



# MURPHYS & DOUGLAS FLAT community plan



**JUNE 1, 1988**

**Calaveras  
County,  
California**

1  
2 **BOARD OF SUPERVISORS, COUNTY OF CALAVERAS**  
3 **STATE OF CALIFORNIA**

4 December 14, 1998

5 **RESOLUTION**

6 **NO. 98- 414 A RESOLUTION APPROVING GENERAL PLAN AMENDMENT,**  
7 **Number 98-66., 97-98 & 98-96/91**

8 WHEREAS, the Board of Supervisors of the County of Calaveras is permitted to amend  
9 the General Plan four (4) times during a calendar year; and

10 WHEREAS, the Planning Commission of the County of Calaveras did conduct a public  
11 hearing and make recommendations to the Board of Supervisors concerning each proposed change in the  
12 General Plan; and

13 WHEREAS, the Board of Supervisors duly advertised and considered the Planning  
14 Commission recommendation and all of the testimony presented to it, including its staff report and initial  
15 study, at a public hearing.

16 NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of  
17 Calaveras does hereby amend the General Plan for the third time in 1998 as follows:

18 GPA 97-98 Arnold Community Plan Update (See Exhibit A)

19 GPA 98-66 for Feeney Park Foundation (See Exhibit B)

20 GPA 98-96/91 Ebbitts Pass Highway Special Plan (See Exhibit C)

21 BE IT FURTHER RESOLVED that the Board of Supervisors bases its decision on the findings in  
22 the attached Exhibits for each general plan application.

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ON A MOTION by Supervisor                      Thein

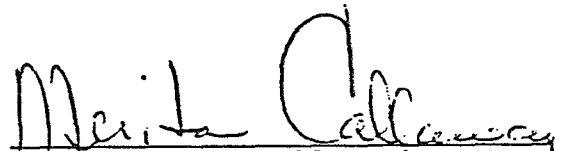
Seconded by Supervisor,              Bailey                      the foregoing Resolution was duly passed  
and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 14th  
day of December, 1998 by the following votes:

AYES:              Supervisors Thein, Stein, Callaway & Bailey

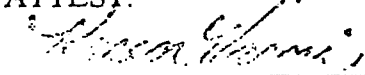
NOES:              Supervisor Tryon

ABSENT:              None

ABSTAIN:              None

  
Chairperson, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
County Clerk and Ex-Officio Clerk to  
the Board of Supervisors, of the County  
of Calaveras, California

## EXHIBIT B

GENERAL PLAN AMENDMENT 98-66 for Feeney Park Foundation

APN's 68-003-01, 25, 26, 28 & 32 and 68-049-01, 02 & 03

AMENDED LAND USE DESIGNATION : FOR THE MURPHYS-DOUGLAS FLAT COMMUNITY PLAN from Single Family Residential, Rural Residential, and Professional Office to Public, Recreation and Rural Residential and a Zoning Amendment from RR-10,000 (Rural Residential - 10,000 sq. ft. density), C1 (Local Commercial) and RR-5 (Rural Residential - 5 acre density) to PS (Public Service), REC (Recreation) and RR-5 (Rural Residential - 5 acre density)

### FINDINGS :

1. There has not been presented substantial evidence that approval of the General Plan Amendment 96-04 may cause a significant effect upon the environment. Therefore, a Negative Declaration was prepared in accordance with the California Environmental Quality Act.

2. There is not significant public controversy on public record regarding with this project.

Evidence: To date, no correspondence or phone calls have been received in opposition to the project.

3. The proposed General Plan Amendment is consistent with the adjacent land uses.

Evidence: The Murphys & Douglas Flat Community Plan adjacent designation to the northeast is Single Family Residential and to the south and west the General Plan designation is Rural Residential.

4. The proposed amendment is consistent with Goal # 18 of the Murphys & Douglas Flat Community Plan, encourage the formation of a parks, recreation or open space district..

Evidence: The proposal does not increase the potential density of the area and the proposed zoning will be consistent with the proposed land use designation.

# FEENEY PARK FOUNDATION 98-66 General Plan Amendment

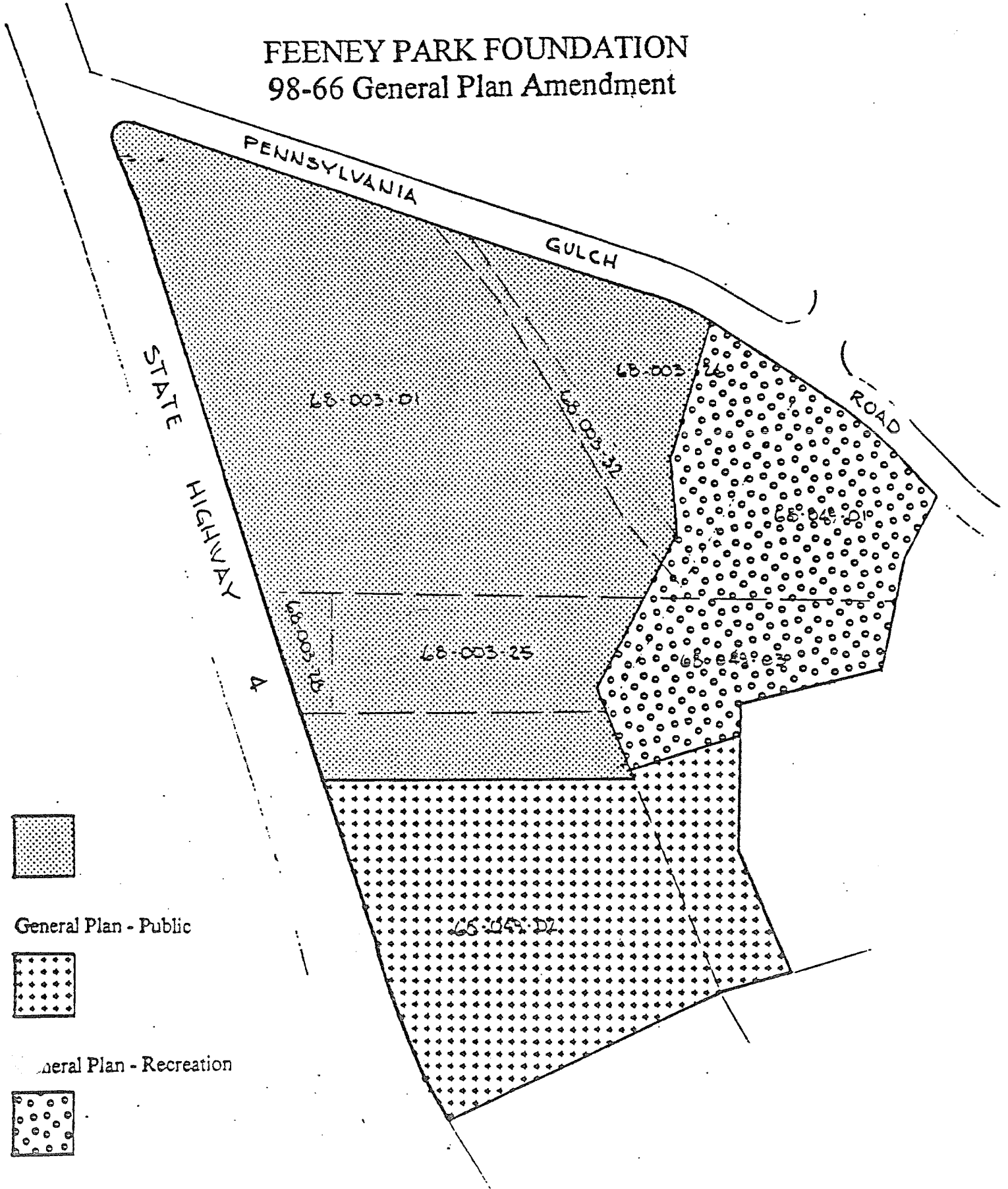


EXHIBIT B

GENERAL PLAN AMENDMENT 98-116 FOR STEPHEN DRAMMER

APN 68-019-01

AMEND LAND USE DESIGNATION: FOR THE MURPHYS-DOUGLAS FLAT COMMUNITY PLAN from Professional Offices to Commercial for the eastern half of the property in the Murphys Douglas Flat Community Plan. Also requested is approval of a Zoning Amendment to change the zoning from CP (Professional Office) to C1(Local Commercial) for the eastern half of the property.

FINDINGS:

1. A Negative Declaration has been approved for this project.
2. There is not a significant public controversy on public record with this project.

Evidence: To date, no letters and no phone calls have been received in opposition to the project. Two letters in favor have been received.

3. The proposed general plan amendment is consistent with adjacent land uses and zoning.

Evidence: The proposed general plan designation change from Professional Office to Commercial for the eastern half of the property in the Murphys Douglas Flat Community Plan will be consistent with adjacent land uses which are commercially designated to the north, east and west. Adjacent zoning is C2 (General Commercial), C1 (Local Commercial) and CP (Professional Office).

4. The proposed general plan amendment is consistent with goal 5 of the Murphys and Douglas Flat Community Plan which stresses maintaining commercial districts within town areas.

Evidence: The subject property is surrounded by a commercial district on three sides.

MURPHYS-DOUGLAS FLAT COMMUNITY PLAN  
COUNTY OF CALAVERAS  
GENERAL PLAN IMPLEMENTATION PROGRAM

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Revisions  
Summer, 1986

BOARD OF SUPERVISORS

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COMMUNITY PLAN CITIZEN ADVISORY COMMITTEE

(1984 General Plan Revision)

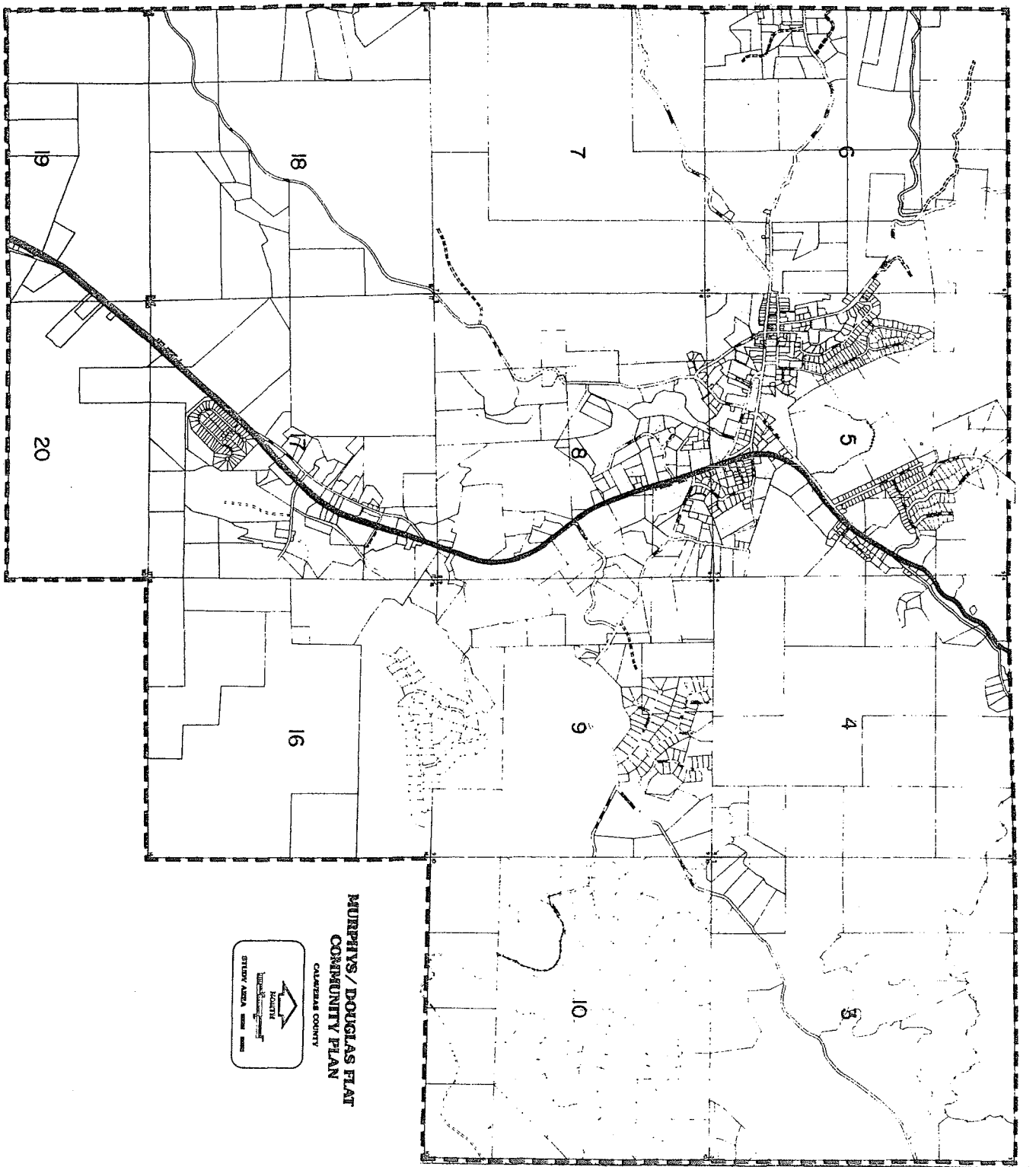
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PLANNING DEPARTMENT

Planning Director: Brent Harrington  
Project Planner: Eric Jay Toll  
Mapping Technician: Bambi Gile  
Photographs: Calaveras County Museum and Archives

## TABLE OF CONTENTS

	Preface	2
I .	Introduction	
1.0	Community Area description	4
2.0	History of the area	4
3.0	The Community Area today	5
4.0	Community Plan organization	5
II	Goals and Policies	
1.0	General discussion of the issues	7
2.0	Land use designations	8
3.0	Community Plan land use	12
4.0	Future land use and plan amendments	23
5.0	Domestic Watershed	25
6.0	Open space, parks, and recreation	26
7.0	Public services	28
8.0	Mobile home residences	30
9.0	Multiple family residential development	32
10.0	Transportation	33
II	Community Plan Implementation	35
1.0	Implementation Program	35
2.0	Community Plan Rezoning	38
3.0	Review and Amendment	39



## 2. Plan Area

## Introduction

with as many as twenty different companies seeking their fortunes from gold. Major fires in 1853 and 1874 wiped out many of the original frame buildings and led to the construction of stone houses and stores that are still in use today. Supporting businesses in the boom town ranged from an opera house and lumber yard to bordellos and general stores. By the 1880s, local mining had declined, but Murphys survived as a supply center for other Mother Lode mines. In addition, the town served as a gateway to the natural wonders of the high Sierra.

Douglas Flat served primarily as a stage stop and ranching center for the route between Angels Camp and Murphys. At its peak, the town boasted a flour mill, brewery, and ten saloons. The Wells Fargo office and school house are still standing in the community.

### 3.0 THE COMMUNITY AREA TODAY

While during the gold rush there were more than 10,000 people in the area, the 1984 population stood at 2,300 persons. During the ten-year census period ending in 1980, the population increased at an average rate of about five per cent per year, the same as the county-wide average.

The current economy of the area centers on specialty retail businesses and visitor-oriented commercial uses. The recent emergence of the area as a site for production of movies and television programs has added to the local economy. The former Bret Harte Sanatorium has been converted into a conference center. There are no major employment industries in the community plan area.

### 4.0 COMMUNITY PLAN ORGANIZATION

The Community Plan is divided into several sections. Section I is the introduction to the Plan and the area. Section II contains the specific goals, policies and implementation measures of the Plan. These are further divided into the Douglas Flat and Murphys town areas, Murphys Historic District, and the Rural Community area.

Section III of the Community Plan is the implementation program for putting the Community Plan into effect. This shows which goals and policies require some type of formal action, and who is responsible for taking that action. In addition, the implementation program suggests priorities as to which measures should be undertaken first.

In Section II of the Plan are the various goals, policies and implementation measures. Preceding these is a "Summary of Major Findings". The findings are the basis for the goals. Findings are derived from the information in the data base, testimony at meetings, and general input during the Community Plan adoption process. The goals, policies and implementation measures in the 1986 Preliminary Plan represent the change in philosophy of the Board of Supervisors that took place following the adoption of the 1984 revision to the

# Introduction

## SECTION II: GOALS AND POLICIES

### 1.0 GENERAL DISCUSSION OF ISSUES

The Murphys-Douglas Flat area consists of separate neighborhoods and areas in which there are specific local values in relation to land development and future growth. The Plan recognizes these areas and includes goals and policies that reflect the local preference.

The town areas are Douglas Flat and Murphys. Douglas Flat is the center of the old Douglas Flat townsite parallel to Highway 4 and Main Street. The town area takes in the Mother Lode Mobile Home and Douglas Flat subdivisions, as well as residential lots on the streets connecting with Highway 4.

Murphys is the population center of the Community Plan area. There are lands allocated for regional commercial activities and lands to support the desired service businesses. The residents of Murphys desire to see improved medical facilities and a financial institution. The allocation of residential lands will encourage diverse development of rural estates (1 to 5 acre parcels), and smaller single-family residential (generally 10,000 square feet in size, sometimes as large as an acre) parcels. The direction of the plan is to ensure that Murphys retains its charm as a rural town, while still allowing for moderate growth in an organized and well-planned manner.

Even though a formal design review process is not an integral part of the community plan following the 1986 revision, the importance of retaining conscientious design standards is considered a critical local issue. Many aspects of design review were incorporated into performance standards within the County-wide zoning ordinance as part of its revision in 1985 and 1986. This includes requirements for landscaping, lot coverage, access, sidewalks, and parking. The performance standards incorporate many of the items previously left to the discretion of local design review criteria. What has been eliminated is a formal review at the Planning Commission level of the individual project designs.

## Land use designations

### 2.22 Rural Transition

Rural Transition lands are those that are not generally suitable for commercial-scale resource production, but are best retained in parcel sizes that are larger than lots expected within a town area. Rural Transition lands are for five-acre and larger parcels, small scale ranching and farming, and raising of limited livestock, such as horses or cattle for personal use.

### 2.23 Resource Production

Lands in the Resource Production classification include those with access to irrigation water from wells, private reservoirs, or the Union Public Utility District water system. Generally, resource production lands include those with soils capable of supporting agriculture, grazing, timber production, or which contain other significant extractable natural resources.

### 2.24 Rural Residential

The purpose of the Rural Residential classification is to provide land that permits rural residential activities such as gardens and small-scale raising of livestock. Such lands ensure a buffer area between the communities of Murphys and Douglas Flat.

### 2.25 Single-Family Residential

Lands designated for Single-Family Residential use are located with access to public water, and are within the Murphys or Douglas Flat town area. The one exception is the Murphys Ranch subdivision located outside town areas, but consisting of parcels too small to accommodate rural residential land uses.

### 2.26 Multiple-Family Residential

Multiple-Family Residential lands are those intended for attached housing as either apartments, condominiums or townhouses. Multiple-Family Residential land uses are limited to the Murphys town area.

### 2.27 Commercial

Commercial lands include those lands where access and central location are best suited for commercial uses.

### 2.28 Mixed Use

Mixed Use land use areas are intended to be neighborhoods of both commercial and single-family residential land use.

### 2.29 Professional Offices

Lands classified as Professional Offices are those intended for the development of administrative, medical and service-oriented businesses that take place within an office.

# Land use designations

## 2.43 Consistent Zones and Land Use Designations

Land use intensity is 2.59 persons per dwelling unit.

Land use designation	Maximum density or lot coverage (density)	Consistent Zone	Public Services
Domestic Watershed	1 unit per legal existing lot	A1-X-EP	District, well or septic
Rural Transition	1 unit per acreage on land use map	A1, AP, GF TP, RA	District, well or septic
Resource Production	1 unit per acreage on land use map	A1, AP, GF TP, RA	District, well or septic
Rural Residential	1 unit per acreage on land use map	RR, RA	District, well or septic
Single Family Residential	Maximum density 4 units per acre	Consistent R1-10,000	District water and Sewer
	1 unit per acre	R1-1	District water and septic
Multiple Family Residential	6 units per acre	R3-7200	District water and Sewer
Commercial	12 units per acre	R3-3600	District water and Sewer
	Maximum lot coverage is 90%; must provide onsite parking*	C1, C2, CP	District water and Sewer
	Maximum lot coverage is 75%; must provide onsite parking*	C1, CP	District water and septic
Mixed Use	Multi-family density C2, CP, 12 units per acre		District water and sewer
	C1, RC, 6 units per acre		
	Residential density: 4 units per acre; maximum lot coverage is 90%; must provide onsite parking*	R1, C1 CP	District water and Sewer
Professional Offices	Residential density: 12 units per acre; Maximum lot coverage is 90%; must provide on-site parking.	CP	District water and Sewer
Industrial	Maximum lot coverage: 90%	M1	District water and sewer
	Maximum Lot coverage: 70%	M1	District water and septic
	Maximum lot coverage: 50%	M1	Well and septic
Existing (X) Parcel Size	1 unit per existing legal lot	Base zone-X	N/A
Age (1,5,10,20,50) limitation	1 unit per number of acres indicated	Base zone-	N/A
N/A = Not applicable			

# Community Plan land use

## D. Community character and quality of life

Residents are especially interested in maintaining and increasing property values through retention of the charm and character of the Community Plan area. In both the 1969 and 1984 Community Plans, there were provisions to include a public design review process. With the changes in the zoning ordinance in 1986, many aspects of design review that were previously not required in Calaveras County were incorporated as performance standards in nearly all residential and commercial zones. With the inclusion of these standards, the only issue remaining unaddressed became the aesthetics of structure design.

Prior to the implementation of design review standards in the Community Plan area, two new projects were developed in the Central Murphys area, and several in the town area. While opinions on the quality of the design varied, as subjective decisions usually do, it was generally believed that the designs reflected the character of the area. It would appear that general market conditions (the price of real estate in the area, the necessity of higher rents, and the general economic conditions of the community) would encourage a developer to continue to follow the design pattern that presently exists.

## E. Public services.

There is general satisfaction with the current level of public services. Community support has also been given at the polls to expand and improve some of the public service facilities. There is need to ensure that as the area develops through the end of the century, this level of quality is maintained.

## F. Roads and access

Since the adoption of the original community plan in 1969, there have been few public road improvements in the area. A proposed downtown bypass for Murphys Grade Road has been abandoned. The only new roads since 1969 have been those to serve new subdivisions. Many existing subdivisions are served by roads that are unsuited to handle the traffic expected to be generated when the subdivisions reach buildout. A community issue is to ensure that all new development has adequate access and does not degrade existing levels of service on roads within the Community Plan area.

### 3.12 Community Plan recommendations

1-GOAL: Preserve and enhance the rural character of the community area.

1a-Policy: Ensure that all new development is consistent with the

## Community Plan land use

General Plan.

- 3e-Policy: Require provisions for maintenance of private roads.
- 3f-Implementation Measure: Ensure that all new development with private roads includes provisions for road maintenance consistent with the County General Plan and County Code in relation to road standards and requirements.
- 4-GOAL: Ensure the economic viability of the Community Plan area.
- 4a-Policy; Support Countywide General Plan Goal 1.
- 4b-Implementation Measure: Facilitate the development of job generating land uses in the Community Plan area when those uses are compatible with the character of Murphys and Douglas Flat.
- 4c-Implementation measure: Encourage the continued development of visitor-oriented commercial development.
- 5-GOAL: Maintain commercial districts within town areas only.
- 5a-Policy: Keep commercial districts contiguous to the areas designated on the Community Plan map and within those areas.
- 5b-Implementation measure; Consider approval of commercial projects that are located within the designated commercial areas of Murphys and Douglas Flat.
- 5c-Implementation measure: Consider approval of Community Plan amendments for new commercial designations only within town areas and on lands contiguous to commercial districts designated on the Community Plan land use map.
- 5d-Policy: Prevent "strip" commercial development.
- 5e-Implementation measure: When considering Community Plan amendments for new commercial development, ensure that such developments are clustered in a manner to encourage central business areas, and not lead or contribute to creation of commercial strips along either side of Highway 4.

## Community Plan land use

nity areas roads to accommodate increased traffic. In 1986, the County initiated a study of an alternate circulation pattern for the central Murphys and Big Trees Road/Bret Harte vicinity. To adequately handle new development, all new construction in that general area needs to participate in the program that it ultimately adopts.

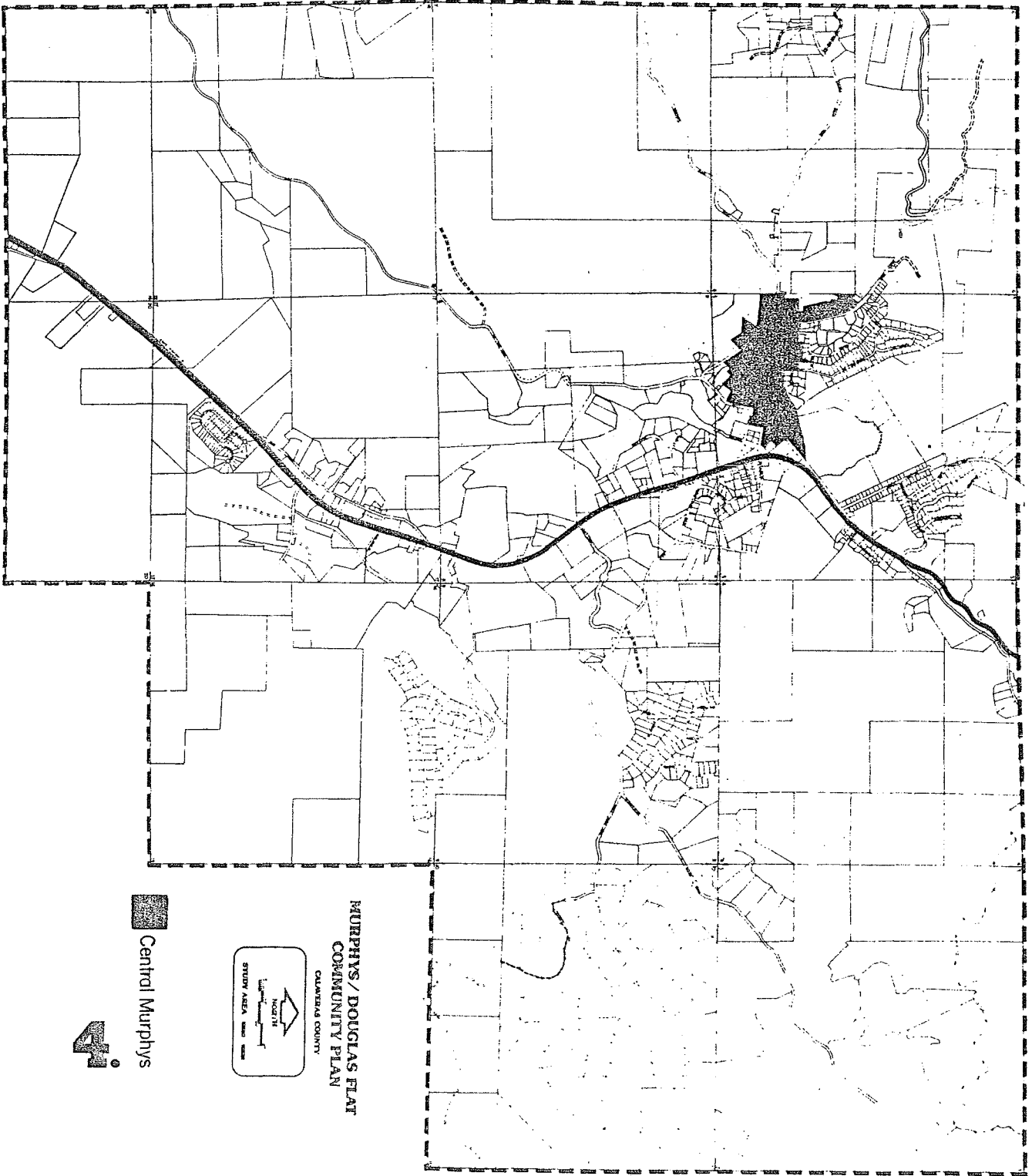
The same situation applies to parking in central Murphys. There is a shortage of parking area, and as new development occurs, and older buildings occupied, the need is becoming more acute. The Board of Supervisors has placed money in a trust account to accommodate a community parking facility. It is expected that construction on such a facility may begin by 1987.

Douglas Flat is developed primarily with single family residential dwellings on individual parcels. Even the mobile home "park" in the town area is a subdivision in which mobile homes are placed on individually-owned parcels. There are no multiple family residential dwellings in the Douglas Flat town area.

Commercial lands in Douglas Flat are centered in two clusters along Highway 4. The first cluster is between Ansel Davis Road and the north end of Main Street. The second cluster is adjoining McCarthy Ranch Road about mid-way through the town area on the east side of the highway. Commercial areas are adequate to accommodate the near-term commercial development in the area.

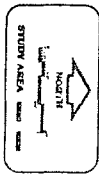
### 3.22 Community Plan recommendations

- 6-GOAL: Preserve the rural character of the town areas.
- 6a-Policy: Allow a mixture of uses consistent with small-town character.
- 6b-Implementation measure: Allow a mixture of residential densities, including rural residential, single family residential, and multiple family residential in town areas.
- 6c-Policy: Retain the distinctive identifies of Murphys and Douglas Flat.
- 6d-Implementation measure: Retain commercial and multiple family residential development within town area boundaries.
- 6e-Policy: Preserve the diverse character of town area neighborhoods.
- 6f-Implementation measure: Encourage new construction to utilize architectural styles that are representative of the long-standing design characteristics of the Town areas.
- 6g-Implementation measure: Using community resources, develop a series of guidelines or a catalog of architectural



**MURPHYS / DOUGLAS FLAT  
COMMUNITY PLAN**

CALAVERAS COUNTY



Central Murphys



## Community Plan land use

require Private Road standards for any access road that provides actual access to two or three parcels.

### 3.3

### RURAL COMMUNITY AREA

#### 3.31 Summary of major findings

The Rural Community area consists of scattered residential subdivisions, commercial scale agriculture production, mineral production, and undeveloped land. The area is served by poorly maintained sub-standard roads both publicly and privately maintained. Generally, subdivisions in the Rural Community area were approved prior to many of the current standard development conditions for subdivisions such as minimum parcel sizes (maximum density), road requirements, and conditions for delivery of public services. Much of the area is outside public water and fire districts. The Murphys Fire Protection District, however, recently annexed 1,700 acres in the eastern portion of the Community Plan area.

The rural Community Plan area has diverse geography and topography. Some areas are steep, can be reached only by dirt roads, and contain soils that are generally unsuitable for conventional septic systems. Other areas have soils suitable for agriculture or timber production, access to Union Public Utility District irrigation water, and generally have not been subdivided at this time.

There is one existing active mine in the Community Plan area near Douglas Flat, and several areas that have the potential for mineral extraction. While mining is generally a controversial land use near communities, it is the historic basis for the original development of Murphys as a central supply center. It is possible that some of the areas may be mined again in the future. Mineral extraction, with proper environmental considerations, is considered a compatible use within the Rural Community area.

The major land use problems in the outlying areas center on the delivery of public services, and the condition and capacity of roads. In many cases, road design is not capable of supporting the existing or committed traffic capacity that will be generated when existing lots are fully developed. In addition, there are some inadequate water lines through the area, though a modernization program by UPUD is underway to replace these lines. Fire protection is another major problem where there are large subdivisions that are located outside the fire district boundaries. Few of the parcels have a water supply for fire protection.

Another issue is to ensure that development within identified areas of flood hazard potential, such as Coyote Creek is protected from periodic flooding. The Uniform Building Code includes provisions that assist construction of structures to avoid major flood condi-

## Community Plan land use

- 9-GOAL: Preserve the appearance of the rural community area.
- 9a-Policy: Ensure that new development and subdivisions maintain rural-size parcels and provide adequate public services.
- 9b-Implementation measure: Enforce the provisions of the County-wide General Plan and road ordinance in relation to approving projects on roads with levels of service of A, B, or C in the Rural Community Area.
- 9c-Implementation measure: Assign five acre to twenty acre densities on parcels on lands classified as Rural Transition or Rural Residential in the Rural Community Area.
- 9d-Implementation measure: Require subdivisions of five or more parcels to annex into the Murphys Rural Fire District as a condition of project approval when there is no independent fire district protection for the lands.
- 10-GOAL: Ensure that commercial land uses are located only within the Murphys or Douglas Flat town areas.
- 10a-Policy: Do not consider applications for commercial uses in the Rural Community area.
- 10b-Implementation measure: Allow no commercial land uses, other than businesses in the home, in the rural Community area.
- 11-GOAL: Improve access to the Rural Community area.
- 11a-Policy: Encourage the road department to improve county roads in the Rural Community area.
- 11b-Implementation measure: Ensure that the Calaveras County Regional Transportation Plan includes provisions for road improvements into the Rural Community area.
- 12-GOAL: Protect new development from flooding.
- 12a-Policy: Ensure that new development is located outside of potential flood plains.
- 12b-Implementation measure: Enforce the County's flood hazard ordinance.
- 12c-Implementation measure: Identify Angels Creek, Coyote Creek, and Peppermint Creek as potential flood zones, and indicate such on a Community Plan map.

## Community Plan land use

### 3.42 Community Plan Recommendations

- 13-GOAL: Permit and encourage cluster development.
- 13a-Policy: Consider favorably subdivision designs that cluster parcels to retain open space.
- 13b-Implementation Measure: Utilize density transfer provisions of the County General Plan and zoning ordinance to provide for cluster development.
- 13c-Policy: Provide density incentives for public park and recreation land dedication.
- 13d-Implementation Measure: When agreed to by a local agency offering park and recreation services, and found to be usable public land, permit the applicable density of the lands to be dedicated to be applied to the lands to be subdivided or developed.
- 14-GOAL: Allow clustering in Natural Resource and Residential land use districts.
- 14a-Policy: Permit clustering as a development method in all land use categories.
- 14b-Implementation Measure: Allow clustering within assigned densities in the A1, GF, RA, RR, R1, R2 or R3 zoning districts.

## 4.0 FUTURE LAND USE AND COMMUNITY PLAN AMENDMENTS

### 4.1 Summary of Major Findings

There is general concern that following the adoption of the Community Plan, the intent and strength of the Plan could be changed or reduced by Community Plan amendments that are not consistent with the overall intent and goals of the Plan. The Community Plan recognizes that there will be changes in local needs and values. In addition, there will be projects of a general benefit to the community that require more land than is available in a specific land use designation.

The Community Plan recognizes in its land use map the highest and best use of lands based on current land usage, recent development trends, and expressed community values. As this plan is intended to accommodate and assist development through the end of the 20th century, there are policies included to guide consideration of Community Plan amendments.

## Domestic Watershed

### 5.0 DOMESTIC WATERSHED

#### 5.1 Summary of Major Findings

The Union Public Utility District has been experiencing problems with the quality of water for domestic use that has been caused, in part, by the development of subdivisions and residences with septic systems located in the direct water drainage of the District's Seibel and Stephens Reservoirs. Gray water from septic system leach lines and increased runoff caused by grading and new impervious surfaces have been major parts of the problem.

The two existing reservoirs and the new reservoir now in service are located in areas where septic tanks are necessary. Construction in the area generally takes place on steep slopes.

In 1981, voters in the District approved a bond issue to finance the construction of a new domestic water delivery system and a new reservoir. The District has acquired the necessary land along the northeast quarter of Section 4 and the northwest quarter of Section 3 on the north boundaries of the Community Plan.

A protected status is given to the reservoir lands. Lands adjoining the reservoir that have slopes and drainage courses that would tend to bring water into the storage areas are restricted to one dwelling per existing lot.

#### 5.2 Community Plan Recommendations

- 16-GOAL: Protect the Union Public Utility District domestic water supplies.
- 16a-Policy: Ensure that no development is permitted to threaten the drainage into Stephens, Seibel and new reservoirs.
- 16b-Implementation Measure: Designate those lands that have the potential for direct runoff into the reservoirs as Domestic Watershed.
- 16c-Implementation Measure: Permit one dwelling unit per existing legal lot in the Domestic Watershed land use classification.
- 17-GOAL: Allow Domestic Watershed lands to change to another Community Plan designation when the protected status is no longer necessary.
- 17a-Policy: Consult with UPUD to determine when it is no longer necessary for a parcel of land to protect the domestic watershed.

## Open space-parks-recreation

needed, and present park land needs to be improved or developed for public use. With the acquisition of this additional acreage, there will be approximately 2.5 acres of park land for each 1,000 persons in the Plan area.

Along Sheep Ranch Road, Dr. Milton B. Smith has dedicated 20 acres as a park. The proposed site is the location of the Oro Plata Mine. The specific boundaries have to be surveyed. This dedication, combined with Plan policies permitting clustering, will provide for the transfer of certain development rights from the proposed park site to lands owned by Dr. Smith available for development. In addition, several smaller parcels in central Murphys were left by the estate of Edna Mae Sweeney to the "City of Murphys." The lands have been transferred in ownership from the County to the Ebbetts Pass Veteran's Memorial District.

Prior to the formation of a park district, or the addition of such a service to an existing special district, the County of Calaveras may accept funds or lands consistent with the subdivision ordinance to hold in trust for the Community Plan area.

### 6.2 Community Plan Recommendations

- 18-GOAL: Encourage the formation of a parks, recreation and open space district, or a local agency to take on such a service.
- 18a-Policy: Provide the necessary support for a citizens' group or other local agency to undertake such a measure.
- 18b-Implementation Measure: Assist such an organization in applying to the Local Agency Formation Commission for service approval.
- 19-GOAL: Encourage preservation of open space.
- 19a-Policy: Encourage new subdivisions to retain large parcel sizes or provide for common area to maintain visible open space.
- 19b-Implementation Measure: When consistent with the Community Plan, give favorable consideration to those projects providing open space.
- 19c-Policy: Ensure that new commercial and multi-family residential developments include open space.
- 19d-Implementation Measure: Include landscaping requirements in the zoning ordinance.
- 19e-Policy: Encourage the use of open space easements.

## Open space-parks-recreation

- 19f-Implementation Measure: Encourage property owners meeting State requirements to enter into open space contracts with the County for conservation or open space easements.
- 20-GOAL: Ensure that adequate funds and lands are acquired for parks and recreation.
- 20a-Policy: Require new subdivisions and development to contribute to such acquisition.
- 20b-Implementation Measure: Enforce the provisions of the County Code for the acquisition of open space and parks land to ensure that there are two and one half acres of park or open space land acquired for each 1,000 of potential population.
- 20c-Implementation Measure: Prior to formation of a district, or the addition of such a service to an existing local agency, the County of Calaveras may serve as a trustee to hold funds and lands until formation is completed.

## 7.0 PUBLIC SERVICES

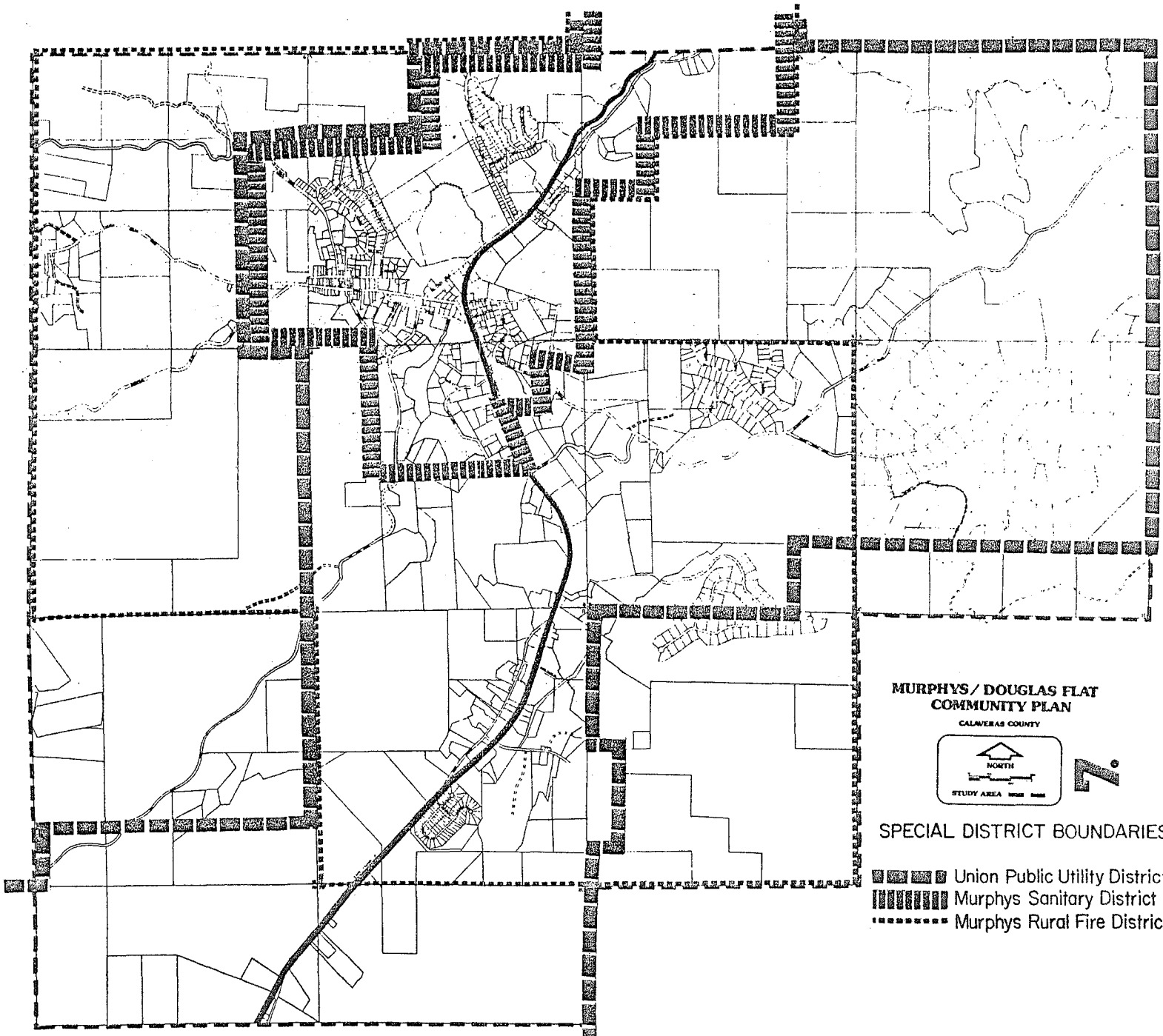
### 7.1 Summary of Major Findings

There is general satisfaction with the delivery level of public services at the present time. There is a need to see an expanded medical facility or trauma center developed in the area, as well as more physicians and support services.

Fire protection, water supply and sewage disposal are considered adequate at their present service levels. The Murphys Fire District collects a fee on all new building permits. The Union Public Utility District recently received voter approval on a bond issue to finance a new reservoir and domestic water delivery system. The Murphys Sanitary District is approaching its current capacity, and needs to repair and upgrade portions of its system.

There are Sheriff's deputies with patrol routes that include the Community Plan area. The number of calls to the vicinity are increasing with the population. There is a near-future desire for a resident deputy to serve Murphys and Douglas Flat.




Under California Public Utilities Commission authority, there are funds allocated by Pacific Gas and Electric Co. for the purposes of placing utility wires underground in various areas of the county. Such an action would be beneficial for the Historic District, if it can be accomplished without damaging the roadside trees. While the County may make use of this fund, there are some costs associated with conversion to underground utilities that property owners must bear.



**MURPHYS/ DOUGLAS FLAT  
COMMUNITY PLAN**  
CALAVERAS COUNTY



**SPECIAL DISTRICT BOUNDARIES**

-  Union Public Utility District
-  Murphys Sanitary District
-  Murphys Rural Fire District

## Mobile homes

next to a conventional home, limitations should apply. In the Citizen Attitude Survey, sixty-one per cent said that mobile homes should be discouraged. County ordinance, however, permits a mobile home built after June 15, 1976 to be placed on a permanent foundation on any parcel over 4.75 acres.

### 8.2 Community Plan Recommendations

- 25-GOAL: Allow mobile homes in the existing mobile home subdivision and mobile home park.
- 25a-Policy: Permit mobile homes on pads in existing mobile home parks and on permanent foundations in existing mobile home subdivisions, provided that the mobile homes to be placed in the subdivision meet County standards.
- 25b-Implementation Measure: Place the Murphys Diggins mobile home park in the Mobile Home (MH) combining district.
- 25c-Implementation Measure: Place the Mother Lode Mobile Home subdivision in the Mobile Home (MH) combining district.
- 26-GOAL: Support community preference in relation to mobile homes.
- 26a-Policy: Permit housing that meets the requirements of the Uniform Building Code.
- ~~26b-Implementation Measure: With the exception of those areas specified in Goal 24, allow no mobile homes on parcels of less than 4.75 acres within the Rural Community area.~~
- 27-GOAL: Respect the individual residential character of Murphys and Douglas Flat.
- 27a-Policy: Ensure that the community preference in relation to mobile homes is supported.
- 27b-Implementation Measure: Do not permit mobile homes in the Murphys or Douglas Flat town areas, except in those areas zoned MH consistent with Goal 24.

## Multiple family residential

plans have been considered for multi-family development at this density.

28e-Policy: Retain undeveloped Multi-Family lands.

28f-Implementation Measure: Retain those undeveloped parcels with legally-existing Multi-Family zoning as Multi-Family, with a 12-unit-per-acre maximum density.

### 10.0 TRANSPORTATION

#### 10.1 Summary of Major Findings

The community area is a mixed inventory of State, county and private roads. Road alignment, surface and width for most of the roads do not meet current County standards. Most of the private roads are decaying due to a lack of provisions for maintenance. The older roads in town areas are narrow, and possibly cannot be widened without extensive condemnation of private property, or the removal or demolition of older structures and private homes.

The future of transportation in the Murphys and Douglas Flat area is keyed to development of new roads that are designed to current standards, and located in such a way to be logical to use to relieve traffic pressures on smaller town area roads. Private roads are the apparent direction for new subdivisions, as the County is not presently accepting new roads into the maintained system.

Downtown Murphys has a severe problem with parking. The only generally-accessible public parking areas are on both sides of Main Street. Some businesses provide limited parking for employees or a small number of public spaces. In anticipation of the need to provide a public parking area, the Board of Supervisors entered into an agreement with the Black Bart Players, a nonprofit organization, to lease County land for development of a theatre and community center facility. Part of the lease provides for the establishment of a central parking area located across from Murphys Park adjoining Murphys Creek (also called Angels Creek).

#### 10.2 Community Plan Recommendations

29-GOAL: Provide for central Murphys parking.

29a-Policy: Encourage development of the Murphys theatre and parking area.

29b-Implementation Measure: Support the efforts of the Black Bart Players and community groups to build the arts/community center and parking area.

**SECTION III:**  
**COMMUNITY PLAN IMPLEMENTATION**

**1.0 IMPLEMENTATION PROGRAM**

1.1 Purpose

Once adopted, there are numerous steps to putting the Community Plan into effect. Some implementation may be as simple as direction to County staff in reviewing permit applications. Other measures may require Board of Supervisors' adoption of an ordinance.

As the Community Plan is part of the countywide General Plan, and an ongoing development plan, not all implementation measures can be initiated immediately upon adoption. Those measures that require some official action on the part of the County or other organizations have been assigned priorities. This will assist in reviewing the progress of plan implementation. Responsibilities assigned to a County department will ultimately require approval of the Board of Supervisors.

1.2 Implementation Program and Priorities

Measure: The number of the implementation measure from the Community Plan.

Summary: Basic statement of the measure or goal.

Responsibility: The department, agency or organization responsible for undertaking the implementation.

Priority: The phase of implementation under which the measure should be completed:  
A - First priority  
B - Second priority  
C - Third priority  
R - Implemented during project review  
O - Ongoing implementation

Those measures for which responsibility lies with the "Community"

## Implementation

15b	Amendment findings and requirements	Planning	R
15d	Project commitments	Planning	R
15f	Development agreement authorization	Planning	R
16b	Designate watershed lands	Board	A
16c	Watershed density	Board	A
17b	Consider UPUD recommendation on GPAs	Board	R
17e	Enforce sanitary setbacks	Env Health	R
18b	Assist in formation of park district	Planning	B
19b	Consideration for open space	Planning	O
19d	Require landscpaing	Planning	R
19f	Encourage open space easements	Ag Commissioner	O
20b	Enforce park dedication requirements	Planning	R
20c	County is to be land trustee	Board	A
21b	Seek funding for an area medical clinic	Health Services	B
21c	Involve community groups	Health Services	B
22b	Private/public medical facility program	Mark Twain	B
22c	Encourage a private party	Health Services	B
23b	Support to special districts	LAFCO	C
23c	Encourage consistent spheres	LAFCO	A
23d	Annex plan area territory	Special Districts	C
24b	Underground utility district	Board	B
24d	Mandatory undergrounding onsite	Planning	R
25b	MH zoning for Murphys Diggings	Planning	A
25c	MH zoning for Mother Lode MH park	Planning	A
26b	Mobile homes in Rural Community area	Planning	O
27b	No mobile homes in Town areas	Planning	O
28b	Parcels for Multi-family	Planning	A
28c	Grandfathering existing MFR	Board	O
28d	MFR densities	Planning	A
28f	Grandfathered densities for MFR	Board	O
29b	Support Black Bart theatre/parking lot	Board	A
29c	Develop downtown parking lot	Board	A
30b	Review of proposed road systems	Public Works	R
31b	Traffic study for central Murphys	Public Works	A
31c	Incorporate General Plan road policies	Public Works	R
<u>Measure</u>	<u>Summary</u>	<u>Responsibility</u>	<u>Priority</u>

## Implementation

<u>Land Use Designation</u>	<u>Parcel Sizes, Notes</u>	<u>Consistent Zone</u>
Rural Residential	Rural Community area: 20-acre minimum 10-acre minimum 5-acre minimum Big Valley Subd., Murphys Ranch Unit 3 vicinity Town Areas: 5-acre minimum 1-acre minimum Central Murphys	RA-20, RR-20 RA-10, RR-10 RA-5, RR-5 RR-X RR-5 RR-1 RR-1
Single-Family Residential	Murphys Ranch Subdivision #1,#2 Murphys town area Douglas Flat town area Central Murphys	R1-X R1-10000 R1-1 R1-10,000
Multi-Family Residential	6 units per acre 12 units per acre	R3-7200 R3-3600
Commercial	Murphys town area  Douglas Flat	C1 C2 CP C1 C2 CP
Mixed Use		R1-10000 C1 CP
Professional Offices		CP
Industrial		M1

### 3.0 REVIEW AND AMENDMENT

#### 3.1 Periodic Review

The Community Plan, actual development and implementation of the Plan should periodically be reviewed for consistency with the desires and values of area residents. As written, this Plan should be valid through the end of the century.

#### 3.2 Amendment

Community plans may be amended as part of the General Plan amendment process no more than three times per calendar year. There are built-in policies that guide consideration of amendments to the Plan. Any Community Plan amendments must be consistent with these policies to be approved.

