

Land Use and Population Characteristics

LAND USE

The land use structure of Murphys, in broad terms, can be considered in the following elements:

- ❑ The major visitor retail area consists of the historic village core along Main Street. In addition to small-scale retail establishments, the area includes restaurants, lodging facilities, churches, and community facilities.
- ❑ The other substantial commercial area is located along SR 4 and Big Trees Road. This area consists of highway-oriented retail, the Post Office, several lodging facilities, professional offices, and other community services.
- ❑ A substantial portion of the north-center section of the community (along Bret Harte Drive) was originally a state institution and California Department of Forestry training campus, before its transfer into private hands. This area now encompasses a variety of neighborhoods containing multi-family and single-family homes, as well as newer commercial and institutional land uses. Portions of this parcel are also under active development.
- ❑ Residential areas of the community include neighborhoods to the north (along Bret Harte Drive, Williams Street, and Sheep Ranch Road), to the east (along Pennsylvania Gulch Road), and to the South (along Main Street in Douglas Flat).
- ❑ There are also a number of important activity centers in outlying portions of the Murphys area:
 - The **Kautz Ironstone Winery** is located on Six Mile Road approximately 1 mile to the south of the village center. It consists of a seven-story facility that features an art gallery, aging cavern, landscaped gardens, conference space, and an outdoor amphitheater, which has a capacity of 3,500 people. The President of Kautz Winery, Stephen Kautz, estimates 250 to 300 persons visit per day on a peak weekday from the hours of 11:00 A.M. to 3:00 P.M. On a weekend day, however, 500 to 800 visitors can be expected per day from the hours of 11:00 A.M. to 5:00 P.M. An estimate six to eight trucks visit the site during the week, mostly during the weekdays. During the peak of the harvest time (September through November), however, this number can double to up to 16 trucks per week. Plans for future development of this property are currently being finalized, and have not to date been subject to the County review and approval process.
 - To the north, roughly six miles from the village center on Sheep Ranch Road, the **Stevenot Winery** consists of a 27-acre estate which produces 40,000 cases of wine per year. The winery includes a tasting room and gardens. While smaller than Kautz Ironstone, this winery does generate visitor/employee auto traffic, as well as truck traffic. Stevenot Winery staff indicates they have approximately 20 vehicles visiting per day on a weekday and 50 visiting on a weekend day. During the harvest, roughly one truck

accesses the site every other day. The winery also hosts special events at times, such as the Shakespeare Festival which occurs four nights a week in the summer and draws approximately 120 people. The management indicates parking is not an issue during these special events.

Truck traffic generated by Stevenot Winery typically do not use Main Street, but instead use SR 4, Bret Harte Drive, Surrey Lane and Church Street and Sheep Ranch Road. However, much of the visitor traffic must use Main Street. Two general options merit consideration to provide a second access road from the top of the grade north of Murphys around the village core. (1) Provide a “northeast bypass” connecting Sheep Ranch Road with a location on Bret Harte Drive, behind the Rocky Hill subdivision. (2) Provide a “northwest bypass” connecting Sheep Ranch Road and French Gulch Road.

- Another winery is the **Millaire Winery**, which has a tasting room located on Main Street, by the western Jones Street intersection. This winery is dedicated to a limited production of wines and has been in Murphys, California for over 20 years.
- The **Malvandino Winery** is located on the corner of Sheep Ranch Road and Mountain Ranch Road, while the tasting room is located near the Murphys Hotel. This is a small, family-run operation, that opened its tasting room doors in 1996.
- The **Chatom Vineyards** is located on Highway 4 in Douglas Flat. The winery consists of a tasting room, gardens, and a picnic area.
- The **Black Sheep Winery** is located on Main Street, just east of Murphys Grade Road. The winery opened in 1986 and produces 3,900 cases of wine per year.
- **Mercer Caverns** is world famous for possessing rare and unusual natural crystalline formations of all sizes, textures and shapes. The formations include stalactites, stalagmites, columns, helicities, curtains, flowstone, and others. Discovered by Walter J. Mercer in 1885, the caverns are open from 9:00 A.M. to 6:00 P.M. Sunday through Thursday, and 9:00 A.M. to 8:00 P.M. Friday through Saturday. On a peak day during the summer, the caverns may attract approximately 300 visitors.
- There are also several art galleries in Murphys, California, which tourists frequent when they visit the historic town. These galleries have varying hours of operation and include the Quyle Kilns, Main Street Gallery, Studio Gallery II, The Gallery Corner, Parkside Gallery, Ironstone Gallery, Iron Door Gallery, The Sidestreet Collection, J. Nelson Framing Gallery, Surendorf Gallery, L'Atelier Gallery, and Main Street Gallery 2.

A particularly important land use pattern with respect to this study is the presence of rural residential areas with limited access. In particular, the Pennsylvania Gulch Road area (including Murphys Ranch, and Big Valley) consists of approximately 290 developed lots that are provided with only a single access. In event of wildfire, this limited access could pose a potential public safety hazard.

While there is a moderate level of small-scale development expected in several areas of the community, the Drammer Property development (bounded by Main St., Jones St., and Scott St.)

warrants particular consideration. This project is currently under development as a mixed-use commercial and residential area, providing a total of 17,440 square feet of commercial development, and 5 multi-family dwelling units. Located along Main Street between the historic core area and SR 4, it has the potential to substantially expand the commercial core area and change pedestrian patterns, as well as to create additional parking demand and generate increased traffic volumes. Applying the trip rates identified in the ITE Trip Generation Manual (ITE, 1998) indicates approximately 76 peak hour trips and 765 daily trips may be generated by the site. In addition, based upon standard ITE parking generation rates (*ITE Parking Generation*, 2nd Edition), a peak parking demand of approximately 68 vehicle spaces would be generated by the project.

The Bret Harte Center is located south of Bret Harte Drive, west of SR 4, and north of Main Street and Big Trees Road. Currently, the existing buildings on this property, are unoccupied. While there are no current development plans for this property, it will undeniably be developed some time in the future. This area is designated for commercial land uses in the Murphys & Douglas Flat Community Plan (Calaveras County, June 1988), which indicates it could potentially become a major traffic generator in the area.

The Kautz Ironstone Winery also plans further development along Six Mile Road, although the specific plan for the area is still in the planning process. Regardless, the development would most likely contain a mixture of residential, lodging, recreational, and commercial land uses. This wide mixture of land uses will most likely generate a high level of walking trips within the area, instead of vehicle trips to outlying areas. Based upon a preliminary review of this area, approximately 2,000 additional weekday vehicle-trips per day can be expected to be generated by this development.

POPULATION

Historical

The 2000 U.S. Census identified the permanent population of Calaveras County, California as 40,554 persons, with 2,061 (5.1 percent) residing in the Murphys area. Murphys grew at a rate of 35.9 percent over the ten-year period from 1990 (1,517 persons) to 2000 (2,061 persons) compared to 26.7 percent growth countywide over the same ten-year period, as shown in Table 1. This represents an annual growth rate of 3.1 percent in Murphys and 2.4 percent countywide.

As detailed 2000 U.S. Census data is not currently available, the remainder of this discussion is based upon the 1990 Census data. The 1990 Census data is summarized in Table 2. As shown, persons over 65 years of age represent 33 percent of the Murphys area. In addition, children under the age of 16 represent 17.8 percent of the total population. Murphys was reported to have a total of 718 households, with an average of 2.11 persons per household.

TABLE 1: Historic Population Growth Trends in Murphys and Calaveras County

	Population (1)			10-Year Historical Growth Rate		20-Year Historical Growth Rate	
	1980 (1)	1990 (1)	2000 (1)	10-Year	Average Annual	20-Year	Average Annual
Calaveras County	20,900	31,998	40,554	26.7%	2.4%	48.5%	6.9%
Murphys	1,183	1,517	2,061	35.9%	3.1%	42.6%	5.7%

Note 1: US Census Data

Murphys Demographic Data.wb3

Population Projections

Table 3 presents the annual growth rates determined from the California Department of Finance 1970-2040 projections over the next 10 and 20 years in Calaveras County. For example, the growth between the Department of Finance’s 2000 and 2010 projections was determined to be 28.4 percent over ten years, or a 2.53 percent growth rate per year. This growth rate was then applied to the 2000 Census population in Calaveras County and Murphys area to estimate 2010 populations. As the table indicates the population of Calaveras County is expected to reach 52,079 in 2010 and 60,471 in 2020. The population of Murphys is expected to reach 2,647 in 2010 and 3,073 in 2020.

EMPLOYMENT

According to the 1990 U. S. Census Bureau *Labor Force Status and Employment Characteristics*, there were 1,227 persons 16 years of age and over in Murphys, California. Of those, 573 were in the labor force (including 521 employed and 52 unemployed) and 654 were not in the labor force. Of the 514 workers 16 years and over that commuted to work, 78.6 percent commuted to locations outside the place of residence. This information is presented in Table 2.

EXISTING COMMUTING ACTIVITY

Additional information regarding residents’ means of transportation to and from work is available from the U. S. Census Bureau. As presented in Table 2, within Murphys most employed residents drove alone to and from work (76.7 percent), while 10.7 percent carpooled, 2.9 percent walked, 1.6 percent used some other means, and 8.2 percent work at home.

The work commute patterns of Calaveras County Workers was obtained from the 1990 Census Transportation Planning Package. According to this data, 11,059 employed persons resided in Calaveras County with the majority (59.8 percent or 6,612 persons) also working in Calaveras

TABLE 2: 1990 Census Data for Murphys

	Persons	Percent of Total
<u>Persons</u>		
Male	699	46.1%
Female	818	53.9%
<i>Total</i>	<i>1,517</i>	<i>100.0%</i>
<u>Persons By Age</u>		
Age Under 16	270	17.8%
Age 16 to 65	746	49.2%
Elderly (Age 65 +)	501	33.0%
<u>Households by # of Persons in Household</u>		
1 person	238	33.1%
2 persons	317	44.2%
3 persons	56	7.8%
4 persons	64	8.9%
5 persons	37	5.2%
6 persons	6	0.8%
<i>Total</i>	<i>718</i>	<i>100.0%</i>
<i>Average Persons Per Household</i>	<i>2.11</i>	<i>-</i>
<u>Workers 16 Years and Over</u>		
Worked in place of residence	110	21.4%
Worked outside place of residence	404	78.6%
<i>Total</i>	<i>514</i>	<i>100.0%</i>
<u>Means of Transportation To Work</u>		
Drove Alone	394	76.7%
Carpooled	55	10.7%
Walked	15	2.9%
Other	8	1.6%
Worked at Home	42	8.2%
<i>Total</i>	<i>514</i>	<i>100.0%</i>

Source: 1990 US Census Data by Place (Database C90STF1A and C90STF3A)

FIPS.Place90=50034

Murphys Demographics Data.wb3

TABLE 3: Population Projections for Calaveras County and Murphys

Year	Annual Growth Rate	Calaveras County	Murphys
2000	—	40,554	2,061
2010	2.53%	52,079	2,647
2020	2.02%	60,471	3,073

Note: Annual growth rates determined from California Department of Finance, Race/Ethnic Population w/Age and Sex Detail, 1970 -2040 Sacramento, CA, December 1998.

Murphys Demographic Data.wb3

County. The remaining 40.2 percent (4,447 persons) of employed persons residing in Calaveras County commuted to another county such as San Joaquin, Amador, Tuolumne, Sacramento, Stanislaus, Alameda, Santa Clara, Alpine or other locations.

A total of 7,694 persons were employed within Calaveras County in 1990. Of those, 85.9 percent (the same 6,612 persons) also resided in Calaveras. The remaining 14.1 percent (1,082 persons) commuted into Calaveras County from Tuolumne, Amador, San Joaquin County, or some other location.