dentist and similar professional offices
(32)	39	Laundromat
(13)	16	Recreation facilities (bowling, roller rink, etc)
(12)	15	Movie theater
(20)	24	Motels
(21)	25	None needed
(2)	3	Beauty Parlor
(2)	2	Bakery

7 Answers with one response.

17. What type of additional publicly funded and operated facilities are most needed in and around Mokelumne Hill? (May answer more than one)

(4)	5	Hospital
(1)	1	Cemetery
(7)	9	Local Parks and playgrounds
(8)	10	Library
(7)	9	Fire Station
(-)	0	Airport
(25)	30	Bus system
(3)	4	Community hall
(41)	50	None
(20)	24	Off street parking in commercial areas

(2)	3	Softball/baseball field
<u>7</u>		Answers with one response.

18. If you are employed, where do you work? (In the case of more than one wage earner, the question should be answered by the primary wage earner).

(26)	31	Not employed
(17)	21	Mokelumne Hill
(21)	25	San Andreas, including the cement plant
(2)	2	Angels Camp area
(1)	1	West Point Area
(2)	2	Valley Springs area
(2)	3	Copperopolis area
(14)	17	Stanislaus - San Joaquin - Sacramento area
(12)	14	Amador County
(-)	0	Tuolumne County
(2)	2	Stockton
(2)	3	Bay area

10 answers with one response.

19. Calaveras County currently allows the use of mobilehomes only in mobilehome parks or on land outside of mobilehome parks which is zoned for mobilehomes. (Note: When a piece of land is zoned for mobilehomes, either a mobilehome or conventional house is allowed).

Would you favor the establishment of more mobilehome parks within the study area? (22) 27 Yes (67) 81 No

Would you favor zoning more land within the study area for individual mobile-home use? (36) 43 Yes (55) 67 No

20. Where should future commercial businesses in Mokelumne Hill be located? (May answer more than once.)

(24)	29	Along Main Street
(55)	66	At the intersection of Highway 49 and 26
(17)	20	Adjacent to Highway 49, south of Highway 26
(12)	14	Adjacent to Highway 49, north of Highway 26
(29)	35	None needed
(2)	2	Any place
(2)	2	Main and Center Streets
(1)	1	Refurbish existing buildings
(1)	1	Keep money locally

21. What type of structures would you prefer to house future commercial ventures?

(26)	32	Individual store or shop per lot
(42)	51	Small shopping center of 2 - 4 business/lot sharing parking facilities
(14)	17	Larger shopping center (such as Amador Plaza)
(6)	7	None
(3)	4	Use existing structures
<u>6</u>		Answers with one response.

22. What is your opinion of establishing an historic zone along Main Street to preserve the historic character of the town?

(75) 91 In favor
(18) 22 Not in favor

23. In recent years, there has been some controversy regarding the location of apartments in Mokelumne Hill. Where do you believe future apartments should be located? (May answer more than once)

(47) 57 No additional apartments needed
(6) 7 In the vicinity of Main Street
(18) 22 Just off Main Street (such as along Stevenson Street and/or China Gulch)
(19) 23 Near the intersection of Highway 49 and 26.
(7) 8 Outside town/study area
(2) 3 Duplexes only
(2) 3 Anyplace
(3) 4 West on Highway 26
(2) 2 where parking is available

14 Answers with one response

24. Please mark one of the following:

(32) 39 The Mokelumne Hill Community Plan should keep Mokelumne at its present state
(54) 65 The Mokelumne Hill Community Plan should allow for a moderate population increase, generally equal to the current population increase
(7) 9 The Mokelumne Hill Community Plan should encourage a population increase somewhat greater than the current rate
(2) 2 The Mokelumne Hill Community Plan should encourage a significant population increase

25. During development of a community plan, the issue of whether or not an area should incorporate as a city is raised. If it can be determined that incorporation would be financially sound with little or no property tax increase, would you support incorporation?

(26) 32 Yes
(50) 60 No
(21) 25 Undecided.

26. Do you rent or own your residence?

(81) 98 Own
(14) 17 Rent

27. What do you want Mokelumne Hill to be like 10 and 20 years from now?

(18)	22	Friendly, small town
(14)	17	Preservation of history
(36)	43	Same, as is
(5)	6	As in past
(3)	4	Clean up lots
(2)	3	Businesses available for residents
(2)	2	Clean and decent
(2)	2	No apartments
(7)	9	Larger population
(2)	3	Well planned
(2)	3	Irregular, narrow streets
(2)	2	Friendly
(2)	2	More job opportunities

40 Answers with one response

