

# Supervisors to take up 1998 plan amendment

A 1998 general plan amendment for the 24-square-mile Glencoe, Rail Road Flat, West Point, Wilseyville area will come before the Calaveras County Board of Supervisors on Oct. 16.

The amendment, approved by supervisors eight years ago but never implemented, designated the area, the Blue Mountain residential center, as 40-acre minimum parcel sizes.

The 1996 General Plan Future Land Use Map had designated the area “high density” allowing one-half-acre to five-acre parcel sizes, depending on the availability of public water and sewer.

On Sept. 21, the county Planning Commission voted 4-1 to send the amendment to the board for a vote.

The amendment would also bring zoning into conformity.

According to District 2 Planning Commissioner Holly Mines, parcels that are not listed as “unclassified” will keep their current zoning, and those that are “unclassified” would be rezoned to Residential Agriculture (RA).

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**‘... approval of this re-designation is necessary to legalize and implement the language of the original (plan).’**

— Holly Mines  
Planning commissioner

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The planning commission’s decision followed a Sept. 7 meeting at the Rail Road Flat Community Hall, where community members approved the move in a show of hands, 128 to 6.

Some Blue Mountain area residents fear the amendment will interfere with landowners’ development plans, but District 2 Supervisor Steve Wilensky and Mines say development in the area is essentially stopped anyway, as the current general plan is illegal.

“The important point to remember is that approval of this re-designation is necessary to legalize and

implement the language of the original GPA97-75,” said Mines.

“Rectangles on the Future Land Use Map which identify community centers (or local townships) are not affected. More dense development is appropriate for town centers, where affordable housing and commercial projects will be built in the future.”

“There are many other infrastructure factors that stop development,” said interim Calaveras County Planning Director Robert Sellman.

“One factor is most roads (in the Blue Mountain region) are less than C-grade and won’t even support a 40-acre minimum build-out of 2,000 new homes.”

“The sheriff said he can’t support more growth,” said Wilensky. “He has officer and jail constraints. ... Each new structure is a burden on the infrastructure rather than an asset. We need fees, jobs and commercial/residential centers to fund the infrastructure.”

“Communities will continue to meet, clearly define the community

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center boundaries and discuss other issues they wish to see included in the community plans and general plan revision process,” said Mines.

The Planning Commission emphasized the need for each of the four communities to develop its own individual community plans. “I see this (amendment implementation) as a stop-gap measure until you come to us with your community plans,” said Calaveras County District 3 Planning Commissioner Suzanne Kuehl. Call the Calaveras County Planning Department at 754-3694.