

Wallace Vision Planning

c/o WCSD, P.O. Box 398, Wallace, CA 95254
(209) 763-2699, cwc@cantoni.net

February 24, 2009

Board of Supervisors
County of Calaveras
891 Mountain Ranch Road
San Andreas, CA 95249

RE: Submittal of Vision Statement for the Community of Wallace

Dear Supervisors:

We, the Wallace Vision Planning Committee, hereby submit our Vision Statement for the Community of Wallace.

This Vision Statement has been prepared at the suggestion of the Director of the Community Development Agency, to be utilized as part of the Calaveras County General Plan Update.

The Vision Statement for the Community of Wallace was generated by a volunteer committee* of residents of Wallace (in its broadest definition) and concerns a planning area that is roughly coincident with LAFCO's definition of the Sphere of Influence for the Wallace Community Services District.

Along with the vision Statement, we are submitting a set of Appendices that describe the meetings, materials, survey results, etc. We believe the process was well advertised with mailings made prior to each meeting, the first and last sent to over 400 residents in the Wallace area. We also issued press releases, received good coverage from the Calaveras Enterprise, and provided information on the community's public service web site, www.wallaceonline.org.

Should the County require additional information, please do not hesitate to contact us at the above address.

Sincerely,



Charles W. Cantoni
Chairman, Wallace Vision Planning Committee

cc: Brent Harrington, Interim Community Development Director (with Appendices)
Robert C. Lawton, County Administrative Officer
Karen Varni, Clerk to the Board of Supervisors

Enclosure: Vision Statement for the Community of Wallace

* Chuck Cantoni, David Hirsch, Milan Kubeck, LeAnn Evoniuk, Cathryn Jackson, Pat Bailey, Jackie Neill, Lew Mayhew, Ahmad Al Ruosan, Ron Harris, Robert Pittman, Mike Nemece, Darryl Rusk, Jan Gossett, Dave Reyner, Doug Wirth.

Vision Statement for the Community of Wallace

The Community of Wallace is located on the western edge of Calaveras County and is the northwestern gateway to the County.

The original twenty-acre Platte for Wallace was established in the late nineteenth century, and for a time Wallace was the terminal point for a railroad serving as a transportation link between the San Joaquin and Calaveras Counties. The railroad later extended to Valley Springs, and the last passenger service ended in 1932.

The area of this Vision Statement is 1,206 acres as shown in the accompanying map. The Wallace Community Center consists of 294 acres zoned for light industry, commercial, multi-family and single family residences. This is surrounded by 912 acres representing the outer edge of the Wallace Community Service District's (WCSD) sphere of influence (SOI), providing flexible development opportunities for businesses, residential centers and single-family residences. Together this approximately two square mile area provides the base for twenty years of steady growth, and will constitute the Community of Wallace.

The Community of Wallace will emerge as a well-planned, balanced community. Future residential development will keep density consistent with rural zoning. Clustered housing may be developed to serve a variety of housing needs, while efficiently providing offsetting open space within it. Residential development will follow the natural features of the topography of the area, blending with it in a harmonious manner. Wildlife corridors will be protected and maintained, as will the open rural nature of the area. Agricultural and Agricultural Preserve areas will be protected.

Circulation routes between the community center and surrounding residential area will include roads, bicycle and walking paths, consistent with the rural residential, agricultural and limited size of the community.

Economic development will be focused in, but not limited to, the Community Center area. Development will be on a scale consistent the small, rural residential nature of the community. Light industrial development will be encouraged that is low impact and consistent in size and architecture with the rural residential nature of the surrounding residential area.

As the Community of Wallace develops, the need for a civic center for educational and civic services will be met.

New development in the Community of Wallace will have public water and sewer treatment. Treated surface water will eventually supplement and/or replace ground water.

Wallace citizens envision that the county will enforce conditions on future developments.

The Community of Wallace will be an attractive, vibrant place to live and work. The future of the Wallace Community Center is one of economic prosperity for the commercial and light industrial enterprises located there. A variety of business will serve the needs of the surrounding residential center as well as provide goods and services to residents and visitors to the area.

Citizens of the Community of Wallace will lead a review of their vision statement every ten years.

February 18, 2009

Wallace Community Services District Future Land Use



Legend

- Main Towns
- Main Roads
- Rivers
- ▭ Parcels
- ▭ County Boundary
- ▭ WCSD Boundary
- ▭ WCSD Proposed SOI
- Future Land Use**
- Community Centers
- Single Family Residential 5-40 acres
- Agricultural Preserves
- Timberland/Mineral Resource-2A
- Residential Center 1/2-5 acres



Map Design and Cartography
By California County GIS
San Francisco, CA 94104
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