

Gabriel Elliott

From: bevmehlhoff@gmail.com
Sent: Saturday, July 1, 2023 9:16 PM
To: Gabriel Elliott
Cc: bevmehlhoff@gmail.com
Subject: Draft Copperopolis Community Plan Comments

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Dear Mr. Elliott:

I appreciate the level of effort that went into drafting the 2023 Copperopolis Community Plan. I especially like the emphasis on preserving the history and environment of the Copperopolis area. I also liked the suggestions to put a Sheriff's sub-station in the town and create bike paths and trails around the community.. It's good that electric charging stations for cars are also included.

I do wish the plan was more specific in terms of specific projects, timelines, costs and resources for covering the costs. For example, there is a proposal to enhance our ability to capture and store storm water. Will this be included in future building codes and construction requirements and if so, when? What about incentives (tax or non-tax) for current private property owners to add these systems? And what specific projects will the County do to enhance the capture and storage of runoff and ground water for the benefit of the community?

Having said that, I would like to make a few suggestions, which I've noted below:

1. A dog park for the benefit of the entire community
2. Infrastructure improvements that would reduce our dependence on propane, improve the robustness of the power gride (we seem to lose power on a regular basis), and provide more affordable access to high-speed internet.
3. Are there any more buildings in the old part of town that could be restored and preserved as historic places (other than the three already noted). If so, what are they and what needs to be done to conserve them for future generations?
4. Map/markers of the old mines in Copperopolis. Could one or more mines be preserved for tours or as a mine museum (other than just for future metal extraction)? Could these mines be connected as part of a "history trail"?
5. Given the real danger of wildfires in our area, and the fact that many homeowners are losing their insurance, we should forbid the sale of all types of fireworks, "safe and sane", or not.
6. I like the idea of a community center for elders, but let's open it up for all the community to use. It could include a cooling center, swimming pool, sports facilities like basketball, a playground, etc. Make it multi-purpose.

I hope this is helpful and thanks for the opportunity to provide input.

Beverly Mehlhoff
Copperopolis

Gabriel Elliott

From: Janet Jones Sterling <jjsterling12@yahoo.com>
Sent: Monday, July 3, 2023 9:06 AM
To: Gabriel Elliott
Subject: Copperopolis Community Plan

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Good Morning Director Elliott:

My husband and I have been Copperopolis (Copper) residents for twenty three years. We have lived in the country for most of our adult lives. We fell in love with Copper when we decided to relocate to the foothills where we could have a small ranch (42 acres).

I have reviewed both community plans; one drafted by citizens of Copper that was sent to the Planning Department in September 2022 and the County Community Plan which was released at the community workshop in May 2023. We support the many positive aspirations for the Copperopolis community expressed in the vision, goals and policies in the draft community plan.

However, when possible, we would request the County link the positive aspirations in the community plan policies to actual implementation measures already approved by the Board of Supervisors in the 2019 General Plan Update. This will help make the aspirations become a reality.

Additionally, we would ask that evasive terms like "encourage" and "support" be exchanged for verbs that commit the County to achieve the plan's positive aspirations like "ensure", "employ", "apply", "complete", "require" and "secure". Again, this will help to make the aspirations become a reality.

Further, we would like the community plan to reference the keeping of a small-town atmosphere which is why people live here. The term small-town was replaced with "rural" which is not in keeping with the intended meaning and use. Rural could denote rather large towns; e.g., 40,000, 50,000+ people. This is not what the residents of Copper want or were hoping for when they referred to a small town. In drafting a community plan, we need to make sure there are reasonable standards to support infrastructure, businesses and housing, to name a few, so we can assure Copper is safe, sustainable, and prosperous.

I look forward to a well written community plan that will preserve the small-town atmosphere and the resources needed for the residents of Copper. Thank you.

Janet Jones Sterling
PO Box 12
Copperopolis, CA 95228-0012
jjsterling12@yahoo.com
209.743.6947

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Gabriel Elliott

From: Ralph Copeland <coppercopeland@yahoo.com>
Sent: Tuesday, July 4, 2023 4:44 PM
To: Gabriel Elliott
Subject: Copperopolis community plan

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Dear Director Elliot,

In a email to Muriel Zeller on 5/4/23 you wrote:

"I envision this community plan exercise to be a collaborative effort where all points of view are considered, and no one point of view or perspective dominates the process. This is the only way that I think there can be consensus in bringing forward a Community Plan."

With that being said, my first concern is Copperopolis needs to protect the integrity of a small town community. This will be achieved when any tentative subdivision map under discretionary consideration for an extension of time will be conditioned to comply with the general plan in place at the time of the extension, or the extension will be denied.

My second concern is affordable housing. A percentage of a development should be affordable and occupied by households of moderate and low income. A developer may meet this requirement by alternative means that may include paying an in-lieu fee, off-site construction, land dedication, or acquisition and rehabilitation of existing units.

These are my two offerings for inclusion in our community plan.
It is my hope they are seriously considered and implemented.

Sincerely,
Ralph Copeland



P.O. Box 935, San Andreas, CA 95249 • (209) 772-1463 • www.calaverascap.com

July 7, 2023

County of Calaveras
Planning Department
(Sent by email)

RE: Comments on the County's May 2023 Draft Copperopolis Community Plan

Dear Sir:

My name is Tom Infusino, and I am presenting these comments on behalf of the Calaveras Planning Coalition. The CPC is a group of community organizations and individuals who want a healthy and sustainable future for Calaveras County. We believe that public participation is critical to a successful planning process. United behind eleven land use and development principles, we seek to balance the conservation of local agricultural, natural and historic resources with the need to provide jobs, housing, safety, and services.

I. Background

Citizens in Copperopolis have been working to get a community plan since 1992, but the two prior draft plans were not adopted by the Calaveras County Board of Supervisors. In 2019, the Board of Supervisors indicated that the top two priority community plans for adoption would be, first, the Valley Springs Community Plan and, second, the Copperopolis Community Plan. After 14 years of work, the Valley Springs Community Plan was adopted in 2020. In 2020, Supervisor Folendorf was elected to represent Copperopolis on the Board of Supervisors. Getting a community plan for Copperopolis was among her campaign promises. However, in 2021 and 2022, the Board of Supervisors refused to make the Copperopolis Community Plan a general plan implementation priority.

In response, a group of CPC participants from the Copperopolis area assembled a new draft plan based on the best parts of the prior two plans, with the addition of recent relevant issues. The

hallmarks of that draft plan were specific tasks to be completed in a timely fashion to meet reasonable standards to support the infrastructure and amenities needed for a safe, sustainable, and prosperous Copperopolis. That draft was sent to the Planning Department in September of 2022. In May of 2023, the Planning Department held a community plan workshop and released a very different draft plan for Copperopolis. Comments on that plan are due by July 7, 2023.

Our comments on the County's May 2023 Draft Copperopolis Community Plan are below.

II. General Comments.

As detailed below in Section III of these comments, the CPC very much appreciates the many positive aspirations for the Copperopolis community expressed in the vision, goals and policies in the County's draft community plan for Copperopolis. We hope that these positive aspirations remain in the plan and are adopted by the Board of Supervisors.

As detailed in Section IV of these comments, the CPC hopes that the County will link the positive aspirations in the community plan policies to actual implementation measures already approved by the Board of Supervisors in the 2019 General Plan Update. This was done with the Valley Springs Community Plan adopted in 2020. We believe that this linkage will help to make the positive policy aspirations become a reality.

As also detailed in Section IV, the CPC hopes that the County will replace some of the evasive verbs like "encourage" and "support" with verbs that commit the County to achieve the plan's positive aspirations like "ensure," "employ," "apply," "complete," "require," and "secure." Again, we believe that this commitment will help to make the aspirations become a reality.

III. There are many positive aspects of the County's May 2023 Draft Plan.

There are many positive aspects of the plan that we hope will remain and be adopted by the Board of Supervisors.

Length

In contrast to most of the other community plans, the County has displayed a willingness to have a community plan that is longer than a page or two. That is good. The plan includes many of the positive aspirations from the 2005 draft plan.

Things properly left out

The plan does not include the target population of 40,000 people from the 2005 plan. The plan does not include the land use map from the 2005 plan. These were major stumbling blocks for the 2005 plan. Thank you for removing them.

Location and Description

This section is more thorough than in many other existing community plans.

Community Vision

The vision includes many of the points covered in the CPC's draft plan, which borrowed heavily from the prior draft community plans. It mentions that visitors will experience a beautiful countryside and a friendly town. It mentions integrating housing, commercial and employment opportunities with natural resources and open space. It mentions revitalizing the historic downtown. It mentions safe and attractive access to the community via motorized and non-motorized transportation.

Economic Development Goals

Education, training, and jobs for youth and other residents are good things to have in a community.

Aesthetics/Community Character Goals

It would be nice to have orderly development that is well designed. It would be nice to have public facilities compatible with the community character.

Natural Resources Goals

It would be nice to preserve open space and agricultural lands and to have viable resource production operations.

Traffic/Circulation Goals

It would be nice to have a multimodal transportation system and safe speed limits.

Historic Preservation Goal

Good aspiration.

Public Safety Goals

Good aspirations.

Public/Community Services

Good aspirations.

Housing Goal

This goal is good.

Land Use and Housing Policies

It is good that new projects will be consistent with the general plan, provide a mix of uses, meet the housing needs of residents, and protect historic buildings.

It is good that there will be entryways, land for parks, land for schools, and maintained commercial districts.

Circulation and Public Facilities Policies

It is good that the aspiration is for traffic safety, for a multi-modal transportation system, for route connectivity, and for new development being responsible for necessary off-site improvements.

Housing Policies

It is good that the aspiration is for a diverse range of safe, energy efficient, and affordable housing.

Conservation and Open Space Policies

It is good that the aspirations are for an adequate water supply, conservation of scenic resources, recreational facilities, protected historical resources, mature trees, oak woodlands, water conservation, and agricultural lands.

Public Safety Policies

It is good that the aspiration is to protect people and property ~~from harm~~ from fires, from hazardous materials, and other man-made and natural hazards.

IV. We hope the County will fix the weaknesses in the May 2023 Draft Plan.

Location and Description of the Community

The boundaries described in the text are far more expansive than the community boundaries on the map, and as such they are confusing.

Community Vision

There is no mention of keeping a small-town atmosphere as in the CPC version. The term has been replaced with the less accurate general term “rural.” While a city with 40,000 people may still be considered rural by County officials, it is not what the people of Copperopolis are hoping for when they refer to a small town.

According to the U. S. Department of Agriculture, “Ideas and definitions relating to the term rural are diverse,” and, therefore, ambiguous. “For example, the Census Bureau defines rural as any population, housing, or territory not in an urban area.” To the Bureau this means an area in which the population does not exceed 50,000 residents.

There is no mention of the greenbelts and their location as in the CPC version.

There is no mention of preserving agricultural land and the cultural heritage of agriculture in the area as in the CPC version.

There is a typo. The phrase “gold course” should read “golf course”.

Community Goals

The community goals are separated from the community policies. It makes it hard to see if each goal is supported by a policy. This can lead to goals with no policy follow through. For example, there is a goal to consider a satellite sheriff station in Copperopolis, but there is no policy to say who will do the feasibility study nor when it will be done. For examples of how policies and implementation measures should follow goals, see the former Murphys/Douglas Flat Community Plan, Arnold Community Plan, and Avery/Hathaway Pines Community Plan on the County website. These plans functioned as part of the 1996 General Plan until November of 2019. Please add policies and implementation measures acceptable to County supervisors that will support the goals in the draft plan that are currently not accompanied by such provisions.

Economic Development Goals

The nature and the location of the economic development is too vague: “compliment the character of the appropriate areas of the community.” People don’t want big, noisy, smelly, ugly, traffic-snarling economic development next door to their homes. There is no clarity that the economic development is to be concentrated on or adjacent to parcels already designated for commercial or industrial development. It matters to people where the impact of intensive economic development occurs.

There is no mention of the reference buildings to be used for replicating historic design elements as in the CPC version. This is a place where a link to photographs of the historic designs would be particularly helpful to get the existing residents and new developers on the same page.

There is no mention of avoiding strip commercial development as in the CPC version and prior draft Copperopolis Community Plans.

There is no treatment of home businesses as in the CPC version. As noted above, people want the impact of the more intensive commercial development outside their residential areas but are more tolerant of truly low-impact home businesses.

Aesthetics/Community Character Goals

The word encourage is used instead of the word ensure when it comes to orderly and well-designed development with a rural atmosphere. Please guarantee orderly and well-designed development with a rural atmosphere by using a word like ensure or require instead of merely “encouraging” what the people want and what is, quite simply, the only thing that makes sense.

Traffic/Circulation Goals

Bulleted Goals 3 and 5 are actually policies and should be moved to the policy section.

The goal promotes infrastructure for economic growth, but does not qualify that in any way. The County should only promote infrastructure to support residential, commercial, and industrial growth in the community plan. Improving shared infrastructure is more likely to get community support. The County should not support extending infrastructure to serve speculative development of working lands or resources production land outside the plan area. Spending limited capital on infrastructure capital to serve new development outside the plan area is unlikely to get community support. Please consider modifying the goal accordingly.

Public Safety Goals

There is a goal to consider a satellite sheriff station in Copperopolis but there is no policy to say who will do the feasibility study and when it will be done. Please add a policy to outline the steps to follow through on this goal.

Housing Goal

While this is a good goal, the policy to actually address this goal was in the CPC's draft plan but was not included in the County's draft community plan. Please consider setting and implementing clear standards for affordable housing in new developments.

Community Plan Policies

Many policies in the County draft plan reflect the good aspirations of the goals but do not actually commit any County department to do anything specific by any specified time to actually achieve the good aspiration. In contrast, the CPC draft plan included specific procedures, specific timing, and specific standards to actually achieve the good aspirations of the community plan regarding land use, housing, circulation, conservation, public facilities, safety, and economic development. However, these provisions of the CPC draft plan were not included in the County draft plan.

Land Use and Housing Policies

The County uses the ambiguous word "Encourage" rather than the mandatory word "Ensure" with regard to the compatibility of new development with scenic and historic resources. Please consider using a mandatory word.

The policy aspirations in the plan are not linked to any specific implementation measures to achieve those aspirations. The Valley Springs Community Plan does make such a linkage between community plan policies and general plan implementation measures. This makes sense in places where a large amount of development is planned for and expected. The CPC's draft plan included a list of appropriate 2019 General Plan Implementation measures that would help to implement some of the Land Use and Housing Policies, especially those related to commercial development.

It is true that the policies related to the review of development proposals are easily implemented when proposed projects are reviewed by the Planning Department. Thus, policies could be implemented in this fashion without specifically being linked to

implementation measures. However, those policies calling for broader initiatives related to the existing community (e.g., schools, parks, community beautification, commercial district maintenance) will require more implementation effort. Please consider linking the policies with implementation measures.

The four land use policies in the CPC's draft plan with specific procedures and standards were not included in the County's draft plan. What is even sadder is that they have not been replaced by any better procedures or standards: they have been replaced by nothing. Please consider including specific procedures and standards you find acceptable to achieve the aspirations of these deleted land use policies.

Circulation and Public Facilities Policies

There are no clear objectives and implementation tasks identified. What is the annual accident rate you are hoping to get down to on O'Byrnes Ferry Road? What will be done to improve safety on O'Byrnes Ferry Road, by what agency, and by what date, and with what funds? Where will roadway connectivity be improved? What will be done to enhance emergency response, by what agency, by what date, and with what funds? Without more clarity there will be no activity and no accountability for the lack of activity.

The County omits the detailed and time specific policies suggested by the CPC to plan and fund the roads and trails needed to serve new development. If you persist in rejecting them, please replace them with something better and acceptable to the Board of Supervisors.

Housing Policies

It is not clear why this section is separate from the "Land Use & Housing" policies.

There are no clear objectives and implementation tasks identified.

Please link these policies to some Housing Element implementation measures. The Housing Element is good at identifying what will be done, by what agency, by what date, and with what funds.

The inclusionary housing measures in the CPC's draft plan are omitted from the County's plan. If you persist in rejecting them, please replace them with an inclusionary housing measure acceptable to you.

Conservation and Open Space Policies

Again, the word "Encourage" is used instead of the "Ensure" when it comes to important conservation issues such as the conservation of scenic resources, retaining mature trees in new development, preserving oak woodlands in accordance with the law, groundwater recharge, and stormwater capture. Please consider using mandatory language.

None of the six policies proposed by the CPC are included in the County's draft plan. These policies have specific procedures to follow and specific tasks to be timely

completed to actually achieve the plan's conservation and open space aspirations. If the County persists in rejecting them, please replace them with something better and acceptable to the supervisors.

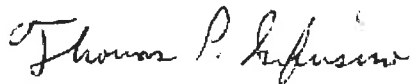
Public Safety Policies

It is unfortunate that the word "Support" is used instead of a word such as "Follow," "Use," "Apply," or "Employ" that would convey a real commitment with regard to the potential use of "established standards" to protect people from unreasonable risks of harm. Please consider making a genuine commitment to protect people from unreasonable risks of harm.

V. Conclusion

Director Elliot, the Copperopolis Community Plan will be among the first major plans of your tenure as the Planning Director. It will go a long way to signaling your professionalism, balance, and equity in planning for the future of Calaveras County. We hope that you will transform the County's May 2023 draft plan into something that will serve well the residents of Copperopolis who have waited over 30 years for this plan.

Sincerely,

A handwritten signature in cursive script that reads "Thomas P. Infusino".

Thomas P. Infusino, Facilitator

Calaveras Planning Coalition

Gabriel Elliott

From: Dena McAfee
Sent: Thursday, July 6, 2023 12:33 PM
To: Gabriel Elliott
Subject: DRAFT Community Plan comments
Attachments: DRAFT Community Plan comments submit.pdf

Hi Gabriel!

I hope this message finds you well.

Attached are my manual edits and comments to the Copper Draft. (I sure hope you have received plenty of constructive comments!) I got so frustrated trying to edit/comment in Adobe I just had to do it old school. If you have ANY questions about my chicken scratch, or the additional copy I typed on the last two pages, please feel free to contact me.

I will be out of the office until Tuesday, but please use my personal contact info if you desire.

Email: deenster3@yahoo.com

Cell: 408.896.2293

Take care,

Dena 😊

Dena McAfee

Calaveras County Equipment Service Center

209 754-2882(direct)

209 754-6621 (shop)

209 754-6658 (fax)

Location and Community Description

The Copperopolis Community Plan Area encompasses approximately 39 square miles and is located north of and adjacent to Lake Tulloch with O'Byrnes Ferry Road and Highway 4 serving as the primary transportation routes. The Community Plan Area extends from the Diamond XX Subdivision north of Highway 4, south to the Stanislaus River and the Tuolumne County Line. The Planning Area is located 12 miles south of the City of Angels (Angels Camp) along Highway 4, separated by Bear Mountain, Copperopolis Mountain, Lightner Peak, and numerous ridges with elevations ranging from 1,100 feet to 1,800 feet.

Major water bodies include Lake Tulloch and the Stanislaus River that flows from the dam for New Melones Reservoir. Minor water bodies include Sawmill Lake and Flowers Lake. The Community Plan Area also has several creeks including Black Creek, Loucks Creek, Campbell Creek, Copper Creek, Littlejohns Creek, and Sawmill Creek.

Copperopolis was historically agricultural land primarily used for cattle grazing and certain mining activities prior to the 1950s, when numerous subdivisions near and/or adjacent to Lake Tulloch were approved. The region is classified as the Sierra Foothills ecological region. Class I and II Prime Farmland is scarce, with less than 5% of the County containing prime soils. (Prime soils are defined as those suitable to maintain extended production of sustainable crop yields over a prolonged period). Weathered rock is primarily present, with a thin soil mantle of less than 6 inches covering much of the Planning Area. The Copperopolis Community Plan Area was historically mined for copper in the 1860s with gold and silver mines also established during the Gold Rush. Tailing piles, remnant mineshafts, and other structures are present within the area.

Physical Description of the Planning Area

The map for the Copperopolis Community Plan Area adopted as part of the County's 2019 General Plan identifies Historic Copperopolis, near the intersection of Main Street (O'Byrnes Ferry Road) and Highway 4, and existing and proposed residential subdivisions. These subdivisions include Sawmill Lake, Copper Valley Ranch (~~amended to 88 lots~~), Copper Valley, Copper Cove, Oak Canyon Ranch (dedicated as permanent open space), the Copperopolis Town Square, Sanguinetti, Diamond XX, Calypso Bay, Tuscany Hills, Bridlewood Estates, Black Creek, Poker Flats, Connor Estates, and Peninsula Estates.

MOVE TO HISTORY
SEE NOTES

History

During the late prehistoric period, the Copperopolis Community Plan Area was situated within the territory claimed by the Central Sierra Mi-Wuks. Much of the population relocated seasonally to collect foods and economically important resources, ~~which were then stored~~. The central food staple of the Mi-Wuks subsistence was the acorn, supplemented by a wide variety of other plant

and animal foods. Mi-Wuk villages were typically located near water sources, within easy reach of bedrock outcrops where milling stations could be established. Such grinding rock artifacts remain in the Planning Area.

Early European settlers were drawn to the Copperopolis area in response to the discovery of gold in 1849. The discovery of copper in 1860 and the growing demand for copper provided the impetus for the community to grow to more than 2,000 inhabitants, making Copperopolis the principal copper producing community in the Western United States in the 1860s. ~~Copper mined in the area came from several mines~~ including the Union, Empire, and Keystone, as well as smaller mines such as the Table Mountain Top, Scorpion, Kentucky, Index, Inimitable, and Harlem mines.

LOCAL COPPER MINES

Reeds Turnpike, a private toll road, was an important feature in the development of Copperopolis since it was considered one of the best roads in the state, and there were good watering places ~~located~~ along its route. During the rainy season, it received practically all the Stockton travel; ~~teams~~ teams from Stockton bound for Chinese Camp, Sonora, and Columbia came through Copperopolis by this route, then went on to cross the Stanislaus River on the O'Byrnes Ferry Bridge. On the return route, wagon trains of ~~ore~~ ^{VARIOUS} ore were hauled by oxen and mule teams to Stockton for loading onto riverboats, then taken to San Francisco where the ore was reloaded and sent by sailing ship around the Horn to Atlantic ports and ~~Swansea, Wales, to be smelted and refined~~ where much of it was used in the manufacture of paint. ~~(MUCH ALSO USED TO SMELT ORE FOR AMMUNITION)~~

The Copperopolis Armory, located at 695 Main Street, was built in 1861. Of brick construction, ~~huge~~ ^{W/} huge iron doors and barred windows, it survived the 1867 fire. ~~During the Civil War, it was used by the Union Guard as their meeting place for enlisting and training troops. In 1864, the property was sold to the Copperopolis Armory Hall Association and was used during the 1860s and 1870s for Congregational and Methodist Church services, as well as for public meetings, balls, and rallies. In 1874, the property was purchased by the Mineral Lodge, Independent Order of Odd Fellows (IOOF), and used as their lodge until 1903, when they moved to the Congregational Church which they purchased. In 1919, they merged with Campo Saco Lodge of Jenny Lind, and the following year (1940) sold the hall to the Copperopolis Community Center, which has used it since. The armory was added to the National Register of Historic Places on December 30, 1997.~~ ~~IN WHICH DESTROYED MUCH OF THE OLD TOWN.~~ ~~AND IT IS AGAIN USED FOR PUBLIC ACTIVITIES~~

Other historic structures in Copperopolis include the Gothic Revival Congregational Church, St. Ignatius Catholic Church, the Honigsberger and Reed buildings, and the Old Corner Saloon. ~~On the corner of Main Street (O'Byrnes Ferry Road) and Reeds Turnpike, is the Old Corner Saloon.~~ ~~Built in 1862, this establishment boasts of being the second oldest saloon (in continuous operation) in California. Surviving through 142 years of fires, feast, and famine, this popular Copperopolis "watering hole" still offers a thirsty traveler a friendly place to stop and enjoy a cool drink.~~ ~~LOCATED ALONG~~

THE OLD CORNER

After the closure of the copper mines, the development of Copperopolis was greatly influenced by the creation of Lake Tulloch, which has continued to be an important catalyst for bringing newcomers to the area.

Lake Tulloch

AS A MULTI-PURPOSE PROJECT
TO STORE WATER, AN GEN. ELEC.
✓ & IT

Lake Tulloch was constructed in the late 1950s and began operation in 1958. Lake Tulloch is a reservoir ~~which is~~ bounded by both Calaveras and Tuolumne counties ~~that has~~ a normal maximum water surface elevation of 510 feet, a surface area of 1,260 acres at full pool, and has gross storage capacity of 66,968 acre-feet. The reservoir has approximately 55 miles of shoreline. Lake Tulloch is subject to fluctuating water levels that occur on a daily and seasonal basis. Reservoir levels are controlled by the United States Bureau of Reclamation and are subject to fluctuation within the limitations of an agreement required by the Federal Energy Regulatory Commission (FERC). ~~The Tulloch Project is a multi-purpose project that stores approximately 66,968 acre-feet of water, and annually generates about 93,000,000 kw/h of electricity.~~ The Oakdale Irrigation District (OID) and the South San Joaquin Irrigation District (SSJID), cooperatively operating as the Tri-DAM Project, are the current owners and operators of the Tulloch Project.

ADD COPY ABOUT NEW TRI-DAM DAY USE PARK

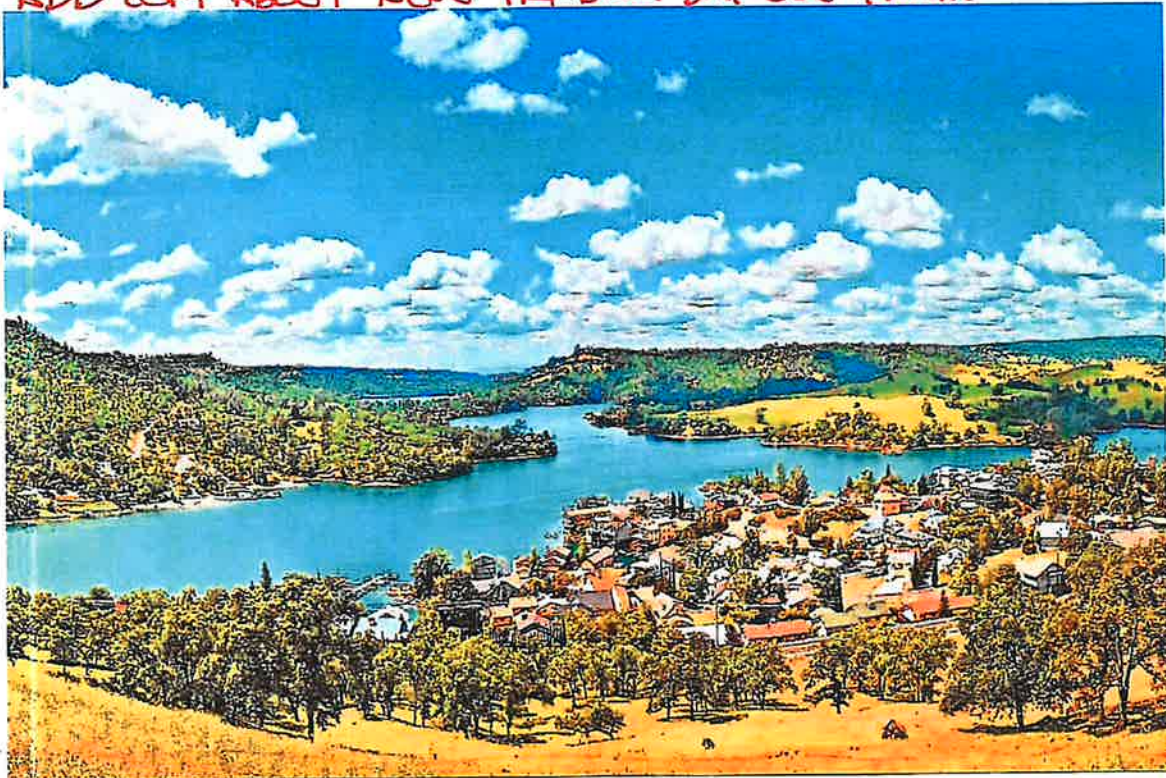


Table Mountain

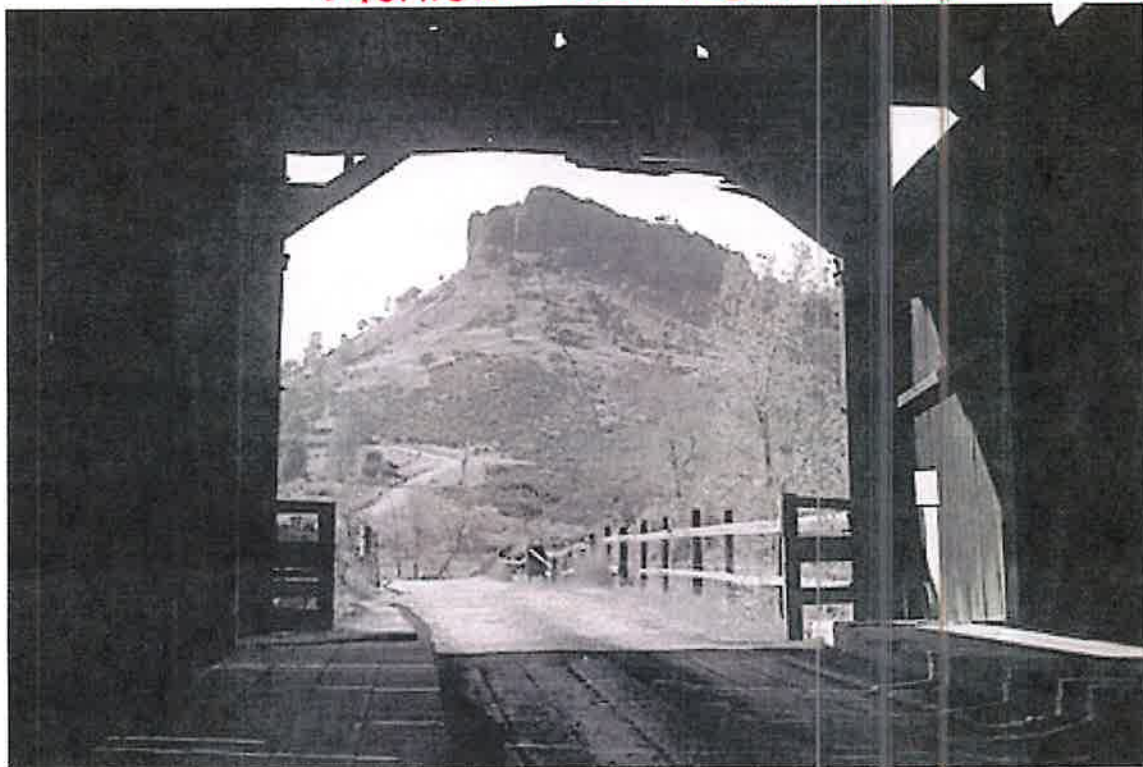
RELEVANCE?

OLD TRAIL INFO WOULD BE MORE INTERESTING

Table Mountain is a series of flat-topped hills visible from Lake Tulloch that roughly parallels the modern Stanislaus River. These hills are capped by lava which flowed down from the crest of the Sierra Nevada 10.4 million years ago and hardened into a rock (latite) that is relatively resistant to erosion. The top of Table Mountain is composed of Table Mountain Latite, which formed from potassium-rich lavas erupted from a center of volcanism near modern-day Sonora Pass around 10.4 million years ago.

LEGEND HAS IT, THE NOTORIOUS OUTLAW JOAQUIN MURRIETTA USED TABLE MTN AS A HIDEAWAY FROM

THE LAW.
IT IS NOW
MORE
COMMONLY
USED FOR
HIKING
AND WILD-
LIFE
VIEWING.



Community Vision

Copperopolis will retain its rural community identity, preserve its natural beauty, and protect its vast recreational opportunities while embracing diverse housing, commercial, recreational and employment opportunities integrated with the natural resources and open space elements of the community. Lake Tulloch will flourish as a community attraction.

Revitalization efforts have turned "historic" Copperopolis into a vibrant, attractive town center and tourist destination with community events, and neighborhood and tourist-serving opportunities. The Copperopolis Town Square located off Hodson Road, has turned into an

AT HWY 4 AND
BEES TURN A KE/LITTLE JOHN

PROVIDES attractive tourist destination with a hotel, retail shops, restaurants, and housing, and ~~is hosting~~ **HOSTS** community events, and providing opportunities to serve residents and tourists.

Copperopolis will remain a **FRIENDLY, OUTDOOR** nice, prosperous community with **FULL-TIME** long-term residents who ~~care, and~~ **ENCOURAGE** new residents **TO** embrace the lifestyle and culture of the area. [Copperopolis will also continue to enrich the next generation through participation in groups like 4-H and Future Farmers of America.] **WHAT ABOUT RELIGIOUS, ED, AND SPORTS GROUPS?**

Motorized ~~circulation,~~ and non-motorized circulation, where appropriate, and with the suitable infrastructure, in parts of Copperopolis will provide safe and attractive access to all areas of the community, and residents, young and old, will take advantage of the community's pedestrian, equestrian, and bicycle pathways that will tie into ~~the community's~~ business centers and recreational amenities.

ADD NEW P HERE
~~The Community will continue to enjoy the gold course and beautiful open space, and parks in~~
Copperopolis.

While the Community Plan seeks harmony of land uses, it will respect the Constitutional rights to life, liberty, and property.

~~The fervent wish of the community is that people who visit Copperopolis leave with the impression that it is a beautiful place and a friendly town where all are welcome.~~

Connection to New Melones.

Community Plan Goals

- **Economic Development** - Establish, promote, and enhance commercial development designed to complement the character of the appropriate areas of the community.
 - Promote overnight accommodations that will create jobs and economic benefits to the County with additional Transient Occupancy Tax (TOT).
 - Support and promote commercial activity in the Plan area.
 - Create jobs in the recreational sector to attract tourists to the region and create long-term economic benefits to the area. **MELONS!**
 - Create opportunities for additional education and job internships for the community's youth.
 - Create a streamline process with the County to approve and construct facilities that will create employment opportunities and economic development opportunities.
 - Invest in education and training programs that will provide residents and young people with the skills and knowledge needed for the jobs of the future. This will help create a more skilled and diverse workforce, which will attract new business and industries to the area.

- Support entrepreneurship by encouraging the development of small business and start-ups. This will help create new jobs and diversify the economy.
- Commercial activity = job growth

*WILL THIS APPLY TO NEW POT FARM?

- **Aesthetics/Community Character** - Encourage orderly development while retaining a rural mining/ranching town atmosphere with an emphasis on community appearance and character.

- Encourage high quality, well-designed development that is compatible with surrounding uses and is integrated with the community and the physical environment in which it is located.
- Ensure that the design of community-oriented public facilities is compatible with community character.

CUA & TUSCANY
HILL DO NOT PROTECT OR ENHANCE!

- **Natural Resources** - Achieve a harmonious relationship between the developed environment and its surroundings by preserving open space and agriculture/rangelands, and protecting and enhancing the natural resources of the Planning Area.

- Promote tourism by leveraging the region's natural resources and cultural heritage to attract visitors, generate revenue, and create sustainable jobs.
- Provide for the protection of resource production operations and activities and their economic viability.

SEE NOTES

- **Traffic/Circulation** - Improve traffic circulation and provide safe routes for both vehicular and non-vehicular traffic.

- Require a balanced circulation system that provides for the safe and efficient movement of people and goods while maintaining the rural and historic character of the community.
- Promote and foster the enhancement of infrastructure that will support economic growth including roads, water systems, sewer systems, and transportation networks.
- Where feasible, non-motorized transportation options should be incorporated into transportation and development projects.
- Encourage the use of public transit, as well as ridesharing, and vanpools.
- Implement measures to reduce travel speeds within community and neighborhood areas to protect the historic character or unique features of the community and to protect public safety.

- **Historic Preservation**- Restore, preserve, and enhance the historic assets of historic Copperopolis.

- Support the County's effort to establish a Historic Preservation Ordinance that would protect the area's historic resources and in turn promote tourism and economic development.
- **Public Safety** - Ensure that public safety is maintained and enhanced through fire protection measures, adequate law enforcement, and emergency services, **AND EMERG. EVAC**
 - BE Consider the location of a satellite sheriff's station in Copperopolis.
 - Ensure that people, property, economy, and natural resources are safe from the risks of natural and manmade hazards.
- **Public/Community Services** - Support the development of additional Public facilities with respect to the community's growth.
 - Provide recreational activities for children and the elderly and explore the possibility of building a senior center for the elderly. **WITH SRs ONLY.**
- **Housing** - Control the use of single-family homes for short-term vacation rentals by improving the required Administrative Use Permit process through the county.
 - Regulate approval of vacation rental units to ensure that they do not adversely affect the lifestyle of the existing and future community and County's housing stock.

Community Plan Policies

Land Use and Housing

- CCP 1.1- Ensure ~~that~~ all new development is consistent with the goals and policies of the ~~community plan and the County General Plan.~~ **THIS**
- CCP 1.2- Provide a varied housing mix to accommodate the needs of future residents in the community. **EXISTING AND**
- CCP 1.3- Protect and retain the historic assets of the community.
- CCP 1.4- Ensure ~~that~~ new developments within the plan area provide a mix of uses including a wide range of residential, commercial, visitor-serving and job-generating uses that facilitate their development as independent and economically viable projects.
- CCP 1.5- Encourage new developments ~~to be designed to be~~ compatible with the natural, scenic, and historic resources of Calaveras County. **DESIGN AS AGAIN, THIS POT FULM**
- CCP 1.6- Preserve and enhance existing buildings and ~~other~~ structures of historic and architectural importance, as reflected in state and federal standards for significance, and that contribute to the historic identity of Calaveras County.

CCP 1.7- Establish and identify entryways for the community – through monuments or other methods.

⓪ CCP 1.8- Provide adequate land for schools and parks.

WHO DEFINES ADEQUATE?

⓪ CCP 1.9- Preserve the rural character of the area.

⓪ CCP 1.10- Encourage beautification and enhancement of properties.

PRIVATE?
COMMERCIAL?

CCP 1.11- Maintain and improve commercial districts within historic Copperopolis.

CCP 1.12- Encourage attraction of new compatible businesses and industries to the plan area.

~~HOA acknowledgment.~~

Circulation and Public Facilities

CCP 2.1- Improve traffic circulation.

WHOLE?
SIDEWALK TO IGA

CCP 1.2- Provide a safe intermix of vehicular and non-vehicular traffic.

CCP 1.3- Improve the safety of O'Byrnes Ferry Road.

CCP 1.4- Ensure that new development is responsible for all off-site circulation improvements necessary to mitigate a project's transportation impacts (including safety, pedestrian and bicycle mobility, public transit, and level of service-related impacts).

EQUINE

CCP 1.5- Increase roadway connectivity to reduce trip lengths, enhance emergency response, and encourage opportunities for trips to be made by walking and bicycling.

CCP 1.6- Encourage and support a safe, effective, and efficient public transportation service that meets the reasonable needs of Calaveras residents.

Housing

CCP 3.1- New residential construction shall consist of a broad range of new housing types to meet the needs of all residents of Calaveras County.

CCP 1.2- Develop, construct, and maintain safe, decent, and well-built affordable housing units in the community.

CCP 1.3- Ensure ~~that~~^g all new and existing housing units are equipped with energy-efficient and appropriate weatherization.

Conservation & Open Space

CCP 4.1- Ensure that there is adequate water supply available for existing residents, businesses, and future development in Copperopolis.

CCP 1.2- Encourage the conservation of natural and historic landscapes and important landmarks as scenic resources important to the County's rural character, scenic beauty and the tourism component of the economy.

CCP 1.3- Promote and protect a high-quality system of recreational facilities enhancing the quality of life and health of residents and visitors and contributing to the County's economy.

NOT
COPPOLIS

CCP 1.4- Preserve prehistoric, archaeological, cultural, historical, and paleontological resources.

CCP 1.5- Identify and protect scenic resources that preserve rural character, quality of life, and tourism-based economic development, while protecting property rights.

CCP 1.6- Encourage retention of existing mature trees in landscaping for new development, consistent with fire protection needs, to facilitate carbon sequestration.

CCP 1.7- ~~Encourage~~^{REQUIRING} preservation of oak woodlands in accordance with local and state law.

CCP 1.8- Encourage the use of design features in new development to capture stormwater and recharge groundwater.

CCP 1.9- Preserve agricultural uses.

CCP 1.10- Conserve existing mining sites for future mineral extractions. ~~NOPE~~

Public Safety

CCP 5.1- Protect people, property, economy, and natural resources from the risks of natural and manmade hazards.

CCP 1.2- Support established standards designed to protect the community from unreasonable risks of death, injuries, property damage and economic and social dislocation resulting from fires.

CCP 1.3- Support established standards designed to protect the community from unreasonable risks of death, injuries, property damage and economic and social dislocation resulting from the use, transport, treatment and disposal of hazardous materials and wastes.

PG. 2 PHYSICAL DESCRIPTION

These subdivisions should be listed either by age or alphabetically; this listing give CV Development company primary listing.

Is "Copper Valley" a different development than Copper Valley Ranch?

What is "Sanguinetti"?

Is Tuscany Hills an approved subdivision? If not, should not be included.

Black Creek is a park belonging to Copper Cove subdivision.

Legally, it's Lake Tulloch Shores (aka Poker Flat)

Missing subdivisions: La Cobre Mina, Copper Meadows, Copper Hills.

I would remove Oak Canyon Ranch as it is not a subdivision. Can be included in a separate paragraph as "The former Oak Canyon Ranch, consisting of ~3,000 acres, has been moved into conservancy as dedicated open space, and is not included in the Planning Area."

HISTORY

New ending paragraph

During the 1980's and 90's Copper experienced rapid growth as a second-home community. Multiple subdivisions were created, some gated, with private access to Lake Tulloch, some without. That development has continued to date (2023) with further development planned and approved.

It was unfortunate development that each subdivision was created as individual entities serving only their own residents, leaving, as whole, Copperopolis without any true, centrally accessible community center.

COMMUNITY VISION

New/additional paragraph

One topic often discussed amongst assorted gatherings throughout Copperopolis is the lack of public amenities. Several of the sub-divisions have their own "club house", pool, and mini-park(s), the Golf Resort is a gated community with only golf and a restaurant available to the public, and The Armory, although called a "community center" is available for rent but has limited usability.

A common vision that would benefit ALL of the residents and visitors to Copperopolis is a centrally located true community center with outdoor recreation space, that is available to any resident regardless of the subdivision where they reside.

The core of the center would be a structure large enough to host community events and large parties, would include multiple separate meeting/small gathering rooms, be large enough to accommodate an appropriately sized library, and potentially the auxiliary Sheriff's Office as well.

The availability of public-access, no-fee meeting rooms in Copperopolis is minimal. These rooms could be used for 1-on-1 mentoring, craft groups, elder exercise, (non-profit) board meetings, "mommy and me" type play groups, the need is endless.

The location would ideally accommodate a covered student bus-stop location so they don't have to stand out in the elements; paved perimeter to allow for walking/exercise on an even surface, and for youngsters to learn to ride non-motorized bicycles without the danger of vehicle traffic; a dog park where animals can be socialized and allowed to play (and possibly swim) off leash.

There are many possibilities for the use of such space, but it is imperative that it be centrally located (e.g. O'Byrnes Ferry Road and Copper Cove Drive) in order to ensure ease of access by all community members. Calaveras Connects Transit runs up and down Copper Cove Drive, and pretty much everyone goes to one or the other shopping centers on Copper Cove Drive and Spangler Lane at O'Byrnes Ferry.

CONNECTION TO NEW MELONES

As the crow flies, New Melones Reservoir is only 1.5 miles from Copperopolis. However, to actually access the lake requires a ~35 minute drive either via Hwy 4 through Angels Camp or via Hwy 108 through Jamestown.

Over the past 12 years great efforts have been made to create a direct path to New Melones. Landowner(s) have agreed to grant roadway easements between Copperopolis and New Melones; BLM staff have been receptive the concept of increasing accessibility to the lake; funding options have been evaluated. It is extremely unfortunate that the 202X Board of Supervisors chose to not pursue the option to further explore the opportunity.

Providing another access point to New Melones has several benefits:

- Relieve water traffic on Lake Tulloch (additional housing developments with lake access will only increase overcrowding.)
- Economic growth opportunities (bait & tackle, camp site development, concessionaire opportunity, specialty outdoor recreation activities, overnight accommodations, etc.)
- Support Community Plan and County General Plan goals of promoting overnight accommodations and commercial activity, creating jobs, and development of small business and start-ups.

NOTE: Most of the work mentioned in paragraph 2 has been led by Russ Thomas (former D4 Supervisor, current CCWD Board member), and Greg Mayer, Realtor, both of Copper; personally, I think it is critically important to document their accomplishments, acquired commitments/agreements, and even more importantly their contacts, in order to preserve the work that has already been done. At SOME point in the future, 'the road to Melones' **WILL** become a viable project.

TRAFFIC/CIRCULATION

Comments

As growth continues in Copper and in the county, consideration should be made to improve Hwy 4 and most definitely the O'Byrnes Ferry Bridge.

Egress from Copper is limited. It is paramount to consider community safety and egress should either Hwys 4 or 108 become inaccessible (think fire.)

PUBLIC/COMMUNITY SERVICES

New bullet

- **Develop a plan to create or define a managing entity, create a viable funding source, acquire land and build a multi-use community center to support and bring together the 10 different communities/subdivisions that make up Copperopolis.**

Gabriel Elliott

From: Muriel Zeller <murielz@comcast.net>
Sent: Friday, July 7, 2023 2:17 PM
To: Gabriel Elliott
Cc: Julie Moss-Lewis; Tom Infusino; Ralph Copeland; Nancy Henderson; Janet Jones Sterling
Subject: Brief comments on draft Copperopolis Community Plan
Attachments: Natural Community Conservation Planning Local Assistance and 30x30 Grants

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Dear Director Elliott,

Thank you for the opportunity to comment on the draft Copperopolis Community Plan. I support the comments submitted by the Calaveras Planning Coalition. However, I have a couple of brief points to add.

A few county residents may have forgotten (but most will remember) the planning commissioner in 2015 who said, "The land is junk," and "If you really want to protect the Earth, you leave the bottom land for farming and you put the people in the hills." It didn't go over well with the local agricultural community and the rural-centric population in general, because it demonstrated a profound ignorance of the value of rangeland. If the community plan is going to discuss what's not in the region, i.e., prime farmland, it seems that should be balanced with a discussion of what *is* in the region, i.e., rangeland. I recommend the following changes under "Location and Community Description."

Copperopolis was historically agricultural land primarily used for cattle grazing and certain mining activities prior to the 1950s, when numerous subdivisions near and/or adjacent to Lake Tulloch were approved. The region is classified as the Sierra Foothills ecological region. Class I and II Prime Farmland is scarce, with less than 5% of the County containing prime soils. ~~(Prime soils are defined as those suitable to maintain extended production of sustainable crop yields over a prolonged period).~~ Weathered rock is primarily present, with a thin soil mantle of less than 6 inches covering much of the Planning Area.

Land of importance to the local agricultural economy has been determined by the county's board of supervisors and a local advisory committee in accordance with the Farmland Mapping and Monitoring Program to include "cultivated lands that do not qualify as Prime Farmland, Farmland of Statewide importance or Unique Farmland" and all "lands zoned General Agricultural (A1) and/or enrolled in the California Land Conservation Act." This Farmland of Local Importance would include the thousands of acres of rangeland adjacent to Copperopolis.

The Copperopolis Community Plan Area was historically mined for copper in the 1860s with gold and silver mines also established during the Gold Rush. Tailing piles, remnant mineshafts, and other structures are present within the area.

Under "Conservation and Open Space Policies," I didn't see any mention of a policy that relates to General Plan implementation measure COS-4C: Habitat Conservation Plan for Amphibians. Given the amount of population the county anticipates for Copperopolis and the ambitious plans of Copper Valley Development, LLC, a Habitat Conservation Plan for Copperopolis would seem like a necessity. As I mentioned in previous comments, "A January 21, 2011, letter from the U. S. Fish and Wildlife Service to then Planning Director Rebecca Willis specifically recommended the adoption of a Habitat Conservation Plan (HCP) or Regional Conservation Strategy to address cumulative impacts to biological resources in the Copperopolis area. There is nothing that has changed in the interim that would make that

Gabriel Elliott

From: Muriel Zeller <murielz@comcast.net>
Sent: Tuesday, June 13, 2023 10:41 AM
To: Gabriel Elliott
Cc: Julie Moss-Lewis; Tom Infusino; Megan Fiske
Subject: Natural Community Conservation Planning Local Assistance and 30x30 Grants
Attachments: FY23 NCCP LAG and 30x30 PI Application.docx

Hello, Gabriel.

In order to implement COS-4C, Habitat Conservation Plan for Amphibians (copied below), in the Conservation and Open Space element of the General Plan, I'm sure you will be interested in Natural Community Conservation Planning Local Assistance and 30x30 Grants. The new fiscal year 2023-2024 solicitation from the CA Department of Fish and Wildlife provides funds to enhance Natural Community Conservation Plan (NCCP) and Habitat Conservation Plan (HCP) planning, implementation, land acquisition, monitoring, and adaptive management efforts. The solicitation is open until August 4, 2023.

To obtain more information, you or a staff person may spend a mere 45 minutes at a virtual meeting. "CDFW is holding a virtual public meeting for the FY23 NCCP LAG and 30x30 Grant solicitation on Thursday, June 22, 2023 from 11:00 a.m. to 11:45 a.m. This will provide potential applicants with the opportunity to ask questions about the solicitation process, timelines, and application documents. Potential applicants can register by emailing NCCP@wildlife.ca.gov."

As COS-4C reads, its implementation is "subject to available funding." Funding is available, but you must, of course, apply. I have attached the "FY2023-24 PROPOSAL APPLICATION FORM For Planning and Implementation Projects" for your convenience. As you know, a countywide NCCP/HCP would streamline CEQA review for discretionary development projects while protecting vulnerable species habitat. I know you will not hesitate to take advantage of this opportunity that will benefit the economy and the natural environment of Calaveras County and fulfill an important implementation measure of the current General Plan. Hope all goes well with you.

Cheers,
Muriel Zeller

COS-4C: Habitat Conservation Plan for Amphibians

Subject to available funding and in cooperation with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, pursue a countywide habitat conservation plan to allow incidental take of California tiger salamander and California red-legged frog habitat. Consider expanding the plan to include special status species occupying similar habitats. Consider coordinating the effort with neighboring counties to assist in sharing the costs of preparing the plan and to expand mitigation opportunities.

Implements: Policies COS 3.2 and COS 3.3 Responsible Entity: Planning Department

Gabriel Elliott

From: Jack <jforkner@caltel.com>
Sent: Tuesday, May 23, 2023 6:33 AM
To: Gabriel Elliott
Subject: Copperopolis Community Plan

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A recent article on mymotherlode.com, and posted on the County's Planning Department website, mentioned a Town Hall Meeting on Thursday, May 25, at the Armory in Copperopolis. The article also provided a link to "more details about the proposed Community Plan," and invited questions or comments to be sent to you. Here are a few:

- The linked document did not include a Community Plan for Copperopolis; only a land use map. What happened to the Copperopolis Community Plan? I personally worked on one 20 years ago.
- The linked document appeared to be Chapter 10 of the General Plan, and included the following statement: "Those prior plans and working drafts for Valley Springs and Copperopolis can be viewed on the Planning Department website at: <https://planning.calaverasgov.us/>" I could not find the working draft for Copperopolis on that page. Where is it?
- Who needs to approve a Copperopolis Community Plan in order to get it in the General Plan?
- What is the current status of the Calaveras County General Plan?

Thank you.

Jack Forkner
2743 Cheyenne Road
Copperopolis, CA 95228
jforkner@caltel.com
(209) 785-9655 (home)
(209) 768-1409 (cell)

Gabriel Elliott

From: Nancy Henderson <zebasphynx@yahoo.com>
Sent: Wednesday, June 21, 2023 6:23 AM
To: Gabriel Elliott
Cc: Ralph Copeland; Janet Jones Sterling; Amanda Folendorf
Subject: Copperopolis Community Plan Draft Comment

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Good Morning, Gabriel,

After reading through this posted draft on the Planning Department's website, I would respectfully point out that one important feature of the plan was not addressed.

Please refer to A) Land Use 4) Extension of obsolete Tentative Subdivision Maps. I'm sure the Planning Department will agree that planned developments, without any construction, should be held to the 2019 GPU.

Looking forward to the next Town Hall. Thank you for your time.

Regards,

Nancy Henderson