

***REVISED DRAFT***

***September 7, 2010***

***Valley Springs***

***2010-2035***

***Community Plan Update***

***Public Responses and Answers***

***Public Meeting July 24, 2010***

***Public Responses & Answers***

***Public Meeting Aug. 11, 2010***

***Public Responses & Answers***

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## *Valley Springs Community Plan Citizens Committee*

### *Membership*

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*Gary Tofanelli, Supervisor, District One*

*Ronald Randall, Chairman  
Rancher, Property Rights Advocate  
Valley Springs*

*Mike Wietrick, Vice Chairman  
Veteran, Board Member Jenny Lind Memorial  
District, Businessman/ Burson*

*P.Pereira, Secretary  
1991 member Valley Springs Community Plan  
Committee, Concerned Citizens of Cal. County  
Campo Seco*

*Gene Quarton, Valley Springs resident for 65 years*

*Val Passetti, Business man, resident Valley Springs*

*Peggy Passetti, Business woman, resident Valley Springs*

*Karen Sisk, Business woman, Valley Springs*

*Al Segalla, Calaveras Tax Payer Association  
Copperopolis*

*Tonja Dausend Constitutional Advocate, Burson  
Minority Report*



*Valley Springs Town Meeting Aug. 11, 2010*

*Supervisor District: Gary Tofanelli*

*Committee Members Present*

<i>Ron Randall</i>	<i>Chairman</i>	<i>Valley Springs</i>
<i>Mike Wietrick,</i>	<i>Vice Chairman</i>	<i>Burson</i>
<i>P.Pereira,</i>	<i>Secretary</i>	<i>Campo Seco</i>

<i>Gene Quarton</i>	<i>Valley Springs</i>
<i>Karen Sisk</i>	<i>Valley Springs</i>
<i>Val Passetti</i>	<i>Valley Springs</i>
<i>Peggy Passetti</i>	<i>Valley Springs</i>

<i>Al Segalla</i>	<i>Copperopolis</i>
<i>Tonya Dausend</i>	<i>Burson</i>



*Aug. 11, 2010*

*VSCP Public Meeting*

**NOTICE OF A PUBLIC MEETING**

**Residents of Valley Springs:**

You are invited to attend a public meeting held by Supervisor Gary Tofanelli and Supervisor Russ Thomas, Calaveras County Board of Supervisors

**DATE: AUGUST 11, 2010**

**TIME: 7:00 P.M**

**TOPICS:** Cosgrove Creek (Flood Mitigation and Creek Maintenance)

Valley Springs Community Plan Update

**LOCATION:** Jenny Lind Veterans Memorial Hall, 189 Pine St., Valley Springs

Cosgrove Creek will be the first item on the agenda with representatives from the U.S. Army Corp. of Engineers providing a presentation. The Valley Springs Community Plan update will follow.

*August 11, 2010 Public Meeting  
Valley Springs Community Plan Update  
Draft- Citizens Committee*

Friday, August 13, 2010

# THE Valley Springs NEWS

Serving the communities of Valley Springs, Burson and Wallace

Published each Wednesday & Friday

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## Frustrations aired concerning Cosgrove Creek

By Nick Baptista

Preliminary work to solve frequent flooding along Cosgrove Creek is on track, but some residents attending Wednesday evening's town hall meeting hosted by Calaveras County District 1 Supervisor Gary Tofanelli and District 5 Supervisor Russ Thomas voiced frustration that the county was not doing enough to help them or compensate them for their losses.

Tofanelli began the meeting by outlining three phases of Cosgrove Creek flood-prevention maintenance scheduled to

begin in mid-September.

Yearly, routine maintenance work along the flood-prone creek was suspended in 2007 when the U.S. Fish and Wildlife Service determined the creek could be habitat for the California red-legged frog, a threatened species protected by the endangered species act.

County, state and federal officials a month ago met and cleared up some of the issues that have prevented the removal of vegetation and debris from the creek.

CalFire crews from the

Vallecito Conservation Camp will clear the creek, Tofanelli said, but their first priority is fighting fires and other public works projects that were scheduled before the Cosgrove Creek work. He anticipates much of the work will be completed before the rainy season starts.

Nearly 100 people attended the meeting, some of whom were victims of the April 2006 flood that damaged approximately 20 homes and businesses.

Kim Carsell, the lead planner from the U.S. Army Corps of Engineers, gave an overview of

the joint flood control study being pursued by the Army Corps of Engineers, the county and the Calaveras County Water District.

The channel survey, hydrologic study and hydraulic modeling have been completed, she said and the next phase is selecting a plan of action that will be presented at a public meeting in January of next year. A draft report will be completed in May 2011, followed by public review of the report and a final report in March 2012.

The design and construction (See Page 16)



## Cosgrove

From Page 1

phase would begin in 2013.

Measures under consideration include removing, elevating or flood proofing structures within the flood plain, modifying and raising bridges along the creek, detention and retention basins, a series of drop structures in the creek, floodwalls, sediment removal, zoning restrictions, channel widening, flood terracing, channel deepening, bank stabilization, public education, emergency

evacuation plans and a flood warning system.

Grouse Drive resident Chris Ferguson questioned what is the county itself doing to compensate those residents who suffered in the flooding. He said the county is primarily responsible for allowing construction in the first place in flood-prone areas such as Grouse Drive.

"A lot of people feel your pain," said Carsell.

"This is part of what we're doing," Tofanelli said, alluding to the creek maintenance project and working with the Army Corps of Engineers on long-term solutions to the problem.

The county has spent \$380,000 through the study to solve the flooding problem, Thomas added.

Tofanelli said it was one of his campaign pledges to solve the problem and he has been working diligently the past two years to do so.

Muriel Zeller said she spent \$25,000 to repair her rental on St. Andrews Drive after the

flooding and she had a practical solution she'd like the county to entertain to help residents.

She told how she received no help at all to fill sandbags to protect her rental and said she would appreciate it if the county organized a volunteer effort to help residents in those instances.

She also told how the county dropped the ball and forced property owners such as herself to use private instead of state labs to test their buildings for contamination after the flood.

Such action or inaction by the county gives the public some basis for skepticism about county government, she added.

Tofanelli said he would work on organizing a volunteer sandbag-filling program this year.

The county also received low marks for how it handled the recent flood map update and forced residents to obtain costly verification that their homes were out of the flood plain.

Tofanelli also outlined a new, low-impact, no signal or roundabout proposal to solve traffic woes at the downtown State Route 12/26 intersection.

The two alternatives being discussed – the signal or roundabout – essentially would create a freeway running through town and that motivated him to think about

another alternative, he said.

Tofanelli began discussing the possibility of introducing a right turn lane from SR 26 to eastbound SR 12, and a left turn lane from westbound SR12 to SR26 with the engineers and consultants.

In this scenario, only the Century 21 building would have to be removed and the north side of the intersection would remain nearly unchanged. Work would also include removing the wall separating the 76 station from the Valley Oaks Center to improve traffic flow in the area.

Another workshop is being scheduled to seek public comments on the new alternative.

Public comments were also accepted on the draft Valley Springs Community Plan update being prepared by the citizens committee formed by Tofanelli.

The Calaveras Council of Governments and MyValleySprings.com are also preparing a community plan update and most of the comments centered upon the differences in the two rival updates. Proponents of the CCOG-MyValleySprings.com plan said it adhered to public sentiment for a more compact downtown with less urban sprawl than the plan prepared by Tofanelli's citizens committee.

The citizen's committee plan takes into consideration existing land use designations and property owners' desires for future land use changes.

# Valley Springs has long night of

By Brionna Friedrich

Some dedicated Valley Springs residents, along with their county supervisors, might have been a little tired Thursday morning.

They stuck it out for a meeting about the Valley Springs Community Plan update produced by Calaveras County Supervisor Gary Tofanelli's committee. The meeting piggy-backed onto an already planned Cosgrove Creek flood meeting in order to give the public more time to see the plan and comment, and didn't wrap up until just after 10 p.m. Wednesday.

One resident commended the readability of the plan, particularly citing committee member

Pat Perreira's contributions.

Another resident said he worried his property, currently zoned for heavy industry, would be indirectly impeded by noise restrictions in the plan. He did thank the committee and Tofanelli for their efforts to protect property rights.

Muriel Zeller asked how planners would reconcile the plan's call for open space buffers with their commitment to maintain existing zoning.

Tofanelli said the plan encourages buffers, but does not require them. He added that the Williamson Act, a state land conservation policy, would allow a contract between property owners and the county that

allows lower tax rates in exchange for leaving the property as open space.

Different counties have used the Williamson Act in different ways; Calaveras currently has a requirement that a property owner must demonstrate at least \$2,000 of annual income from the property in order to qualify for a contract. Tofanelli said his committee's plan lifts that requirement.

An issue still drawing debate was the development of pedestrian and bike paths. The plan calls for a two-thirds majority to seek grants for their development, though not for their construction, and some residents think it should do more to encourage those sorts of com-

munity improvements.

Others applauded the enthusiasm for walking and biking, but encouraged their development within gated communities, not using public funds.

Burson resident Lew Mayhew has been attending public meetings throughout the process, and said he was concerned that some land use changes to mixed residential and commercial zones could allow pockets of commercial development outside of downtown. He said his interpretation of public feedback has been that Valley Springs residents want their commercial center to remain downtown, and avoid strip malls in other areas.

The Calaveras Enterprise ■ Friday, August 13, 2010 ■ Section A, Page 7

## community planning

A resident commented that this plan allows three times the density downtown as the plan developed by the Calaveras Council of Governments and MyValleySprings.com, and said she might be driven to shop outside the county if downtown became too cramped.

Katharine Jackson said that while she thought the land use in the plan didn't make sense, she thought the different parties had more common ground than they realized.

"I really think all of us have the same thing in common: We like our space, we like our rural community.

"There's been so much emotion behind the term 'smart growth.' To me it's just a simple return to the past, to an old-

timey little town, and remove from it the muddy horse hooves and little trails. ... We're not willing to give it a chance, and yet it is what will pull the county together."

Tofanelli said his committee needs time to address the comments made, and may not present the plan to the Board of Supervisors next week. He said all suggestions and concerns would be considered.

People interested in viewing the plan can do so at the Valley Springs Public Library, area banks and Starbucks.

Contact Brionna Friedrich at [brionna@calaverasenterprise.com](mailto:brionna@calaverasenterprise.com).

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# THE Valley Springs NEWS

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## Supervisor: New VS plan best represents constituents

By Nick Baptista

District 1 Supervisor Gary Tofanelli was pleased with the outcome of Tuesday's vote on a new Valley Springs Community Plan and believes the action by the Board of Supervisors represents the bulk of his constituency.

After lengthy discussion on

the matter, the board voted 4-1, with board Chairwoman Merita Callaway opposed, to approve what is being called the May 27, 2010, map as the preferred map and the earlier May 4 Calaveras Council of Governments map as the alternate map.

"What we came up with was well represented by the commu-

nity people involved who were representing certain community groups and the people at large," Tofanelli said after Tuesday's meeting.

Tofanelli said he knew when the process to revisit the Valley Springs Community Plan began it would not please everyone. However, many of the con-

cerns expressed with the May 4 map were addressed.

"I'm sorry that one group (MyValleySprings.com) decided not to participate," Tofanelli added. "I believe it was a mistake on their part."

From the feedback he received, many District 1 constituents (See Page 16)

### VS Plan

From Page 1

ents were not supportive of the plan developed through COG, Tofanelli said. They did not see the process as neutral and many of their concerns raised in the public meetings were ignored.

MyValleySprings.com representatives voiced their concerns with the May 27 map at Tuesday's board meeting.

"(T)he new map being presented today is not a refinement of, or a compromise with, the May 4th Community Plan consensus map," said Colleen Platt of MVS.com at Tuesday's meeting. "This is a totally new community plan map, with different boundaries and significant land use changes. This new map has not been re-

viewed or vetted by the community."

"Some of the changes are extreme," said Joyce Techel of MVS.com. "For example, the existing 1974 Valley Springs plan has no land designated Mixed Commercial and Residential. The May 4 community plan update 'consensus' map proposed 106 acres of Community Center with Mixed Use, located in the town center. But this new proposed May 27th community map proposes over 600 acres of Mixed Commercial and Residential, located mostly outside of the town center and on land currently zoned Agriculture."

Tofanelli said this is only one step in the General Plan update process. The preferred map will be analyzed along with the alternative to a lesser extent and they will re-emerge when the General Plan update is up for consideration.

*Aug. 11, 2010*

*VSCP Public Meeting*

*Sign-In Sheets*

*COPIES OF ORIGINAL DOCUMENTS*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update-Draft  
2010-2035*



*Valley Springs Public Meeting Aug. 11, 2010*  
*Subject: Cosgrove Creek, Hwy 26-12, VSCP Update*  
*Sign up Sheet*

*District 1, Supervisor Tofanelli*

- 1. Betty Snyder 1290 Paloma Road/772-1265*
- 2. Lucille Allie VSPUD/ 150 Sequoia St./*
- 3. Joyce Techel Burson*
- 4. Gene Quarton VS Township/772-1405*
- 5. Andy Whitaker 145 Sequoia/772-1755*
- 6. Phyllis Maxfield 151 Chestnut St.*
- 7. Bud DeMasters Watertown Rd., VS*
- 8. Joanne Randall Paloma Rd., VS*
- 9. Peggy Passetti Paloma Rd., VS*
- 10. Val Passetti Paloma Rd., VS*
- 11. Patricia Pereira Campo Seco*
- 12. Tom Coe Paloma Rd/ Saratoga354-2139*
- 13. David Silva Paloma Rd/ 4417 Calvaritas Rd*
- 14. Mike Dausend Burson*
- 15. Tonja Dausend Burson*
- 16. Pat Bailey Wallace*
- 17. Jackie Neill Wallace*
- 18. Cathryn Jackson Wallace*
- 19. Jean Fox Valley Springs/no phone*
- 20. Chris Ferguson Valley Springs/ no phone*
- 21. Lew Mayhew Burson (Keep it Rural)*
- 22. Kathy Meyhew Wallace*
- 23. Mulan Jam(?) Valley Springs*
- 24. Joe Bechelli Paloma Rd./ 15 St.Andrews(Bus.)*
- 25. Ron Randall Paloma Rd. VS*
- 26& 27 Kathy and Heather (?) Valley Springs*

*Sign Up Sheet, District 1, Continued*  
*Valley Springs Public Meeting Aug. 11, 2010*  
*Subject: Cosgrove Creek, Hwy 12 & 26 Intersection*  
*And draft VSCP Update*

- 29. *Muriel Zeller VS*
- 30. *Richard Stockton 167 St. Andrews*
- 31. *Brian Mark 117 St. Andrews*
  
- 32. *Supervisor Tofanelli Burson (not signed in)*

***Calaveras County Representatives/ other's***

- 1. *Ed Pattison CCWD*
- 2. *Jess Olundson CCWD*
- 3. *Tim McSorly Council of Government*
- 4. *Tyler Summerset Council of Government*
- 5. *Clay Hawkins Cal.Co. Admin. Office*
- 6. *Zacharah Allun(?) Admin. Office*
- 7. *Jeff Davidson (not signed in) CCWD*
- 8. *Tyler Stalker Army Corp of Engineers*
- 9. *Brionna Friedrich Calaveras Enterprise*
- 10. *Nick Baptista VS News (not signed in)*

*Valley Springs Public Meeting Aug. 11, 2010/ Continued  
Subject: Cosgrove Creek, Hwy 26-12, VSCP Update  
Sign up Sheet  
District 5, Russ Thomas*

- 1. Plez Hill P.O. Box 628 786-2460*
- 2. Katie Clough 6816 Stabulis Rd. 772-7805*
- 3. Unreadable TPT*
- 4. Russ Thomas Copperopolis 785-2020*
- 5. Karen Sisk 8863 Rosalie Lane 786-6108*
- 6. R. Clough 6816 Stabulis Rd. 772-7805*
- 7. Elle Dunigan 8649 McAtee*
- 8. Al Duncan 741 Blue Herron Ct.*
- 9. Darren Spellman 6873 McCauley 380-1718*
- 10. Dave Andres 531 Catridge/ No phone listed*
- 11. Randy Johnson Hwy 26, VS 772-1238*
- 12. Lora Most 4114 Farris Lane 772-772-0652*
- 13. J. Alice Raines 7311 Stabulis 786-2470*
- 14. Stan Chanman 2201 Vista DelCapoDr. 772-3544*
- 15. Wayne B. Meyers 7312 S. Hwy 26 772-2752*
- 16. Char Stanton 8279 Hedgpeth 772-2752*
- 17. Bob Stanton 8279 Hedgpeth 772-2752*
- 18. Barbara Witter 3568 Hartvickson 772-0101*
- 19. Andy Ballentyne Rancho Calaveras*

*(3)*



# Sign up Sheet 8-11-10 Public Meeting - V.S. Vets Hall

Name address phone No.

Betsy Snyder 1290 Palomares Rd 772-1265

Peggy Hill P.O. Box 628 786-2460

Katie Douglas 6816 Stabalis Rd 772-7505

Muhumun Valley Springs, CA

~~Don Jones~~  
TPT

Paul H. Eller VS PWD 150 Square St V.S.

Joyce Techel MyV 772-1463

Russ Thomas 3711 Little Jubine Copper 785-2020

Tyler Stalker USACE 416-557-5100 CORP ENGINEERS

GENE QUARTON V. S TOWNSHIP 772-1405

Joe Bechelli 15 St. Andrews 712-3681

Amy Whitman 145 SE 90014 772 1755

ED PATTISON CCWD 209/754.3090

Karen Sisk 8800 Stabalis Ln. V.S. 786-6808

John Clough 6816 STABALIS RD 772-7805

Ellie Amigan 8649 McAttee  
V.S. CCWD  
Jess Davidson

August 11 1985

Name	address	phone NO.
Darren Spellman	6873 McCauley	380-1718
Wade Andrews	531 Cambridge	
Brian Mark	117 St Andrew Rd	772-0795
Richard Johnston	107 St Andrew Rd	772-3158
Kandy Johnston	1147 Valley Spring	772-1238
Tom & Mimi	4114 Ferris Lane Hwy 5	772-0652
J. Alice Kaines	7311 STABULIS	786-2470
Stan Channon	2201 Vista Del Lago Dr	772-3544
Wm B. Murr	7312 S. Hwy 26	772-2752
Cher Stanton	5379 Helgeland Vb	786-0279
Bob Stanton	"	"
David Sinker	4419 Cameron Rd 9A	754 5613
C. Hawkins	Cal. Co. Admin. CE.	754-6302
Brianna Friedrich	Calaveras Enterprise	
TOM COE	SARATOGA, CA 95070	408-354-2139
MIKE & TONIA DAESSEN	Bueson	
Barbara Witter	3578 Hartwickson	772-0101
Jackbach Allen	Count Culture	

Phyllis Mapfield 157 Chestnut St U.S.

Tim McSorley

V

Bud & Master

VS

Lynne Epler  
Janne Randall

Rancho Calaveras

Valley Springs

CHRIS FERGUSON

VALLEY SPRINGS

Pat Bailey

Wallace

Miriam Ziller

Valley Springs

Janine Faust

Wallace

Carthyn Jackson

Wallace

Tyler Summerset

Hathaway Pines

Jean Fox

Valley Springs.

Kathie & Kathie

V. S.

Lew Maghew

Burnson

Kathy Maghew

Wallace

Al Duncan

V.S

Peggy Passet

VS

Valentino Passet

VS

Patricia Perera

Campo Seco,

10

Andy Ballentine

Rancho Calaveras

Gene Stanton

V. S TOWNSHIP

*Aug. 11, 2010*

*VSCP Public Meeting  
Informal Minutes*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update-Draft  
2010-2035*



*Informal minutes for the Aug. 11, 2010 Public Meeting:*

*7PM – 8:30 PM Cosgrove Creek Issue*

*Break, 9:00 PM –*

- 1. Introduction Hwy 26 and 12 changes*
- 2. VSCP draft - Citizens Committee*

*Supervisor Tofanelli opened up the public meeting  
for public comment on the  
VSCP draft*

*The audience was not asked to introduce themselves or  
where they lived so some comments were made by unknown  
persons. There were 4 video 's recording the public  
meeting.*

*Tom Coe: #1 Appreciated the efforts to preserve property  
Rights.*

*#2 His real estate is outside the VSCP  
boundaries, he is concerned with the  
industrial development uses, light industrial.  
He wants to preserve the heavy industry and  
preserve the economic potential of a  
proposed industrial school, heavy industrial  
and mining.*

*Needs to stay in place-the M2 zoning, he  
Purchased for that specific purpose*

*#3 Discussed the economic opportunities he  
is planning: a trade school, would like  
incorporated into the VSCP*

*#4 Noise and Noise Abatement may impede  
their M2 zoning plans and what can be done  
on mining and industrial property.*

*Unknown female: Right turn lane she supports.*

*Like the idea of taking the wall down at the zippy mart and opening up the area.*

*Darren Spellman: M2 zoning- currently before the BOS.*

*Will zoning stay or will it change?*

*Tofanelli: Special mixed Use – CCL/ Coe has requested that zoning. He is not removing any zoning designations unless the landowner has requested to.*

*M.Zeller: Buffer between areas re Paloma, Campo Seco, Burson, Jenny Lind and industrial lands.*

*Tofanelli: Areas are not forced they are encouraged to permit open space.*

*M. Zeller: Williamson Act lands- Open space and the Removal of restriction \$2,000. Income incentives, one of the ways to promote buffer zones with Ag Preserves.*

*Tofanelli: Yes, A restriction on minimum income and paper work must be completed annually. Stanislaus Co. doesn't have this restriction. Under this program, they will not have to produce the \$2,000 or fill out the paper work. One of the ways to encourage open space and a buffer between communities.*

*Katie Clough: Commends P. Pereira for work on the VSCP Binder.*

*Joe Bechelli: The 2/3 vote , bicycle path what was the thought behind it?*

*Ron Randall: The 2/3 vote to approve the grant money. Valley Springs has a \$400,000. bike path No one uses. And a \$250,000 grant for the VSCP that no one wanted. The public should have some say on the grant and how the money is being spent.*

*Unknown man: It's a complex of moving parts, where there Are obstacles there are opportunities. Sees additional services. Density in urban center attracts jobs, entertainment. Hates to hear all the controversy. Like to see pedestrian and bike plan connect.*

*Peter Racz: Sewage Plant: Would sewage plant handle the next 20-25 year capacity? It will be obsolete in 20-25 years? Cut into commercial growth? Funding? Could remove possible problems now. Also suggests bicycle license fee's to finance Bicycle paths.*

*Tofanelli: Public facilities will complete "will serve" Letters to assure the services can be provided for. Developer has to pay to do the Improvements.*

*Discussion re Commercial zone  
Discussion about private easements for walking and bike paths. There are a couple plans. CCOG- Cosgrove Creek & Pathway. Working with property owners, federal funding, for bike and pedestrian trail.*



*Tofanelli:*

*The Path Vision is to be able to walk to school or bicycle there.*

*CCOG – trail to La Contenta, Gold Creek, to VS to Paloma and connect to the Coast to Crest Trail.*

*Depends on funding, love to see it himself.*

*Unknown Man: Analysis comparing both plans, public hearing, time frame schedule?*

*Tofanelli: Goals, Policies, & Implementation has not been final for this VSCP. The analysis will be done on the preferred plan (4-1 vote of the BOS) and the other map is an alternative.*

*Public Comment on the General Plan and any community plan comments will be responded by the General Plan coordinator.*

*M. Zeller: Will the Alternative Map receive the same comparison. How will the public compare both maps?*

*Unknown man: Can the BOS blend the plans?*

*Tofanelli: Yes, depends what they say?*

*Mayhew: Went to all the meetings, his perception people want to preserve land and to avoid sprawl and want a compact town.*

*Re acting to the land use map- question  
North-residential community 2 to 3 times  
more area for residential- double or triple  
the people. Wants change in downtown  
residential. NW to SE residential-  
commercial beyond downtown core creating  
islands of commercial that compete . Plan  
should develop downtown area.*

*Another area, So. Lime Creek Rd. to start  
and to end commercial designation to keep  
strip development away from highway  
corridors, would open up strip mall  
development. Needs policies and procedures  
that help insure open space to avoid leap  
frog development, rural sprawl, strip mall  
development.*

*Good sentiment to protect open space,  
historical. Dislike the policies and  
procedures. Better to protect than to only  
inventory. Help insure, move to protect and  
preserve what they value.*

*Process important to compare with the  
consensus plan versus the citizens plan.  
Important history for Valley Springs.  
Implications of each plan and the choices  
will be clear.*

*Informal minutes public meeting 8-11-10/page 6*

*Darren Spellman: What Mayhew and CCOG wants in the VS Community – 72% responded from CCOG survey wanted Mar Val to be changed back into AG zoning. People want Places for their horses and animals.*

*McSorley: The addresses came from Valley Springs. Couldn't tell where they lived or voted from.*

*Mayhew: Based his comments from meetings he attended.*

*Rich Clough: Not enough involved in the community. Not happy with the community when people Plan should be planning for the children. Ask the children what they want.*

*Peter Racz: Interest expressed, the solution is the CCR's, Accomplished in their community. Encourage their own gated community to do their own plan and he would support it. Pay for it yourself, your utopia. I moved here to the middle of the boonies so I don't have to look at my neighbor's face.*

*Wallace: Downtown 3 x more than the other plan. (no name) Tries to shop local, if can't get down the road, she will shop in San Joaquin Co. Tom Tryon will be after you.*

*Tofanelli: Announces Photo Contest  
\$100. First Prize  
75. 2nd  
50 3rd  
Deadline Sept. 9*

*(Photo contest)*

*Awarded Sept. 30*

*Send to: P.O. Box 191, Valley Springs  
95252 Call 772-1405 Gene Quarton*

*Unknown female: Working camera for MVS.com*

*Large Property Owners working on  
Land Use Map?*

*Tofanelli: We asked them what their plans were for  
their property and what zoning they wanted.*

*Same unknown*

*Female: What process the land owner should have to  
Follow to change land zone change?*

*Tofanelli: long standing process, property owners  
could express how they want to change  
zoning. Now is the time to do it. CCL  
changed- Can't split property on the land  
use designations. There was an issue with  
approximately 380 acres.*

*The whole piece has to be included. No  
property splits. Land use has to be  
consistent.*

*Same unknown*

*Female: Any property owner can change?*

*Tofanelli: You will see that in the other community  
plans as well, example Wallace. Not  
inconsistent with others given opportunity to  
change zoning.*

*Informal minutes of public meeting 8-11-10/ Page 8*

*M. Zeller: Any land owner can change property to this land use- whatever he wants?*

*Tofanelli: Has to be consistent, no land designation created islands. Same guidelines, a lot of acreage in other community Plans. Wallace plan changed 30-40 acres.*

*Mayhew: Application already planned?*

*Tofanelli: Overlaid new one, over old one will show.*

*Jackson: On the map off of the grid, huge white gray area, what is the policy, plan for that area?*

*Tofanelli: CCWD public service & VSPUD area.*

*Jackson: Sewage Ditch, heavy commercial area VSPUD-sewage ditches that are not identified need to get back on the map.*

*Unknown female: Ponte ranch surrounded by ag lands on The north side of Lime Creek Rd. is commercial, mixed commercial surrounded by Ag lands.*

*Tofanelli: Not completely surrounded by Ag, we will address that.*

*Unknown female: Except Lime Creek*

*Jackson: Smart Growth is a return to the past, old timey, two centuries ago- remove the horse hoofs and wagon trails. It's how a township grows from, what will pull a town together, Beginning of a place, fragmented out over 640 acres.*

*You have mixed use where you should disallow it.*

*Peter Racz: Propose a law to Washington D.C. officials about Smart Growth. A certain flow of suggested living. Realize, not everyone is going to go along with that living. I don't want you to do it. Life, liberty and property I obtain legally. The grant and it's conditions. . . . .I don't want you to decide for me and don't push your idea and your value on someone who doesn't want it.*

*Jackson: Very small county, No one is taking or losing their homes.*

*Peter Racz: It's property rights.*

*Jackson: Jobs, improve traffic, floods I'm through!*

*Peter Racz: Your opinion!*

*Tofanelli: Don't argue.*

*R. Clough: Muffled comment, couldn't hear.*

*Mayhew: On the Map draft shows 6 square miles Equaled 640 acres should be 3,840 acres.*

*P.Pereira: It was corrected.*

*Thomas: In the way of rural, country life, in San Jose, Menlo Park standards, sidewalks and curbs add to costs. Unavoidable design standards. Development can reduce those requirements example Carmel prohibits street lights, curbs, and sidewalks, no numbers on the houses and they created 20 communities.*

*Informal minutes public meeting 8-11-10/ Page 10*

*McSorley: Can soften design standards.*

*Can build neighborhoods where parking is  
in rear, in allies behind homes, landscaping.*

*D. Spellman: Change make it look attractive.*

*Thomas: Never tried to change the area,  
misunderstood his intentions.*

*End 10:15 PM*

# PHOTO CONTEST

THE VALLEY SPRINGS COMMUNITY PLAN CITIZENS COMMITTEE ANNOUNCES A PHOTO CONTEST FOR THE COVER OF THE VALLEY SPRINGS COMMUNITY PLAN UPDATE.

PHOTOS SHOULD BE OF ANYTHING THAT YOU THINK REPRESENTS VALLEY SPRINGS. FOR EXAMPLE VALLEY SPRINGS, THE TRI DAM AREA, HISTORIC BUILDINGS, OPEN SPACES, AG LANDS ETC. ANY PHOTOS THAT REPRESENT THE BEAUTY OR UNIQUENESS OF OUR AREA.

1 <sup>ST</sup> PRIZE	\$100.00
2 <sup>ND</sup>	75.00
3 <sup>RD</sup>	50.00

DEADLINE FOR ENTRY.....SEPTEMBER 9  
PRIZES AWARDED.....SEPTEMBER 30

SEND YOUR PHOTOS TO:  
GENE QUARTON

P.O. BOX 191 VALLEY SPRINGS, CA 95252  
772-1135 (PHOTOS WILL NOT BE RETURNED)



*August 11, 2010*

*VSCP Update Public Meeting*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update  
2010-2035*

*Written Responses & Thank You Letters  
Public Participation*



*Mail comments to:*

*Supervisor Gary Tofanelli  
891 Mt. Ranch Rd.  
Government Center  
San Andreas, California 95249*

*OR*

*E-Mail to: [gtofa@yahoo.com](mailto:gtofa@yahoo.com)*

*Public Meeting discussing the Valley Springs  
Community Plan Draft and Cosgrove Creek will be  
held August 11, 2010, 7 PM, at the Jenny Lind  
Veterans Memorial Building, 189 Pine Street,  
Valley Springs.*

*We would like to hear your comments and  
concerns.*

*All comments are reviewed and evaluated.*

*Thank You  
Valley Springs Community Plan  
Committee*

*Written Comments Received*

*8-11-2010 Public Meeting*

- 1. Joe Bechelli*
- 2. Richard Stockton*
- 3. Franziska Schabram*
- 4. Lew Mayhew, Keep it Rural*
- 5. M. Zeller, Grant writer, MVS.com*

*8-11-2010 E-mails*

- 6. Michael Siligo, Foothill Fire*
- 7. C. Jackson, Vice President: MVS.com*
- 8. Colleen Platt, Secretary: MVS.com*

*Responses to Written Comments*  
*Public Meeting Aug. 11, 2010*  
*Valley Springs Community Plan Citizens Committee*

*District 1*

*Joe Bechelli*

*Richard Stockton*

*Franziska Schabram*

*Michael Siligo*

*C. Jackson*

*Colleen Platt*

*Lew Mayhew*

*M. Zeller*

## *Responses to Written Comments*

*Public Meeting Aug. 11, 2010*

*Valley Springs Community Plan Citizens Committee*

*District 1 Supervisor Tofanelli*

- | <i>Name</i>                  | <i>Address</i>  |
|------------------------------|---|
| <i>1. Joe Bechelli</i>       | <i>15 St. Andrews Road<br/>Valley Springs, Ca 95252</i>                             |
| <i>2. Richard Stockton</i>   | <i>167 St. Andrews Road<br/>Valley Springs, Ca 95252</i>                            |
| <i>3. Franziska Schabram</i> | <i>3206 Gillam<br/>Valley Springs, Ca 95252</i>                                     |
| <i>4. Michael Siligo</i>     | <i>Foothill Fire Protection Dist.<br/>3255 Helisma Rd.<br/>Burson, Ca 95225</i>     |
| <i>5. C. Jackson</i>         | <i>P.O. Box 43<br/>e-mail:<br/>cathrynjackson@comcast.net<br/>Wallace, Ca 95254</i> |
| <i>6. Colleen Platt</i>      | <i>No Mailing<br/>e-mail: MyValleySprings.com</i>                                   |
| <i>7. Lew Mayhew</i>         | <i>P.O. Box 746<br/>Burson, Ca 95225</i>  |
| <i>8. M. Zeller</i>          | <i>No e-mail given<br/>No return mailing<br/>No signature</i>                       |

*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Joe Bechelli  
15 St. Andrews Road  
Valley Springs, Ca 95252  
Aug. 13, 2010*

*Dear Joe :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Citizens Committee*

*Public Meeting – Aug. 11, 2010*

*District 1 Supervisor Gary Tofanelli*

*Meeting Held: 7PM, Veterans Memorial Bldg.*

*Valley Springs, Ca 95252*

*Written Response to the Public Meeting 8-11-10*

*Joe Bechelli*

*15 St. Andrews Rd.*

*Valley Springs, Ca 95252*

*Question No. 1*

*We want walking and bicycle paths. The 2/3 vote idea is not the answer to excessive spending.*

*Answer No. 1*

*Your concern for walking and bicycle paths has been received. However, there is an issue of property rights, proper notification and full disclosure when presenting those projects to private land owners.*

*New developments can incorporate those trails into their project. However, established areas are more difficult to agree that these trails are of a benefit to their community areas. An example: Rancho Calaveras had approximately 40 miles of equestrian, vehicular and pedestrian trails. A vote was taken by the property owners and they abolished the trails due to incidents of burglary, dogs running loose, noise from motorized vehicles (dirt bikes) intrusion of private property and destruction of fences and liability concerns. The argument would be “not in my back yard”.*

*The idea of the free grant money is troublesome also. Some come with specific conditions that may jeopardize property rights. It will take time to negotiate and consider all the factors so that these projects you request are available in the future to the public.*

*An alternative would be to enjoy the many walking, bicycle and equestrian trails at New Hogan Reservoir, Camanche Lake, Coast to Crest Trail. There is also a nature trail at the Jenny Lind Memorial Park in Valley Springs.*

*These facilities offer, safe, scenic trails for public use.*



*The 2/3 vote assures that the people within the Valley Springs Community boundaries are not only notified but approve of how their community is planned and changed in the future, will be included in full disclosure and will know when grant money is used and what those conditions are so they will be assured that their property rights will not be in jeopardy.*

*Case in point: A four way stop and a bike trail that was installed without adequate public notification. The Valley Springs homeowners in that location were not informed, asked for public input, or had they been solicited for the improvement. The project upset the community.*

*End*

8-11-10  
Public Meeting

Please make your comments or  
recommendations under your:

Name

Address

Phone

Joe Dechelli

15 St. Andrews Rd

772-3681

We want walking + bicycle  
paths. The  $\frac{2}{3}$  vote idea is  
not the answer to excessive  
spending.

*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Richard Stockton  
167 St. Andrews Road  
Valley Springs, Ca 95252  
Aug. 13, 2010*

*Dear Richard :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @  
gtofa@yahoo.com or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Citizens Committee.*

*Public Meeting - Aug. 11, 2010*

*District 1 Supervisor Gary Tofanelli*

*Meeting Held: 7PM – Veterans Memorial Bldg.  
Valley Springs, Ca 95252*

*Richard Stockton  
167 St. Andrews Rd.  
Valley Springs, Ca 95252*

*Comment:*

*Go the route through Ponte's to Lime Creek.*

*Answer:*

*That appears to be the most logical route for a by-pass.*

Please make your comments or  
recommendations under your:

Name

Address

Phone

Dwight Stedman 1675 Andrews Rd 772-3158

(A) Go the route through Pontie's  
to Lime Creek

*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Mrs. Franziska Schabram  
3206 Gillam  
Valley Springs, Ca 95252  
Aug. 13, 2010*

*Dear Franziska :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Citizens Committee*

*Public Meeting - Aug. 11, 2010*

*District 1 Supervisor Gary Tofanelli*

*Meeting Held: 7PM- Veterans Memorial Bldg.  
Valley Springs, Ca 95252*

*Franziska Schabram*

*3206 Gillam*

*Valley Springs, Ca 95252*

*Comment:*

*Terrific job putting the draft together.*

*Answer:*

*Thank you!*

Please make your comments or recommendations under your:

Name

Address

Phone

<i>Tranziska Schabovarr</i>	<i>3206 Gilliam Valley Springs, CA 95252</i>	<i>209-419-1811</i>
-----------------------------	--	---------------------

*Terrific job putting the draft together.*



## *Valley Springs Community Plan Update*

### *Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli*

*Gene Quarton - P.O. Box 191*

*Valley Springs, California 95252*

*Michael D. Siligo*

*Fire Chief, Foothill Fire Protection District*

*3255 Helisma Rd.*

*Burson, Ca 95225*

*Aug. 13, 2010*

*Dear Michael :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

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etofa@yahoo.com or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Citizens Committee  
Public Meeting – Aug. 11, 2010*

*District 1 Supervisor Gary Tofanelli  
Meeting Held: 7 PM, Veterans Memorial Bldg.  
Valley Springs, Ca 95252*

*Written Responses - 8-11-10 Public Meeting*

*E-Mail 8-9-2010/ 3:16 PM*

*To: Gary Tofanelli  
Calaveras County  
Supervisor District 1*

*From: Michael D. Siligo  
Fire Chief  
Foothill Fire Protection District*

*Question: No. 1*

*Having read your proposal I am generally surprised not to see more said for public safety, specifically local fire protection.*

*On page 51 it states that "County shall provide Law Enforcement and Fire Departments". Is this a proposed change, back to County Fire?*

*Answer: No. 1*

*No, It is not a change back to County Fire.*

*The Valley Springs Community Plan is in draft form.*

*You may recall our telephone conversation asking for information regarding Foothill Fire so that we could provide more data. A full page(page 38) has been added covering Foothill Fire Protection District and a map( page 38A) of the district boundaries. Page 37 was also added covering CALFIRE.*

*Question No. 2*

*Secondly, on page 18 the only reference to Foothill Fire is that a fire station is located across from the Mar Val shopping center. I think if we are trying to give the public an entire vision of a plan we need to give all details, for instance, both fire agencies in the western portion of the County are volunteer agencies.*

*Answer No. 2 Refer to answer number one.*

*Foothill Fire Protection District  
M. Siligo  
Fire Chief*

*Question No. 3*

*Lastly, the purposed zoning on both maps place "industrial" right smack in the middle of residential neighborhoods. Some industrial activity can be very dangerous to public health, just a simple storage warehouse full of swimming pool chemicals could be a disaster waiting to happen. We expect this type of scenario in Toyon because these types of industrial business' are already established there. I have this horrible feeling that the County doesn't place an importance on fire prevention.*

*Answer No. 3*

*The proposed Industrial zoning you have referred to was not proposed by this Citizens Committee or is in our authority to do so.*

*It has been existing zoning since 1974, the land use has not changed, and the zoning in that area has not been challenged for over 36 years.*

*Whether in the Valley Springs Community Plan or in the Calaveras County General Plan the zoning will not change.*

*In the future, if development should occur, you will be notified with a "Will Serve" letter and have an opportunity to make your concerns known at that time regarding any fire prevention matter.*

*End*

Hi, RONALD Sign Out All-New Mail Help

at&t Mail

Profile

Updates

Yahoo! Account info

You are signed in as: ronald\_randall@sb...

Search

Web Search

Find American Airlines Lowest Fares at AA.com

AmericanAirlines

Mail Contacts Calendar Notepad

What's New? Mobile Mail Options

Check Mail New

Mail Search

Try the new att.net Mail

769 view your a...

Settings | Next | Back to messages

Mark as Unread | Print

Delete Reply Forward Spam Move...

FW: Comm. Plan - Public Safety

Thursday, August 12, 2010 12:30 PM

From: "gary tofanelli" <gtofa@yahoo.com>
To: "ron randal" <ronald\_randall@sbcglobal.net>

Ron;
Per our conversation

Gary Tofanelli
Port City Steel
209 948 2042 ph
209 948 2070 fax

— On Thu, 8/12/10, Gary Tofanelli <gtofanelli@co.calaveras.ca.us> wrote:

From: Gary Tofanelli <gtofanelli@co.calaveras.ca.us>
Subject: FW: Comm. Plan - Public Safety
To: "gtofa@yahoo.com" <gtofa@yahoo.com>
Date: Thursday, August 12, 2010, 6:50 PM

Gary Tofanelli
Calaveras County
Supervisor District 1 [https://cccexch1.co.calaveras.ca.us/owa/6.1.393.1/i/ames/base/clear.cif]

From: chief@foothillfire.org [chief@foothillfire.org]
Sent: Monday, August 09, 2010 3:16 PM
To: Gary Tofanelli
Subject: Comm. Plan - Public Safety

Having read your proposal I am generally surprised not to see more said for public safety, specifically local fire protection. On page 51 it states that "County shall provide Law Enforcement and Fire Departments." Is this a proposed change, back to County Fire? Secondly, on page 18 the only reference to Foothill Fire is that a fire station is located across from the MarVal shopping center. I think if we are trying to give the public an entire vision of a plan we need to give all details, for instance, both fire agencies in the western portion of the County are volunteer agencies.

Lastly, the purposed zoning on both maps place "industrial" right smack in the middle of residential neighborhoods. Some industrial activity can be very dangerous to public health, just a simple storage warehouse full of swimming pool chemicals could be a disaster waiting to happen. We expect this type of scenario in Toyon because these types of industrial business' are already established there. I have this horrible feeling that the County doesn't place an importance on fire prevention.

My original email was suppose to go to draft, not to be sent. Sorry.
Michael D. Silgo
Fire Chief
Foothill Fire Protection District

+++++

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by

## *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*C. Jackson*

*[cathrynjackson@comcast.com](mailto:cathrynjackson@comcast.com)*

*P.O. Box 43*

*Wallace, California 95254*

*Aug. 13, 2010*

*Comment letter was e-mailed/ not signed.*

*Dear Cathryn :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

# *Valley Springs Community Plan Update*

## *Citizens Committee*

*Formed by Supervisor District 1, Gary Tofanelli  
Gene Quarton, P.O. Box 191  
Valley Springs, California 95252*

*Public Response, Written Comments for the 8-11-10 Public Meeting*

*Cathryn Jackson (Vice President, MVS.com)  
cathrynjackson@comcast.net  
P.O. Box 43  
Wallace, Ca 95254*

*Supervisor Gary Tofanelli;  
Thank you for this opportunity to respond. Attached are my comments. It is not my intention to kill this effort, only to protect what's best for Valley Springs.*

*Respectfully,*

*Cathryn Jackson (one voice)*

***Comments on the Tofanelli Valley Springs Community Plan Update  
2010-2035***

*BOS and Planning Dept.*

*Submitted by Cathryn Jackson, resident of Wallace, Ca*

***Note: This is the second written comment letter submitted.***

***C. Jackson: Vice President of the MVS.com/ project partner/Sub recipient Caltrans grant***

### ***Question No. 1***

*Section 3: Profile; Development and Planning History page 7*

*The last paragraph **implies** that the Board of Supervisors on August 24, 2007 endorsed a Valley Springs Community Plan Update to be done simultaneously with the current Calaveras General Plan Update and "would be included in the final EIR. The VSCP update proceeded and will be completed in 2010."*

*C.Jackson comment:*

*This is not the VSCP the Board of Directors (Supervisors?) later endorsed as partners in the CCOG Cal-Trans Grant to go forward in developing a*

*Community Plan.*

*C. Jackson (Continued) 8-11-10 Written Comments  
P.O. Box 43  
Wallace, Ca 95254*

***Question No. 1 A***

*This paragraph is misleading and deceptive as seen in the misstatement that the BOS directed Supervisor to do what he did. "Since the BOD (BOS?) directed Supervisor Tofanelli to develop a plan for Valley Springs through a few appointed (volunteer) members from special interest groups. . . .". The Board continued the May 4<sup>th</sup> map discussion to give Tofanelli time to "refine" the COG land use map. They never directed him to "develop a plan for Valley Springs", nor to create new boundaries, or create a committee. He did so on his own.*

***Answer No. 1***

*Section 3: Profile Development and Planning History page 7  
The last paragraph was information from Aug. 24, 2007, Valley Springs News regarding a meeting at the San Andreas Town Hall. The entire news article is printed below. It was information as to when the BOS had decided to allow the update of the Valley Springs Community Plan. For the Citizens Committee it was a reference for the start or beginning of the VSCP Update project. The starting point.*

*VSNews, Friday, August 24, 2007*

*Community members working on updating the Valley Springs Community Plan will be able to proceed, but with limited support from the county.*

*That was the decision of the Board of Supervisors during a meeting at the San Andreas Town Hall Tuesday.*

*The Board said the Valley Springs plan, along with a few others, can be done simultaneously with the current General Plan update and will be included in the final Environmental Impact Report.*

*However, the county doesn't have the staff to help with creating the individual plans. This all could change with a pending grant and with final budget hearings in September.*

*In the meantime, the county will offer limited services, such as GIS mapping and web services. Nearly 100 residents showed up to the meeting.*

*Joyce Techel, board president of MyValleySprings.com, says the current Valley Springs plan is 30 years old and only five pages long. After the board's decision, Techel said, "As long as we can move forward, I'm pleased."*

C. Jackson (Continued) 8-11-10 Written Comments

Wallace, Ca 95254

VSNews Aug. 24, 2007 (Cont.)

*Other communities selected to move forward with their plans were Copperopolis, San Andreas and the West Point area.*

*Supervisor Tom Tryon told residents that if for some reason the individual plans take longer than the General Plan Update process, they would be dropped from the EIR. End.*

*You may want to contact the VSNews if you think the article implies or has implications of a deceptive manner. The article was not written by the Citizens Committee.*

*The Caltrans Fund Transfer Agreement (FTA) dated and signed by CCOG on Jan. 31, 2009 is an agreement to implement "Rural Smart Growth" Community Based Plan for Valley Springs, subject to the terms and conditions of the FTA. (Grant of \$204,648.) Within that document is a Project Timeline Chart for Fiscal year 2008-2009- Caltrans.*

*According to the chart the draft and final 40 + plan on the Timeline chart/ Copies of presentations, agendas, participant lists and minutes from meetings were deliverable by July 2010. We believe that Caltrans has extended those deadlines.*

*Note: The effective date of the FTA is Jan. 31, 2009 signed by CCOG(Agency)Executive Director Tim McSorley which was an agreement to accept the grant money and to implement the project based on those agreed terms and conditions. The first public workshop was advertised May 28, 2009.(4 months later) The grant had been accepted, the FTA signed 4 months prior to public review or full disclosure and long before any public hearings were held to obtain public buy-in about rural smart growth.*

*Where was the public participation? These decisions were predetermined. The grant stipulates participation by a group representing land owners to serve as a project partner. This group does not exist, thus omitting proper representation from the land owners. The 23 member Stakeholder Advisory Group are not to be confused with the group still needed to represent the property owners in a project partner capacity.*

*As a result, the public felt betrayed and the integrity of the public process our highest concern, was taken advantage of.*



C.Jackson (Continued)  
P.O. Box 43  
Wallace, Ca 95254

8-11-10 Written Comments

**Answer No. 1 A**

*We apologize on this paragraph. We have no idea what your quoting. We can shed some light on the issues you refer to although confusing. These land use changes and proposed future projects and Community Plans will all come under the EIR of the proposed Calaveras County General Plan. You can understand why these community plans are an issue with the Planning Dept. to be completed on time. ( So that they do not delay the General Plan Update). If the Community Plans are not completed, they will be dropped.*

*We don't think we have to explain the economic crisis and the lack of jobs and the declining population in Calaveras County. We believe the theory was to streamline the EIR process through the General Plan to allow business an incentive to relocate and develop in Calaveras County.*

*Supervisor Tofanelli, members of the Board, Planning Dept. were not accepting the Caltrans funded CCOG Land Use Map in it's present form. It was not supported by the public or landowners. The Board gave Supervisor Tofanelli a few weeks to see if he could salvage the VSCP Land Use Map. Tofanelli invited a member from each group represented at that particular public meeting to participate in an advisory committee to help with the VSCP Update and Land Use Map.*

*Joyce Techel, MyValleySprings.com was invited and part of the group. The Caltrans Rep Mike Robinson was also there with planning staff and CCOG, Executive Director Tim McSorley, Tyler Sommersett, Supervisor Tofanelli and the invited members and two others that attended because of their concerns.*

*Techel is an active member and working project partner of the Caltrans funded VSCP and would be using grant funded information and data to benefit another competing committee and would undermine the intent of the grant and contract.*

*Joyce Techel resigned from the committee. The CCOG and Caltrans representatives didn't return to the meetings.*

*Supervisor Tofanelli started with the existing Plan Map.*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, California 95254  
8-11-10 Written Comments*

*The Board of Supervisors accepted the Citizens Committee Land Use Map as the "Preferred Land Use Map" by a 4-1 majority vote. They also accepted the Caltrans funded CCOG Land Use Map as an Alternative.*

*We would like to remind you that Supervisor Tofanelli is the elected representative and Supervisor of District One. The board members supported him. The Citizens Committee has worked diligently without funding to update the VS CP. These are people that have lived in Valley Springs for generations, new residents and business owners. Supervisor Tofanelli asked the Tax Payer Association and the Constitutional Advocate to join the Committee. They do not live in Valley Springs.*

*Anyone can write a plan and bring it to the Board of Supervisors. That has been common knowledge throughout this process and Supervisor Tofanelli has told the public that many times.*

*We hope that clarifies the issue for you, if not you can e-mail or write again with your concerns.*

***Question No. 3***

***Section 5: Land Use Map***

***Q. 3-A***

*The May 27<sup>th</sup> VS Preferred Map depicts considerable increase in the Commercial, Commercial-Recreation areas as well as the Mixed Use when compared to the VS Alternative Map, all condensed into a **640 acre boundary.***

***Q. 3 B***

*A table breakout of how many acres are dedicated to each Land Use Designation would be helpful towards VS residents understanding what build out population would look like and if a job/housing balance will fit the design. Such a read out would likely suggest that the May 27<sup>th</sup> map is Alternative C, with the 150% increase over Alternative B Map. The EIR would cost less only to find an unrealistic plan.*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, Ca 95254  
8-11-10 Written Comments*

***Answer 3-A***

*The Citizens Committee is not comparing the Alternative Map with the Preferred Map.*

***Answer 3-B***

*Thank you for the information.*

***Question No. 4***

*Two of the 6 areas identified as Commercial are in separated areas without public water and sewer with scattered private wells and septic tanks between them. A VSPUD public service area is not identified on the Lime Creek Commercial map. This could result in isolated and poorly planned sprawl.*

***Answer No. 4***

*There are two public utility districts identified on the preferred map. CCWD covers the entire county except for existing areas where existing utility districts have a sphere of influence designated by LAFCO. (Local Agency Formation Commission). The areas would be served by CCWD and they, like all projects, would require a "Will Serve Letter."*

***Question No. 5***

*Inclusion of the VSPUD sphere of influence along with the number of active connections leaves out the fact that they have only 20 sewer connections left creating a large and inefficient financial burden on developers to serve these areas.*

***Answer No. 5***

*Section 6: Policies and Programs, Public Facilities and Services  
Goal No. 4, Policy and Implementation (page 70)  
Refer Letter from VSPUD, in the VSCP under VSPUD starting  
at page 24.*

*C. Jackson (Continued)  
Wallace, Ca 95254  
8-11-10 Written Comments*

***Question No. 6***

*Document why part of AD604 was truncated when south and west of Hogan Dam Road is where CCWD infrastructure can best support higher densities and allow walkable, mixed use township that better preserves the rural town character.*

***Answer No. 6***

*AD604 is a large district and the boundary is designated on page 32. The map shows the entire AD604 service area. A Partial of AD604 is within the Valley Springs Community boundary. Inclusion of the remainder of AD604 into the Preferred Land Use Map and into the Valley Springs Community Plan Update would add approximately 400 acres. The rural, planned subdivision AD604 made no request or solicited inclusion into the Valley Springs Community Plan. They could apply for their own Community Center or Special Plan.*

***Question No. 7***

- I. The inclusion of Map E boundary in Section 6 is confusing and adds nothing to the plan.  
If it is meant to justify why La Contenta and Gold Creek, and part of AD604 were excluded, there is no documentation, surveys or public vetting to satisfy such action.*

***Answer No. 7-1***

*La Contenta, Gold Creek, AD604 have not asked for inclusion or do they appear to be interested in becoming part of the VSCP Update. They were never included in the existing 1974-1994 VSCP. Valley Springs wants to remain as they are. The inclusion of those planned, built out subdivisions would not be of any value for a community plan planning for the future growth of it's community. And of greatest concern to the local townspeople is that the planned subdivisions would make them a minority in their Valley Springs Community.*

*The Valley Springs Ballot Vote and Survey used Map E because it was the existing 1974-1994 VSCP Boundary identical to the maps on pages 28-29 only in color. It was included (Pages 76-79) to indicate the public participation and the direction and concerns of the Valley Springs townspeople, who had never been contacted regarding the VSCP update.*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, Ca 95254  
8-11-10 Written Comments*

***Question 7-2***

*Even more profound is the survey of 217 supposedly Valley Springs residents out of a 557 current population saying that 94% of those surveyed desire Map E and further reject the dictates of "rural smart growth".*

***Answer 7-2***

*Refer to the results of the Valley Springs ballot vote and survey in Answer No. 7-1. The results have been documented and are a matter of public record.*

***Question 7-3***

*The main tenant of smart growth is to condense more of everything into smaller boundaries. The Preferred map does exactly that and appears diametrically opposed to the alleged will of the Valley Springs people.*

***Answer 7-3***

*Existing property owner's desires were left alone.*

***Question No. 8***

*Explain how 8 people, not all Valley Springs residents, on a County elected Supervisor-led volunteer ad hoc group can call this a Community Plan?*

*In fact a cursory reading of the plan once the political and ideological parts have been removed is no more than the county's own plan for a General Plan Update applied to a Regional Community Center designation.*

***Answer No. 8***

*It's called a Valley Springs Community Plan Update.  
There are 9 people, ten counting Supervisor Tofanelli.*

*An Advisory Committee makes recommendations. Supervisors review and make decisions based on the information presented.*

*C. Jackson (Continued) 8-11-10 Written Comments  
P.O. Box 43  
Jackson, Ca 95254*

***Question No. 9***

*The Land Use section when compared to the barren Circulation section shows no local improvement needs identified in this plan. The conclusion for this commentator is that you have no more than a tool that can be used to build consensus in the Valley Springs community.*

***Answer No. 9***

*Pages 61 and 62*

*This VSCP is a plan for the future that will not infringe on property rights. A plan for growth that the community and landowners can agree on.*

***Question No. 10***

*What is unique to the VSCP are those issues and Implementation Programs which usurp the county elected officials right to determine how and what it will fund. All Programs lack standards, timelines, measurable outcomes, and sources for funding.*

***Answer No. 10***

*The VSCP is unique. The community is surrounded by thousands of acres of open space and public lands. The Tri-Dam area is full of recreational opportunities.*

*People live here for the rural lifestyle and the recreational amenities.*

*The protection of property rights, the support of the Constitution of the United States, and the ability of the Valley Springs Community to make their own decisions regarding their Community Plan and their future is a vital community concern and function.*

*The County elected officials work for the taxpayers. The voting public wants to know how and where money is being spent.*

***Question No. 11***

*Reference: Section 6, Land Use Goal 1. The Policy and Implementation on page 35 are unclear as to what is meant by notification to all VS citizens by first class mail of "any changes".*

*C. Jackson (Continued) 8-11-10 Written Comments*

*P.O. Box 43*

*Wallace, Ca 95254*

*Ample notification procedures are already in place for notification of any affected parcel and landowners, along with county websites in the planning department and pre-posted agendas for Board of Supervisors and Planning Commission meetings. No mitigation is offered to compensate the staff burden of time, expense and delay this would cost. What responsibility rest on residents to stay informed? It reads like the citizenry wish to undermine the responsibilities and purview of official business of their county government.*

***Answer No. 11***

*It's the protection of Property Rights. There are many homeowners that do not have computers. The web sites would not be appropriate.*

*Newspapers are not read like they used to be. Many cannot afford to subscribe to newspapers.*

*Case in point: Western Calaveras County was not notified regarding the grant application, signing the FTA, no full disclosure, no notification, no open meetings. The landowners were uninformed because no one had notified them and they found themselves unknowingly in the proposed "Greater" VSCP boundaries. Had we been mailed a notice all landowners would have known that their land had been included within the VSCP boundaries.*

*Mitigation to compensate for staff time is not necessary. The landowners are the taxpayers, we are entitled to service. Notification by mail isn't going to undermine official county business. It certainly hasn't effected the ability for our property taxes to be mailed out?*

*Our lands are the largest investment most families will ever make and to assure that that investment is not jeopardized by a grant with unknown conditions that may obligate and change development policy in the area, in the community or in your neighborhood is the right of every land owner to be notified of full disclosure. Those decisions are the right of the property owner.*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, California*

*8-11-10 Written Comments*

***Answers No. 11 (Continued)***

*Any changes refer to the Policy under Land Use Goal 1 which references existing zoning and the 2010 Land Use Map and the following Policy and Implementation on page 57.*

*This is one way we can maintain our rural, country lifestyle by making our own decisions, keeping our community identity and staying informed as requested.*

***Question No. 12***

*Reference: Land Use Goal 3, Implementation strategy on page 36 request the county to remove regulatory obstacles to property owners wishing to provide Open Space, and agricultural property. What regulations and obstacles?*

***Question 12-1*** *Again, in Goal 5 the plan suggest that the county only Preserve wildlife corridors in the Tri-Dam Reservoir areas. The county must bow to endangered species state and federal laws. What landowners are attempting an end run around the laws on this?*

***Answer No. 12***

*As discussed during the 8-11-10 public meeting, one of the regulations requires \$2,000. in income in order to qualify for a Williamson Act and Agricultural Preserve contract plus there is considerable paper work to comply.*

*If the county could and would adopt an open space element this would eliminate much of the paper work. It also could keep open space on a voluntary basis without condemnation and outright purchase.*

***Answer 12-1***

*We all have to follow county, state and federal laws.*

*We state that we Encourage, Support and Recognize those areas on Public lands and areas designated on the VSCP Land Use Map.*



**Question No. 13**

*Reference: Land Use Goal 4 Policy requires written notification to all residents BEFORE grants can even be applied for, and public meetings to move forward. Yet grants along with other funding sources have always been under the purview of county and city government. Even plans for Hiking and Bike Trails require a 2/3 citizens vote. The intent to limit and distrust government is not a community plan, but rather a political statement that at most belongs in their Mission Statement. The county cannot accept this without paralyzing themselves. This is not how you limit government. This is how government can go broke.*

**Answer No. 13**

*This Citizens Committee does not have a mission statement. However, there is a Vision statement on page 5 which states, " We support the Constitution of the United States of America and the right to life , liberty and property."*

*Any shift in land use patterns should be steeped in Board policy. This growth planning effort was undermining the public process and the authority of the Board of Supervisors. The landowners had no group representing them as stipulated in the grant application as a project partner. And left the public/landowners at a disadvantage without representation which contradicted the conditions of the grant.*

*The Valley Springs public brought this to the attention of the BOS and many other issues related to the VSCP Update and the Caltrans grant.*

*The Citizens Committee was formed and are presently updating the VSCP. Protecting our property and constitutional rights for the future and next generation.*

**Question No. 14**

*Reference: Traffic/Circulation, Section 6: All policies, goals and Implementation are restatements of either what the county already is doing or intends to do in the GPU. While attempting to dictate to Cal-Trans and the county, the plan is devoid of any specific information that leads the county to know where there are unsafe congested conditions or where it*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, Ca 95254  
8-11-10 Written Comments*

***Question No. 14 (Continued)***

*would be safe to put Park and Ride areas. Future build out population and statistic have yet to be done, so no determination as to how traffic can best be accommodated inside the VSCP boundaries exists.*

***Answer No. 14***

*We have addressed the traffic congestion issue and others in Section 6, Transportation/Circulation, pages 61-62, Goals 1,2 and 3.*

*The GPU EIR would evaluate these concerns regarding the statistics on build out and related traffic flow. This was addressed in Goal 3, page 62. Thank you for your observations .*

***Question No. 15***

***Question 15-1***

*In summary the VSCP offers little value to the county, with incomplete information and requests that are illegal and undoable, along with a "Minority Report" submitted on May 27<sup>th</sup> that became the fulcrum for the Tofanelli committee work going forward.*

***Answer No. 15-1***

*We are unaware of any issue that is not doable or is illegal within our proposal. If it is, it will be removed. We can formulate contingency plans.*

***Question 15-2***

*Since the BOD (BOS?) directed Supervisor Tofanelli to develop a plan for Valley Springs thorough ( through) a few members from special interest groups, it seems an oxymoron to call it a Community Plan at all.*

*C. Jackson (Continued) 8-11-10 Written Comments  
P.O. Box 43  
Wallace, Ca 95254*

***Answer 15-2***  
*Statement.*

***Question 15-3***  
*The Issues do reflect prior areas identified by 2008-2009 townhall meetings, but Goals and Policies appear as a list of tongue-in-cheek checking of the boxes already identified as county plans in the GPU, and/or accepted elements.*

***Answer 15-3***  
*Statement.*

***Question 15-4***

*Public consensus documentation is not presence (present?)*

***Answer 15-4***  
*The Valley Springs survey and ballot voted 205 to 12 to remove La Contenta, Gold Creek Estates and AD 604(partial) and to return the VSCP boundary back to the existing 1974-1994 boundaries are documented and a matter of record with the BOS turned in on April 13, 2010 by Gene Quarton. The 627 signatures on petitions delivered to the BOS on 12-15-09  
By Ed Anderson.*

*The Rancho Straw ballot of 578 signatures to exclude Rancho from the VSCP are a matter of record and documented and delivered to the BOS and CCOG by Mike Wietrick and Micki Parks.*

*The CCOG ballot vote Feb. 23, 2010 of 371 Rancho residents is also a matter of record and successfully removed Rancho from the VSCP boundaries.*

*The above documentation can be included within the plan, however it is a matter of record and can be obtained through the BOS.*

*C. Jackson (Continued)  
P.O. Box 43  
Wallace, Ca 9525*

*8-11-10 Written Comments*

***Question 15-5***

*The Goals and Policies need to be worked through by identifying only those policies and programs locally unique and characteristic of specific roads and locations inside the map boundaries if the VSCP is to be useful for U-Plan and EIR analysis.*

***Answer 15-5***

*Thank you for your observations and recommendations.*

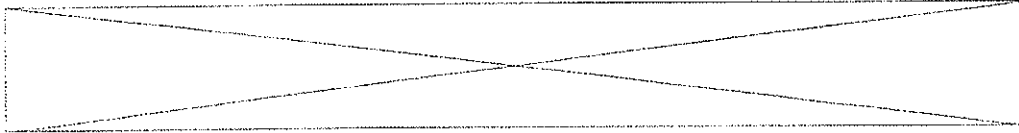
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1 Fw: Comments: Tofanelli Valley Springs Community Plan

Friday, August 13, 2010 7:30 AM

From: "gary tofanelli" <gtofa@yahoo.com>

To: "ron randall" <ronald\_randall@sbcglobal.net>

1 File (36KB)



Comment:

P.O. Box 43  
Wasco, Ca 95254

----- Forwarded Message -----

From: "cathrynjackson@comcast.net" <cathrynjackson@comcast.net>

To: gtofa@yahoo.com; callaway <merita@comcast.net>; tyron <ttryon@co.calaveras.ca.us>; thomas <rthos2020@caltel.com>; wilinsky <sph@volcano.net>

Cc: George White <gwhite@co.calaveras.ca.us>; Brenda Gillarde <bgillarde@co.calaveras.ca.us>

Sent: Wed, August 11, 2010 8:38:38 AM

Subject: Comments: Tofanelli Valley Springs Community Plan

Supervisor Gary Tofanelli,

Thank you for this opportunity to respond. Attached are my comments. It is not my intention to kill this effort, only to protect what's best for Valley Springs.

Respectfully,  
Cathryn Jackson (one voice)

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**Comments on the Tofanelli Valley Springs Community Plan Update 2010-2035**

**BOS & Planning Dept.**

**Submitted by Cathryn Jackson, resident of Wallace, CA**

**Section 3: Profile; Development and Planning History page 7**

The last paragraph implies that the Board of Supervisors on August 24, 2007 endorsed a Valley Springs Community Plan Update to be done simultaneously with the current Calaveras General Plan Update and "would be included in the final EIR. The VSCP update proceeded and will be completed in 2010." This is not the VSCP the Board of Directors later endorsed as partners in the CCOG Cal-Trans Grant to go forward in developing a Community Plan.

This paragraph is misleading and deceptive as seen in the misstatement that the BOS directed Supervisor to do what he did. "Since the BOD directed Supervisor Tofanelli to develop a plan for Valley Springs through a few appointed (volunteer) members from special interest groups...." The Board continued the May 4<sup>th</sup> map discussion to give Tofanelli time to "refine" the COG land use map. They never directed him to "develop a plan for Valley Springs", nor to create new boundaries, or create a committee. He did so on his own.

**Section 5: Land Use Map**

The May 27<sup>th</sup> VS Preferred Map depicts considerable increase in the Commercial, Commercial-Recreation areas as well as the Mixed Use when compared to the VS Alternative Map, all condensed into a 640 acre boundary. A table breakout of how many acres are dedicated to each Land Use Designation would be helpful towards VS residents understanding what build out population would look like and if a job/housing balance will fit the design. Such a read out would likely suggest that the May 27<sup>th</sup> map is Alternative C, with the 150% increase over Alternative B map. The EIR would cost less only to find an unrealistic plan.

Two of the 6 areas identified as Commercial are in separated areas without public water and sewer with scattered private wells and septic tanks between them. A VSPUD public service area is not identified on the Lime Creek Commercial map. This could result in isolated and poorly planned sprawl.

Inclusion of the VSPUD sphere of influence along with the number of active connections leaves out the fact that they have only 20 sewer connections left creating a large and inefficient financial burden on developers to serve these areas.

Document why part of AD604 was truncated when south and west of Hogan Dam Road is where CCWD infrastructure can best support higher densities, and allow walkable, mixed use township that better preserves the rural town

character.

The inclusion of Map E boundary in Section 6 is confusing and adds nothing to the plan. If it is meant to justify why La Contenta and Gold Creek, and part of AD604 were excluded, there is no documentation, surveys or public vetting to satisfy such action. Even more profound is the survey of 217 supposedly Valley Springs residents out of a 557 current population saying that 94 % of those surveyed desire Map E and further reject the dictates of "rural smart growth". The main tenant of smart growth is to condense more of everything into smaller boundaries. The Preferred map does exactly that and appears diametrically opposed to the alleged will of the Valley Springs people. Explain how 8 people, not all Valley Springs residents, on a County elected Supervisor-led volunteer ad hoc group can call this a Community Plan. In fact a cursory reading of the plan once the political and ideological parts have been removed is no more than the county's own plan for a General Plan Update applied to a Regional Community Center designation.

The Land Use section when compared to the barren Circulation section shows no local improvement needs identified in this plan. The conclusion for this commentor is that you have no more than a tool that can be used to build consensus in the Valley Springs community.

**COMPARISON OF Section 4 VSCP ISSUES, pages 21 – 27 to Section 6, POLICIES & PROGRAMS, PAGES 35 – 52 and VSCP Survey and Vote:**

**There is neither consistency nor integration between the ISSUES and POLICIES & PROGRAMS.**

**In fact, of the 21 Issues and 27 Policies, only two could be found that are germane and specific to the community of Valley Springs. An overview will show that these issues and policies are common-wide to the county, already codified in county, state and federal law and would have been applied with nothing but the Preferred Map to go by.**

**What is unique to the VSCP are those issues and Implementation Programs which usurp the county elected officials right to determine how and what it will fund. All Programs lack standards, timelines, measurable outcomes, and sources for funding.**

Reference: Section 6, Land Use Goal 1. The Policy and Implementation on page 35 are unclear as to what is meant by notification to all VS citizens by first class mail of "any changes". Ample notification procedures are already in place for notification of any affected parcel and landowners, along with county websites in the planning department and pre-posted agendas for Board of Supervisors and Planning Commissioner meetings. No mitigation is offered to compensate the staff burden of time, expense and delay this would cost. What responsibility rest on residents to stay informed? It reads like the citizenry wish to undermine the responsibilities and purview of official business of their county government.

Reference: Land Use Goal 3, Implementation strategy on page 36 request the county to remove regulatory obstacles to property owners wishing to provide Open Space, and agricultural property. What regulations and obstacles? Again in Goal 5 the plan suggest that the county only preserve wildlife corridors in the Tri-Dam Reservoir areas. The county must bow to endangered species state and federal laws. What landowners are attempting an end run around the laws on this?

Reference: Land Use Goal 4 Policy requires written notification to all residents BEFORE grants can even be applied for, and public meetings to move forward. Yet grants along with other funding sources have always been under the purview of county and city government. Even plans for Hiking and Bike Trails require a 2/3 citizens vote. The intent to limit and distrust government is not a community plan, but rather a political statement that at most belongs in their Mission Statement. The county cannot accept this without paralyzing themselves. This is not how you limit government. This is how government can go broke.

Reference: Traffic / Circulation, Section 6: All policies, goals and Implementation are restatements of either what the county already is doing or intends to do in the GPU. While attempting to dictate to Cal-Trans and the county, the plan is devoid of any specific information that leads the county to know where there are unsafe congested conditions or where it would be safe to put Park & Ride areas. Future build out population and statistic have yet to be done, so no determination as to how traffic can best be accommodated inside VSCP boundaries exists.

In summary the VSCP offers little value to the county, with incomplete information and requests that are illegal and undoable, along with a "Minority Report" submitted on May 27<sup>th</sup> that became the fulcrum for the Tofanelli committee work going forward. Since the BOD directed Supervisor Tofanelli to develop a plan for Valley Springs thorough a few members from special interest groups, it seems an oxymoron to call it a Community Plan at all. The Issues do reflect prior areas identified by 2008-2009 townhall meetings, but Goals & Policies appear as a list of tongue-in-cheek checking of the boxes already identified as county plans in the GPU, and/or accepted elements. Public consensus documentation is not presence. The Goals & Policies need to be worked through by identifying only those policies and programs locally unique and characteristic of specific roads and locations inside the map boundaries if the VSCP is to be useful for U-Plan and EIR analysis.

Cathryn Jackson  
PO Box 43  
Wallace, CA 95254



*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Colleen Platt*

*MyValleySprings.com*

*Return mailing address was not given*

*Comment letter was not signed*

*Aug. 13, 2010*

*Dear Colleen :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @  
gtofa@yahoo.com or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

# *Valley Springs Community Plan Update*

## *Citizens Committee*

*Formed by Supervisor District 1, Gary Tofanelli  
Gene Quarton, P.O. Box 191  
Valley Springs, California 95252*

*Public Response, Written Comments for the 8-11-10 Public Meeting*

*Colleen Platt  
Secretary: MyValleySprings.com  
No return mailing address  
No signature*

### ***Written Comment:***

*After public requests Saturday July 24, thank you for allowing a 2-week public review and comment period on your "Citizens Committee Draft Valley Springs Community Plan Update." This plan was presented to the public that same day for review and comment.*

*The committee's stated intent was to bring it to the Board 3 days later, allowing only a minimal **5-hour public review and comment period.***

*We appreciate your direction to the committee for a delay. MyValleySprings.com has some initial comments and concerns about the draft plan and map, listed below. Further concerns with the inadequacies of this document will be addressed in more detail during the review period in the County General Plan Update.*

### ***Note:***

***5-hour public review and comment period.***

*Is this a true statement? This is a DRAFT VSCP UPDATE.*

*Written comments will be taken on the FINAL draft as well.*

*There will be at least 8 months to approximately a year until the General Plan and the VSCP are adopted and/ or approved. During this time comments will still be accepted and all comments will be answered by the General Plan Coordinator.*

*The Calaveras County General Plan Update will also have a review period which Ms. Platt admits she will address further concerns during the County General Plan Update on the VSCP Update, Citizens Committee Plan.*

*There is plenty of time to get written comments in and concerns answered.*

Colleen Platt (Continued)

MyValleySprings.com

8-11-10 Written Comments

Comments on the "Citizens Committee Draft Valley Springs Community  
Plan Update 2010-2035"

**Question No. 1**

(1A) Map Boundary has no documentation of community support.

(2B) There is nothing in the plan document showing the basis for choosing  
the old 1974 community plan boundary.

(3C) The VS Community Ballot Vote/Quartern Survey actually documents a  
totally different and much smaller boundary preference (see below  
discussion\* of the Map E boundary chosen in the Quartern survey).

(4D) And even more contradictory to this plan's boundary is the fact that, at  
an incredibly well-attended Valley Springs Community Plan public  
meeting last winter, 317 people voted to include the LaContenta and  
Gold Creek neighborhoods in their community plan boundary  
(February 23, 2010). The 1974 boundary eliminates those Valley  
Springs residents.

**Answer No. 1**

Ms. Platt's interpretation of the VSCP Update Boundary alleges that there is  
no basis for choosing the existing 1974 community boundary and makes the  
assertion based on her opinion that the Quartern vote boundary is a smaller  
boundary preference instead of the existing 1974 Valley Springs Community  
Plan boundary as depicted on Map E.

(1A), (2B) The decision of the Board of Supervisors during a meeting at  
the San Andreas Town Hall said the Valley Springs Plan, along with a  
few others, can be done simultaneously with the current General Plan  
Update and will be included in the final EIR.

The existing VSCP update would proceed but with limited support  
from the county. (VSNews-Fri. Aug. 24, 2007)

The point being made is that the EXISTING VSCP would be updated.

The Citizens Committee reviewed this information and the existing  
1974-75 VSCP. The EXISTING VSCP maps are on pages 28 and 29.  
One map (page 28) an inset to the existing 1974-75 VSCP Boundary  
Map.

Colleen Platt (Continued)  
MyValleySprings.com  
8-11-10 Written Comments

*The August 27, 2009 VSCP Public Workshop voting results indicated from the third vote that Map B received 48% and on the fourth vote Map C (included Rancho and was later excluded on 2-23-10 ballot vote to exclude Rancho for Map B) and Map E received 43%. With only 1% participation from the town of Valley Springs. The indication was that there was a general agreement that the vote taken supported the 1974 existing VSCP boundary for the townspeople of Valley Springs. (Map E. which was described from the same map the Quarton Ballot vote and survey was used describing the outlined area.) CCOG's maps and CCOG's figures.*

*This was a vote of 105 people at the 8-27-09 Public Workshop.  
CCOG Consultants "Where do you live chart"*

- (1) VS – 1% - 1 person*
- (2) Rancho Calaveras 38%- 40 people*
- (3) La Contenta- 15%- 16 people*
- (4) Gold Creek – 5% - 5 people*
- (5) Burson -9% - 9 people*
- (6) Jenny Lind – 3% - 5 people*
- (7) Quail Oaks – 0%*
- (8) Scenic Valley Ranchos – 0%*
- (9) Wallace -8% - 9 people*
- (10) Other -20% - 21 people out of the area*

*(3C) On pages, 30 and 31A of the VSCP draft is Map E, with a legend that clearly states the outlined area is identified as the existing 1974 VSCP Boundary.*

*Map E is shown representing the outlined area of the 1974 VSCP boundary on both E maps. (Same map voted on at the 8-27-09 public meeting.) It's not logical to update a VSCP and reduce the capacity of your boundary. Unless future growth for the next 25 years will decline and your intention is to revert back to the original VSCP 18 block grid.*

Colleen Platt (Continued)  
MyValleySprings.com  
8-11-10 Written Comments

*The vote was on the existing 1974 VSCP Boundary, Map E. To preserve and protect the existing 1974-1994 boundary and exclude La Contenta and Gold Creek.*

*The survey was done to show public participation, public support, issues of concern, direction and the sentiment from the Valley Springs Community who was not represented and only shown by CCOG Consultants as 1% participation. This is work that should have been done by CCOG and the Project Partners.*

*As evidenced by your written statement: Our role as a project partner in the community plan update is to “ensure public participation in all aspects of the community planning process.”*

*Do you need public support to start with an UPDATE of an EXISTING Valley Springs Community Plan? Isn't that the logical place to start?*

*Map E, the existing VSCP boundary was not used to determine the Proposed Land Use Map. The Citizens Committee Proposed Land Use Map started from a VSCP Map that the Planning Department furnished. The Committee made revisions and it was accepted by the BOS as the Preferred Map by a 4-1- vote.*

*(4D) The Public Meeting on Feb. 23, 2010 which was a public ballot vote that the Rancho Calaveras residents voted to exclude Rancho out of the “Greater VSCP” boundaries. Voting themselves out of Map C boundaries into the Map B boundary that excluded Rancho Calaveras.*

*The public meeting, was specifically for the Rancho ballot vote. No one was there to vote themselves into the VSCP boundary. That vote was to get Rancho out and keep their Special Plan. No one attended to vote LaContenta or Gold Creek into the VSCP. It was all about Rancho getting out. La Contenta or Gold Creek had no representation or speakers to solicit their inclusion.*

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*The results of that Rancho vote (from Map C to Map B) left Valley Springs, La Contenta, Gold Creek with a default boundary. A boundary the Rancho vote decided for them.*

*In a separate effort, represented by Gene Quarton, resident of Valley Springs for over 65 years, organized a ballot vote and ballot survey in which 205 Valley Springs residents voted to remove La Contenta and Gold Creek from their existing 1974-1994 Valley Springs Community boundary and returning the VSCP back to the townspeople.*

*La Contenta and Gold Creek are rural planned subdivisions and have not protested or have shown any interest in the VS Quarton ballot vote or survey. They have not solicited or petitioned for inclusion into the VSCP boundary. No one has made comment or requested inclusion.*

*Ballot Votes to exclude from the Caltrans funded VSCP are as follows:*

- 1. 205 Ballot votes to retain the existing 1974-1994 VSCP boundaries. (Valley Springs townspeople).*
- 2. 371 Ballot votes- Rancho vote to exclude VSCP in Rancho*
- 3. 578 Straw Vote Rancho Homeowners to exclude VSCP in Rancho*
- 4. 627 Petitions signed by area residents wanting exclusion from VSCP boundary.*

***Question No. 2***

*Land Use Map does not reflect the desires expressed in the (Quarton) VS Community Ballot Vote/Survey (The April, 2010 "Gene Quarton survey" as described at the public meeting). Committee members stated this survey was important in drafting the community plan.*

*1. The boundary with the most votes, \*Map "E" (pg. 53-56), is not the boundary that was used for the VSCP Proposed Land Use Map (page 28). Boundary E is clearly described as a "Community Plan Area Alternative" on page 56 and shown as a very small colored area within the much larger dotted line of the "1974-1994 Valley Springs Community Plan Boundary". Note: the original Gene Quarton survey also had page*

Colleen Platt

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that showed the Boundary B option that included Gold Creek and La Contenta, and the dotted line of the 1974 boundary was on that page, too. Boundary E was the smallest community plan alternative area option shown to the public, and according to the survey this small area was what people wanted. Either the boundary that people voted for in the survey wasn't used, or they didn't understand what they were voting for (which would invalidate the results).

**Answer No. 2**

**Yes, the vote was important, because it showed that CCOG had not participated or represented the wishes of the townspeople of Valley Springs. The vote showed 205 versus 12 and CCOG's 1% participation on 8-27-09 public meeting**

See answer number one. (page 2)

What you're describing is a map legend. A legend is wording on a map that describes and explains the symbols used.

Boundary E, legend shows the 1974 existing VSCP Boundaries. (Page 30) There is no language in the ballot vote indicating anything else. The map designation does not say Map E represents two different areas, it's classified as Map E. The citizenry voted for the existing VSCP 1974-75 boundary.

The Citizens Committee Land Use Map was not used from Map E.

The map started from a Map that the Planning Dept. gave the committee. After the committee revised the map it was accepted by the BOS on a 4-1 vote and is the preferred Land Use Map.

**Question No. 3**

1. Survey-takers voted "No" to "Do you want high density development?" yet the new Map changes and greatly increases the potential density of land use on over 600 acres, from Agricultural to "Mixed Commercial and Residential." This is a new land use designation for the community plan area and is not described on the map, so it may be interpreted by County Planning as "Community Center Local" or "Community Center Regional." Both designations allow mixed commercial and residential at densities of 1-12 units/acre or 1-20 units/acre. This clearly has potential for higher-density development, which survey-takers voted against.

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**Answer No. 3**

*The "survey" results are correct.*

*Note: County wide the property owners have been allowed to request changes in land use designations as explained by Supervisor Tofanelli at the 8-11-10 public meeting in Valley Springs. Some effected landowners opted to change their Land Use. No committee has authority over this offer.*

*The Land Use Map reflects those changes and also the existing projects that are in the process of development.*

*This Citizens Committee or the survey results have no authority or control over current development projects or landowners wanting to change their land uses.*

*Whether in the VSCP or the Calaveras County General Plan the zoning will not change. We have no influence on how the County may interpret anything.*

*The Land Use Map is color coded and shows all land designations voted and accepted by the BOS on a 4-1 vote.*

*Refer to pages 48 thru 55 for proposed Land Use designation descriptions.*

**Question No. 4**

*Quarton Survey is incomplete; survey is biased.*

*Only selected pages are included in the plan document. All seven pages of the original survey should be included **if the survey is to be used for planning purposes.** This would include the page with Boundary B and the two pages of arguments in favor of voting the way the authors wanted.*

**Answer No. 4**

*The Quarton Survey results were included for public participation and to document the concerns of the community.*

*The only public participation documented for Valley Springs was the 1% by the consultants on 8-27-09 by the CCOG consultants.*

*If the inclusion of the Quarton ballot vote and survey is used for planning purposes the Committee would want to also include the 627 names on the Petition (12-15-09) as well as the 570 Rancho Straw Vote and the 371 Ballot Vote on Feb. 23, 2010 by CCOG. This would indicate the public sentiment and lack of public support and rejection of the Caltrans funded Greater VSCP proposal. All these results are a matter of public record. 67*



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**Answer No. 4 (Continued)**

Map E (Quarton Ballot) was not used to determine the Proposed Land Use Map adopted by the BOS by a majority 4-1 vote as the preferred plan.

**Question No. 5**

Land uses assigned to parcels on the map seem arbitrary, preferential, and haphazard. Some properties were changed, some not; no clear basis or explanation given for designations. Does not seem the committee consulted all parcel owners in the area (as claimed). Some approved and active applications seem to have been missed.

**Note:**

**If it was claimed that all parcel owners in the VSCP area were then consulted, someone misspoke. The landowners who requested changes were contacted and adjoining owners. All parcels on the preferred land use map have a color coded proposed Land Use and was accepted by the County BOS by a 4-1- vote.**

**Question 5 (1)**

1. Old Golden Oaks is an "Active" project development application (verified by Planning) for residential and commercial land use change on an industrial parcel next to the VS Fitness Center, but the Industrial designation remains on the map.
- 1A. Residential Mission Ranch is proposed adjacent to the south- is industrial appropriate in this location and is it what the owner wants?

**Answer 1:** Old Golden Oaks is approximately 27 acres/ M1-PD-current zoning/ has dual zoning. Landowners did not request a land use change.

**Answer 1 A.** Mission Subdivision/ Dual zoning/ In the planning process.  
This committee was not asked to change land use.

**Question 5-(2)**

2. Vosti Properties "Calaveras Business Park" is an approved project, but the map shows the parcel as Industrial. Is industrial appropriate here and is it what the owner wants?

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**Answer 5-(2)** *Calaveras Business Park/ zoned C-2 & M4  
This committee did not change land use designations  
unless asked by the property owners.*

**Question 5-(3)**

3. *There are other parcels we are aware of that owners have expressed  
an interest in changing existing Ag Rural land use that are not  
reflected on the map.*

**Answer 5-(3)** *This committee did not change land use designations  
unless asked by the property owners. If you know of land  
owners who have expressed an interest in changing their  
land use they should contact Supervisor Tofanelli or this  
Citizens Committee. We have heard no complaints from  
adjoining land owners.*

**Question 5-(4)**

4. *Large parcels were drastically changed from Agricultural to Mixed  
Use, based on a request from the property owner. This seems like  
preferential treatment. Adjacent property owners (and the public)  
were not shown the map and asked if this change was okay or would  
have negative impacts to them.*

**Answer 5-(4)** *Three properties are Davidson, Ponte and the Gann  
Property.  
This Citizens Committee did not change land use  
designations unless asked by the property owners.*

**Answer 5-(4)**

*Davidson's is in the planning process and has completed an EIR. The  
Gann property withdrew his project. Ponte asked for a land use change.  
All land use changes were to be compatible with the surrounding land  
uses.*

*This was done also for the purpose of job creation to streamline and to  
shorten the time it takes to get a permit. Projects still have to do all  
other permitting processes except a General Plan Amendment for a 69  
zoning change.*

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**Question 5-(5)**

5. Those large parcels are not currently in water/wastewater service areas, is it appropriate to give large entitlements without showing that the service providers have capacity?

**Answer 5-(5)**

The developer will pay for all infrastructure and the water and waste will be served by utility districts if and after they issue a "Will Serve Letter".

The utility districts were ready to provide service to the Ponte Ranch property when it was a proposed subdivision project.

**Question 5-(6)**

6. Why were Ag Rural properties with public/water/wastewater available left unchanged in the middle of the planning area?

**Answer 5-(6)** Committee did not change land use designations unless asked by the property owners.

There isn't enough information as to what area your describing.

**Question 5-(7)**

7. Why is Valley Springs Elementary School shown as Single Family Residential?

**Answer 5-(7)** That is current zoning- Planning Dept. is working on correcting this.

**Question 5-(8)**

8. What is the justification for adding 636 acres of Mixed Commercial and Residential to the planning area? Note that this acreage is in addition to the large amount of existing properties designated Commercial and Industrial. How can this much potential for added commercial development in Valley Springs be justified?

**Answer 5-(8)**

The VSCP Update is a plan for the next 25 years, a difficult task. This will be an opportunity for prospective employers to possibly relocate in the Valley Springs area given the zoning and land use

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**Answer 5-(8) Continued**

*they would require to build here. The area is in economic crisis.  
We need to move forward.*

*The market will determine when this will occur, we must be ready to meet the challenges and opportunities ahead. Future land use was also supported by the existing 1974-1994 VSCP planned expansion of single family homes to the north and east, a relatively level area easily served by water and sewer.*

**Question 5-(9)**

9. *By changing the land along the "Proposed By Pass" from Agricultural to Mixed Use, a new traffic circulation problem has been created. Caltrans has access restrictions to state highways.*

**Answer 5-(9)**

*There is an existing Lime Creek Road which already has access.  
The Bypass is a proposal and would be an expressway.*

*There are other alternatives also.*

*These issues will be mitigated with Caltrans and Calaveras County.  
This Citizens Committee has no authority over Caltrans and State Highways.*

*These proposals have been in the works for approximately 40 years and it's our understanding projections are for another 20 years. In the mean time, plans must be made for easements for a future Bypass or a County Road. An alternative route, paid by Rim Fees would be a county road and not have the restrictions that Caltrans would require.*

*In which case, if that should occur, the County will mitigate for impacts. The landowner has requested a land use change and it was granted.*

**Question No. 6**

10. *Land Use Designations on the map are unclear.*

*Some LUDs (Land Use Designations) are from the old General Plan and will need to be translated into new General Plan designations, e.g. Single Family Residential, MFR, and AP. Some LUDs are new and undefined, such as Mixed Commercial and Residential – will this be CCL, CCR, or ? Translation is subject to interpretation by the*

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*Planning Dept. How can the public evaluate the map unless they know what the land use designations will be in the new General Plan?*

**Answer No. 6** (a) Refer to pages 49-55

(b) The Land Use Map is also color coded and designates land uses.

(c) We agree. They are confusing until the BOS adopts the designations this is all we have to work with and will be subject to change by the Planning Dept. when the General Plan is adopted.

**Question No. 7**

*Incorrect use of the word "Township".*

*Multiple references have been made to the "Township" of Valley Springs in the document (pgs 1,17,18 etc.). Valley Springs is not a township, nor is the 1974 Community Plan area. Township is defined as follows:*

*Town-ship (toun'ship')n. (Abbr. Twp. Or Tp. Or T)*

- 1. A subdivision of a county in most northeast and Midwest U.S. states, having the status of a unit of local government with varying governmental powers.*
- 2. A public land surveying unit of 36 sections or 36 square miles.*
- 3. An ancient administrative division of a large parish in England.*
- 4. A racially segregated area in South Africa established by the government as a residence for people of color.*

*Valley Springs meets none of the definitions of "township". It is not a local government with governmental powers. It is not 36 sections/36 square miles (6 miles x 6 miles)- the existing community plan area contains only 6 sections/ 6 square miles (2 miles x 6 miles; one-sixth of a township area). And it is not in England or Africa.*

**Answer No. 7**

*The Citizens Committee has no issue with the use of "Township". The old timers in Valley Springs refer to the community as a "Township". "Township" was used in the Valley Springs ballot vote and survey. It is not this Committee's purpose to change the cultural traditions. A Glossary has been added for definitions of words and terms used.*

Colleen Platt (Continued)  
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**Answer No. 7 (Continued)**

*For the purposes of this document “Township” has been added to represent the Valley Springs Community if the term should surface on any related document regarding the VSCP Update. (Glossary – Page 4)*

**Question No. 8**

*Minority Report is missing.*

*The Minority Report was read at the June 1, 2010 Board of Supervisors public hearing by a committee member and published online. Why was it not included in the community plan document?*

**Answer No. 8**

*Table of Contents: I. Minority Report page 1-4*

**Question No. 9**

- (1) “Citizens Committee” members do not represent Valley Springs.*
- (2) This is not an “appointed” or publicly-noticed committee, and seems to represent special interests.*
- (3) A select group of people were invited by a supervisor to a meeting on May 17<sup>th</sup>, based on their opposition to the “May 4” Valley Springs Community Plan draft map.*
- (4) Supervisor Tofanelli confirmed publicly on July 24 that he “picked representatives from the major groups that were complaining about the other map being done by CCOG.”*
- (5) Mr. Tofanelli also invited one representative of MyValleySprings.com, a project partner (with CCOG) in the original Valley Springs Community Plan update.*
- (6) Our representative attended the first meeting. Since our role as a project partner in the community plan update is to “ensure public participation in all aspects of the community planning process”, when we saw this was not being done, we decided it would be a conflict of interest for our organization to participate in this small hand-picked group without an open public process.*

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(7)The lack of broad community representation and obvious bias was one of the reasons MyValleySprings.com would not participate in further meetings ( in addition to the lack of public notice and transparency).

(8)The Committee membership does not reflect a fair and balanced selection of area citizens. No members of the Valley Springs Area Business Association, the VSPUD, or the CCWD districts were included; and no residents of Gold Creek or La Contenta were included on the committee, even though 317 people voted to include those two neighborhoods in the community plan boundary Feb. 23, 2010 at a public meeting.

(9)Yet committee members from Campo Seco, Burson, and Copperopolis are listed. This is an “opposition plan”, not a “community plan”

**Answer 9- (1)**

**Q.** Citizens Committee members do not represent Valley Springs.

**Answer 9-(1)**

MyValleySprings.com does not represent Valley Springs, Have not been elected, or have been solicited by Valley Springs to represent them. The majority of the Citizens Committee DO LIVE, work or own land in Valley Springs.

Supervisor Tofanelli, the elected Supervisor for District One made the decision to form the Citizens Committee and was okayed by the Board of Supervisors.

**Answer 9-(2)**

**Q.** This is not an “appointed” or publicly –noticed committee, and seems to represent special interests.

Colleen Platt (Continued)  
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**Answer: 9-(2)**

*The Citizens Committee has worked diligently putting a VSCP Update together for our community and has succeeded in producing the preferred map and plan. Accepted by the BOS on a 4 to 1 vote, spending no taxpayer money and taking only three months. We are a group of dedicated people that care about the future of Valley Springs.*

*You failed to identify what "special interests" you refer to?*

**Answer 9-(3)**

**Q.** *A select group of people were invited by a supervisor to a meeting on May 17<sup>th</sup>, based on their opposition to the "May 4" Valley Springs Community Plan draft map.*

**Answer:** *This statement is only partially correct. Two people attended the meeting that were not invited by a supervisor. They were not asked to leave, stayed and became part of the Citizens Committee. MVS was also there and walked out before the second meeting.*

**Answer 9-4**

**Q.** *Supervisor Tofanelli confirmed publicly on July 24 that he "picked representatives from the major groups that were complaining about the other map being done by CCOG.*

**Answer:**

*On May 4<sup>th</sup> the CCOG presented a map that the BOS would not accept. The public was outraged and the Calaveras County Planning Department had problems with it. The Board members gave Tofanelli several weeks to figure out what to do to salvage the damage.*

*The representatives of those major groups have leadership qualities Supervisor Tofanelli needed in an advisory capacity.*



Colleen Platt (Continued)  
MyValleySprings.com  
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**Answer 9-(5)**

**Q.** Mr. Tofanelli also invited one representative of MyValleySprings.com, a project partner (with CCOG) in the original Valley Springs Community Plan Update. (Caltrans funded Greater VSCP)

**Answer:** Joyce Techel, MyValleySprings.com attended one meeting(1<sup>st</sup>) and then the 2<sup>nd</sup> meeting handed Supervisor Tofanelli a letter and walked out.

**Answer 9-(6)**

**Q.** Our representative attended the first meeting. Since our role as a project partner in the community plan update is to “ensure public participation in all aspects of the community planning process.” When we saw this was not being done, we decided it would be a conflict of interest for our organization to participate in this small hand-picked group without an open public process.

**Answer:**

You state that your “role as a project partner in the community plan update is to ensure public participation in all aspects of the community planning process.”

We disagree with the above statement. You are not ensuring or deciding anything. Caltrans is publicly informing you that your contract is in violation. A Contract FTA signed by CCOG on 1-31-09 for \$204,648.

**Question:**

Your statement “ the small hand picked group without an open public process”.

**Answer:**

The door was always open for Joyce Techel, My Valley Springs.com to return to the Citizens Committee. It was her decision to leave and not return or participate.

Supervisor Tofanelli can call and ask his constituency to serve on advisory committees as he chooses. He is the elected representative for District One.

Colleen Platt (Continued)  
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**Answer 9-(7)**

*Q. The lack of broad community representation and obvious bias was one of the reasons MyValleySprings.com would not participate in further meetings (in addition to the lack of public notice and transparency).*

**Answer: See Answer 9 (6)**

**Answer 9-(8)**

*Q. The Committee membership does not reflect a fair and balanced selection of area citizens. No members of the Valley Springs Area Business Association, the VSPUD, or the CCWD districts were included.*

**Answer:** *Supervisor Tofanelli is the elected Supervisor, District One. It was his decision and his committee. The public does not support the CCOG project as evidenced by the petitions, straw ballots and the ballot votes. The public signed their names, addresses and phone numbers. Unlike the CCOG vote (8-27-09) which was a random, unadvertised, anonymous, electronic clicker vote from ANYONE who came through the door.*

*Q. and no residents of Gold Creek or La Contenta were included on the committee, even though 317 people voted to include those two neighborhoods in the community plan boundary Feb. 23, 2010 at a public meeting.*

**Answer: Refer page 3, page 4, 4D**

*Q. Yet committee members from Campo Seco, Burson, and Copperopolis are listed. This is an "opposition plan", not a "community plan."*

**Answer:**

**"Public participation is the method that the Community is heard BEFORE decisions are made, and they have an opportunity to influence the decisions from beginning to end." The premise that the people who live and work in a community are the experts. (Caltrans grant application, Section 4, Page 8- Public Participation).**

*Colleen Platt (Continued)*

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***Answer 9-(8) Continued***

*The grant stipulates participation by a group representing land owners to serve as a project partner. This group does not exist, thus omitting proper representation from the land owners. For clarification, please note that there is a subset of MVS that was appointed by the existing project partners to serve in an advisory capacity, referred to as a 23 member Stakeholder Advisory Group. This group is not to be confused with the group still needed to represent the property owners in a project partner capacity.*

*Rancho has voted and excluded themselves, eliminating many from that Stakeholder Advisory Group. There has been no re organization representing the remaining area. And the Stakeholder meetings have not been held.*

*Using the same values, priorities, vision, policies and procedures, CCOG continued their proposed plan with out updating data. Their information was from the very people that voted to exclude themselves from the "Greater VSCP Update."*

*End*

August 11, 2010

To: District One Supervisor Gary Tofanelli  
From: Colleen Platt, MyValleySprings.com  
Re: Comments on the "Citizens Committee Draft Valley Springs Community Plan Update 2010-2035"

Supervisor Tofanelli,

After public requests Saturday July 24, thank you for allowing a 2-week public review and comment period on your 'Citizens Committee Draft Valley Springs Community Plan Update'. This plan was presented to the public that same day for review and comment. The committee's stated intent was to bring it to the Board 3 days later, allowing only a minimal **5-hour public review and comment period**. We appreciate your direction to the committee for a delay.

MyValleySprings.com has some initial comments and concerns about the draft plan and map, listed below. Further concerns with the inadequacies of this document will be addressed in more detail during the review period in the County General Plan Update.

**Comments on the "Citizens Committee Draft Valley Springs Community Plan Update 2010-2035"**

**Map Boundary has no documentation of community support.** There is nothing in the plan document showing the basis for choosing the old 1974 community plan boundary. The VS Community Ballot Vote/ Quarton Survey actually documents a totally different and much smaller boundary preference (see below discussion\* of the Map E boundary chosen in the Quarton survey). And even more contradictory to this plan's boundary is the fact that, at an incredibly well-attended Valley Springs Community Plan public meeting last winter, 317 people voted to include the La Contenta and Gold Creek neighborhoods in their community plan boundary (February 23, 2010). The 1974 boundary eliminates those Valley Springs residents.

**Land Use Map does not reflect the desires expressed in the (Quarton) VS Community Ballot Vote/Survey** (the April, 2010 "Gene Quarton survey", as described at the public meeting). Committee members stated this survey was important in drafting the community plan.

1. The boundary with the most votes, \*Map "E" (pg. 53-56), is *not* the boundary that was used for the VSCP Proposed Land Use Map (pg. 28). Boundary E is clearly described as a 'Community Plan Area Alternative' on pg. 56 and shown as a very small colored area within the much larger dotted line of the '1974 Valley Springs Community Plan Boundary'. Note: the original Gene Quarton survey also had a page that showed the Boundary B option that included Gold Creek and La Contenta, and the dotted line of the 1974 boundary was on that page, too.

Boundary E was the smallest community plan alternative area option shown to the public, and according to the survey this small area was what people wanted. Either the boundary that people voted for in the survey wasn't used, or they didn't understand what they were voting for (which would invalidate the results).

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- 7) Why is Valley Springs Elementary School shown as Single Family Residential?
- 8) What is the justification for adding 636 acres of Mixed Commercial and Residential to the planning area? Note that this acreage is in addition to the large amount of existing properties designated Commercial and Industrial. How can this much potential for added commercial development in Valley Springs be justified?
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new traffic circulation problem has been created. Caltrans has access restrictions to state highways.

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Mr. Tofanelli also invited one representative of MyValleySprings.com, a project partner (with CCOG) in the original Valley Springs Community Plan update. Our representative attended the first meeting. Since our role as a project partner in the community plan update is to "ensure public participation in all aspects of the community planning process", when we saw this was not being done, we decided it would be a conflict of interest for our organization to participate in this small hand-picked group without an open public process. The lack of broad community representation and obvious bias was one of the reasons MyValleySprings.com would not participate in further meetings (in

addition to the lack of public notice and transparency).

The Committee membership does not reflect a fair and balanced selection of area citizens. No members of the Valley Springs Area Business Association, the VSPUD, or the CCWD districts were included; and no residents of Gold Creek or La Contenta were included on the committee, even though 317 people voted to include those two neighborhoods in the community plan boundary February 23, 2010 at a public meeting. Yet committee members from Campo Seco, Burson, and Copperopolis are listed. This is an "opposition plan", not a "community plan".

Thank you for the opportunity to comment on the community plan.

Respectfully,

Colleen Platt  
MyValleySprings.com

Cc: George White, Calaveras County Planning Director  
Brenda Gillarde, Calaveras County General Plan Coordinator  
Supervisor Russ Thomas  
Chair Merita Callaway  
Supervisor Tom Tryon  
Supervisor Steve Wilensky

*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Lew Mayhew  
P.O. Box 746  
Burson, Ca 95225  
Aug. 13, 2010*

*Dear Lew :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*



# *Valley Springs Community Plan Update*

## *Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli*

*Gene Quarton – P.O. Box 191*

*Valley Springs, California 95252*

*Public Response, Written Comments 8-11-10 Public Meeting*

*LeW Mayhew (Keep it Rural)*

*P.O. Box 746*

*Burson, Ca 95225*

### ***Written Comments:***

*For about two years, citizens of Valley Springs and the surrounding community have in various forms come together to work toward developing a current community plan. The process started with few people and few resources. Over time, it evolved from a volunteer effort into one with resources, thanks to a grant that was obtained.*

*I live in Wallace area and have a general interest in what the nearest “town” would become in the future; so I attended most of the public meetings over that two year period. I had no trouble finding notice of and agendas for those meetings in the local press.*

*The attendance at meetings varied from a few to a substantial group. There were informational presentations on the important elements of a community plan and participatory workshops to develop community values and priorities. Through it all, I thought there was remarkable consistency in what people wanted and hoped for, as Valley Springs developed. IT seemed clear to me that most people wanted to preserve the rural character of the area, and for Valley Springs to develop in ways consistent with that value. This included keeping the town compact and avoiding the sprawl or leapfrog development that characterize many areas of California. Priorities included funneling commercial development into and around the “downtown” area, preserving open space and the agricultural and natural resources of the area. From that experience and perspective I want to comment on the DVSCP.*

*Note: Your group” Keep it Rural” and affiliations with MVS, CAP and their web sites alert you to news/meetings in the local press.*

*Geographically, the nearest town in your area would be Wallace, Burson and then Valley Springs.*

*84*

*Lew Mayhew(continued)  
8-11-10 Written Comments*

*1. The DVSCP Proposed Land Use Map shows substantial acreage to the north and west of Highway 26 as “mixed commercial and residential” use. It shows substantial acreage to the east, and South of Lime Creek Road as mixed commercial and residential as well.*

***Question No. 1***

*The definition of “mixed commercial and residential” use is not given,*

***Answer No. 1***

*This map has been adopted as the preferred map by the Board of Supervisors.*

*Table B-1, General Plan Update-Proposed Land Use  
Designations: Pages 49-54*

*Table 1, Calaveras County General Plan Update, Draft Consolidated  
Land Use Designations, Page 55*

*The above charts describe all the proposed definitions for the proposed  
General Plan Update and all proposed land use designations.*

*( The Citizens Committee has been given these charts to work with and they  
may be subject to change by the Planning Dept. as the Updated General  
Plan and it’s review become public, approved and/or adopted in 2011.)  
The Valley Springs Proposed Land Use Map is color coded for all land use  
designations.*

***Question No. 2***

*but this would seem to allow extensive commercial development outside the  
commercial center of Valley Springs that could compete with the further  
development of the existing commercial center. This mixed use area appears  
to be two to three times that of the current “downtown” commercial area.  
This could lead to commercial centers developing well beyond and before  
“downtown” is developed, and to leap-frog development at the expense of  
downtown.*

***Answer No. 2***

*The land in question is existing land use and current zoning. It’s had the  
same land use since 1996. Whether in the VSCP or the Calaveras County*

*General Plan the zoning will not change. 2*

*Lew Mayhew (Continued)  
8-11-10 Written Comments*

**Question No. 3**

*2. An area to the north, west and extensively east of the current Valley Springs residential center is shown on the DVSCP map as "single family residential." This area appears to be two to three times the size of the existing developed residential area. Estimating from the Committee's map, it appears that this plan has the potential to increase the residential land use density/population in that area, well beyond the preferences expressed by many in that area and beyond that shown on the Valley Springs consensus map developed by COG.*

**Answer No. 3**

*These areas have existing land use. Whether in the VSCP or the Calaveras County General Plan zoning will not change.*

*These areas may also be in the planning stages for current development projects.*

*Note: County wide, property owners have been allowed to request changes in land use designations as explained by Supervisor Tofanelli at the 8-11-10 public meeting in Valley Springs which you attended and were a participant in the discussion.*

*The ONLY map, our Citizens Committee is aware of is the CCOG "Alternative Map" and the "Preferred Map" by this Citizens Committee. There were no advertised "consensus" public meetings, workshops or proposals.*

**Question No. 4**

*3. The area on the DVSCP map designated as "commercial" to the south of both ends of Lime Creek Road has the potential to allow development of strip malls through that area. Minimizing commercial development along the highways beyond the town center was a concern and theme that emerged in many of the consensus plan community meetings.*

**Answer No. 4**

*Downtown may not have the space to accommodate potential growth or associated large truck deliveries.*

*This will allow another area where larger stores can locate without intruding on the small town atmosphere and character of the community*

*Lew Mayhew (Continued)*  
*8-11-10 Written Comments*

*Associated truck traffic would not interfere and congest the downtown area. An example would be potential employers like UPS. The area has excellent ingress and egress to Highway 12. These would be potential jobs that could support a family. Landscaping and planting of trees could enhance the attractive and well-kept theme and protect the scenic highway corridor. The intent is to create jobs and provide an opportunity for prospective business to relocate here. We are a local economy in crisis.*

*In regard to “consensus plan community meetings” refer to page 3, Answer No. 3.*

***Question No. 5***

*4. The text of the DVSCP mentions developing inventories of cultural and physical assets, but the policies do not provide detail on either how such inventories would be conducted or how identified assets could be protected, through land use designations or other policies and procedures.*

***Answer No. 5***

*The Citizens Committee VSCP Update – See pages  
Page 5, Page 41 Issues, no. 1  
Page 45, Cultural Resources, Natural Resources-points of interest.  
Section 6: Policies and Programs - Page 71, Page 73.*

***Question No. 6***

*5. There is much to learn about the implications and consequences of the DVSCP map and proposed policies and procedures for the future of Valley Springs. Hopefully, that will emerge as the process goes forward.*

*It will also be important to compare and contrast the potential impacts with the same information from the Valley Springs consensus map and plan that was developed with the assistance of the COG Grant.*

***Answer No. 6***

*Comment noted*

**Question No. 7**

*(a) The boundary controversy aside, the work that was done prior to the creation of the special committee was very valuable in the development of community values and priorities.*

*Hopefully, as more is learned regarding the two plans, a final Valley Springs Community Plan that is a best fit for the community will be approved.*

**Answer No. 7**

*(a) The community values and priorities you speak of do not represent the VS townspeople. Most of that information was derived from the people who lived in the rural subdivisions outside the boundaries of the town of Valley Springs.*

*COG Consultants claimed 1% participation from the town of Valley Springs during the Aug. 27, 2009 clicker vote public meeting. There was no justification to increase or expand the Valley Springs Community Boundary because they did not have the support of the town of Valley Springs to do so. The townspeople were unaware that their boundary was changed, including rural planned subdivisions that overwhelmed them in size and population. The rural planned subdivisions were also unaware that they had been included within the boundaries of the Valley Springs Community Plan and wanted to be excluded.*

*Six hundred and twenty seven ( 627) residents signed petitions (BOS Dec. 15, 2009) requesting to be excluded from the proposed Caltrans funded VSCP.*

*In a separate effort "Rancho's straw ballot garnered 578 residents" to demand their exclusion and keep their Rancho Special Plan (Feb. 2010)*

*Lew Mayhew (Continued)  
8-11-10 Written Comments  
Answer No. 7 (Continued)*

*and forced CCOG to a public ballot of approximately 425 voting residents/participants that voted 371 to 45 to remove Rancho from the proposed Greater Valley Springs Community Plan funded by the CCOG-Caltrans Grant. ( The worst storm of the season, wind and rainy weather, didn 't keep these people from voting Rancho out of the proposed plan).*

*In yet another separate effort, 205 townspeople of Valley Springs voted to exclude La Contenta and Gold Creek from the Valley Springs Community Plan boundary. Only 12 Valley Springs townspeople voted to add La Contenta and Gold Creek. Gene Quarton, a resident of Valley Springs for 65 years walked door to door to these 217 people. The townspeople overwhelmingly wanted VSCP returned to the existing original VSCP boundary and back to the townspeople.*

*The citizenry made it quite clear, No plan, No map, No Caltrans Grant, No Project Partners, No CCOG! And no bartering their VSCP without their approval.*

*(b) The Citizens Committee Preferred Map has been accepted by the BOS on a 4-1 majority vote.*

*This is a community plan put together by the people who live, work and own land in Valley Springs.*

*The premise is that the people who live and work in a community are the experts.*

*End*

To: Gary Tofanelli, Supervisor, District I  
From: Lew Mayhew  
Re: Comments on the Draft Valley Springs Community Plan (DVSCP) as presented on August 11, 2010

For about two years, citizens of Valley Springs and the surrounding community have in various forms come together to work toward developing a current community plan. The process started with few people and few resources. Over time, it evolved from a volunteer effort into one with resources, thanks to a grant that was obtained.

I live in the Wallace area and have a general interest in what the nearest "town" would become in the future; so I attended most of the public meetings over that two-year period. I had no trouble finding notice of and agendas for those meetings in the local press.

The attendance at meetings varied from a few to a substantial group. There were informational presentations on the important elements of a community plan and participatory workshops to develop community values and priorities. Through it all, I thought there was remarkable consistency in what people wanted and hoped for, as Valley Springs developed. It seemed clear to me that most people wanted to preserve the rural character of the area, and for Valley Springs to develop in ways consistent with that value. This included keeping the town compact and avoiding the sprawl or leapfrog development that characterize many areas of California. Priorities included funneling commercial development into and around the "downtown" area, preserving open space and the agricultural and natural resources of the area.

From that experience and perspective I want to comment on the DVSCP.

1. The DVSCP Proposed land use map shows substantial acreage to the north and west of Highway 26 as "mixed commercial and residential" use. It shows substantial acreage to the east, and south of Lime Creek Road as mixed commercial and residential as well. The definition of "mixed commercial and residential" use is not given, but this would seem to allow extensive commercial development *outside* the commercial center of Valley Springs that could compete with the further development of the existing commercial center. This mixed-use area appears to be two to three times that of the current "downtown" commercial area. This could lead to commercial centers developing well beyond and before "downtown" is developed, and to leap-frog development at the expense of the downtown.
2. An area to the north, west and extensively east of the current Valley Springs residential center is shown on the DVSCP map as "single family residential." This area appears to be two to three times the size of the existing developed residential area. Estimating from the Committee's map, it appears that this plan has the potential to increase the residential land use density/population in that area, well beyond the preferences expressed by many in that area and beyond that shown on the Valley Springs consensus map developed by COG.

3. The area on the DVSCP map designated as "commercial" to the south of both ends of Lime Creek Road has the potential to allow development of strip malls through that area. Minimizing commercial development along the highways beyond the town center was a concern and theme that emerged in many of the consensus plan community meetings.

4. The text of the DVSCP mentions developing inventories of cultural and physical assets, but the policies do not provide detail on either how such inventories would be conducted or how identified assets could be protected, through land use designations or other policies and procedures.

5. There is much to learn about the implications and consequences of the DVSCP map and proposed policies and procedures for the future of Valley Springs. Hopefully, that will emerge as the process goes forward. It will also be important to compare and contrast the potential impacts with the same information from the Valley Springs consensus map and plan that was developed with the assistance of the COG grant. The boundary controversy aside, the work that was done prior to the creation of the special committee was very valuable in the development of community values and priorities. Hopefully, as more is learned regarding the two plans, a final Valley Springs Community Plan that is a best fit for the community will be approved.

Yours truly,



Lew Mayhew  
P.O. Box 746  
Burson, CA 95225

Cc: Brenda Gillarde, Calaveras County General Plan Coordinator



*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Muriel Zeller*

*No e-mail was given*

*Return mailing address was not given*

*Comment letter was not signed*

*Aug. 13, 2010*

*Dear Muriel :*

*Thank you for attending and sharing your comments and participating in the August 11, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Citizens Committee  
Public Meeting - Aug. 11, 2010*

*District 1 Supervisor Gary Tofanelli  
Meeting Held: 7 PM, Veterans Memorial Bldg.  
Valley Springs, Ca 95252*

*Written Responses – 8-11-10 Public Meeting*

*Muriel Zeller  
Resides: La Contenta  
No return address/ no e-mail address  
No signature  
Valley Springs, Ca 95252*

*Note: M. Zeller authored the Caltrans Grant  
MVS Project Partner- Caltrans Grant funded  
VSCP –Rural Smart Growth  
A Community Based Plan for Valley Springs*

***Question No. 1***

*Section 1: Location*

*Please provide examples of “well-kept attractive buildings, architecture and landscaping along the main highways through Valley Springs” that “contribute to community pride and encourage visitors to stop.” (page 2) As the buildings, architecture, and landscaping are described as attractive and provide an economic boom to the community by encouraging visitors to stop, it is reasonable to assume the committee wishes to encourage more of the same. IT would be helpful to have some idea of what meets their definition of “well-kept” and “attractive.”*

***Answer No. 1***

*The BOS requested an update of the existing 1974-1994 VSCP.  
The statement described is so stated within the 1974-1994 existing VSCP and has not been challenged for 36 years. This committee has no records to indicate what the 1974 committee was referring to along the main highways. However, based on improvements and new businesses that are attractive and well kept, there was no reason to change the wording.*

*It is not the scope of this Citizens Committee to develop criteria or the intent to inventory all buildings, architecture, and landscaping along the main highways to define the definition of “well kept” or “attractive”. The meanings are clearly defined in any dictionary. A “glossary” has been 93 added to clarify these definitions as used in the VSCP Update. (1)*

**Question No. 2**

*Section 2: Vision*

*Please clarify, "We, the residents of Valley Springs who live, work and own property, wish to inform the Board of Supervisors that we shall maintain the rural, small town community lifestyle." (page 3) Given six of the ten committee members do not live within the existing community plan boundaries (which the committee proposes should not be changed), how can the committee say "We the residents of Valley Springs?" Setting aside the fact that "residents" who "live" in the community is redundant, "residents" seems to be qualified as only those who "live, work and own property," presumably in Valley Springs, although that is not clear. Does this mean only those who live, work, and own property are residents or only those residents who live, work and own property are represented by the committee and the draft plan?*

**Answer No. 2**

*Supervisor Tofanelli formed the Citizens Committee. There are seven representing Valley Springs and one representing the Taxpayer Group and one representing the Constitutional Group. (See Minority Report.) That makes ten including Supervisor Tofanelli.*

*The existing 1974-1994 VSCP boundary includes the citizenry (residents) who reside, work or own property within that boundary. The BOS asked for an update of the existing 1974-1994 VSCP.*

*The VSCP boundary:*

- 1. the 1974-1994 VSCP.*
- 2. Map E ( a ballot vote of 205 residents of the townspeople of Valley Springs and an additional ballot survey. (pages 76-79)*

*The boundary was also supported by petition of 627 signatures also supported the residents from Valley Springs and the surrounding areas that also wanted to be excluded from the proposed greater CCOG VSCP proposal. (BOS Dec. 15, 2009)*

*The CCOG VSCP switched the VSCP update requested by the BOS to a Greater VSCP- Smart Growth-A Community Based Plan for Valley Springs. The Consultants charts (8-27-09) indicate that Valley Springs participation was 1%.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Answer No. 2 – Continued***

*The public soundly rejected the proposal. The BOS accepted the Citizens Plan to move forward as the preferred plan and the CCOG plan as the alternative by a majority vote of 4-1.*

*The Committee was formed in part to make a Land Use Map the citizens would or could accept and that the Supervisors could support to move forward with the General Plan Update as the General Plan was being held up for lack of a Land Use Map.*

***Question No. 3***

*Section 3: Profile*

*In discussing the 1974 Community Plan (page 6), the committee fails to note that although that plan “discouraged strip development along the roads and highways leading from the town, “that discouragement, without corresponding implementation measures, was not successful, as strip malls exist. Also, this begs the question, do the strip malls represent the “well-kept attractive buildings, architecture and landscaping along the main highways through Valley Springs” previously noted in Section 1?*

***Question No. 3A***

*Valley Springs may have “planned for growth instead of sprawl (page 7), “but sprawl is what they got. The statement, “The VSCP update proceeded and will be complete in 2010,” is a bit disingenuous, unless the committee is referring to the Caltrans-funded update led by the Calaveras Council of Governments and its project partners, which included Calaveras County.*

***Answer No. 3***

*It is not within the scope of this committee to judge the 1974-1994 Valley Springs Community Plan’s performance or the results of that plan.*

*Our job was to update the existing Valley Springs Community Plan which will be effective from 2010 thru 2035. There will be many updates and general plan amendments in the future.*

*Refer to Section 1, Location.*

***Note: The MarVal Shopping Center and the Meyers Center are needed retail services, provide jobs and pay taxes to support county services. These areas are not a strip mall detriment but a welcomed positive accomplishment for the Valley Springs Community.***

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Answer No. 3A***

*Comment noted.*

*The time frame for the Calaveras General Plan was to be completed in 2010. However, the schedule for the VSCP update was delayed due to public rejection of the CCOG-Caltrans funded Greater VSCP and delays for the Calaveras County General Plan followed. Completion has been projected sometime in 2011.*

***Question No. 4***

*Distinguishing Features*

*This section contains a discussion of the entire Tri-Dam recreation area, Presumably because of its influence on the character and economy of Valley Springs, and concludes with this statement, "Open space, natural conservation, water resource areas and hiking areas contribute to the local economy and create jobs for the residents of Valley Springs." (page 14) Since open space and conservation of natural resources (which, I assume is what's meant by "natural conservation") are important to the local economy, I would expect some mention of the community's position on the proposed expansion of Pardee Reservoir in the East Bay Municipal Utility District's long-range Water Supply Management Plan 2040. An expansion of Pardee would diminish flows to the already stressed San Joaquin-Sacramento River Delta ecosystem, flood a beautiful stretch of upper river, destroy plant and wildlife habitat, reduce recreational activities (and, therefore, tourist dollars in our cash-strapped foothill counties), remove the historic 1912 Middle Bar Bridge (an important emergency evacuation route), and erase sacred Miwuk sites.*

***Answer No. 4***

*The Citizens Committee is focused in completing the VSCP Update. It is not our responsibility or within our authority to use the VSCP document to mention a position on any political or environmental issue.*

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(4)

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

***Question No. 5***

*Predominant Land Uses: Agriculture/Ranches*

*Although it is stated, "Cattle and livestock ranching represents the open space surrounding the Valley Springs Community, "no mention is made about the development plans for much of that land such as the Coe property and Ponte Ranch. (page 18)*

*"The ranchers are good stewards of the land and provide open space, visual resources for the appreciative community. "If stewardship is defined as various development plans, I suppose this is true.*

***Answer No. 5***

*The Ponte property is shown on the Proposed Land Use Map, page 48 of the VSCP draft. The Coe property is located outside the VSCP boundary.*

***Question No. 6***

*Law Enforcement/Sheriff Dept.*

*"A new jail is being built funded from property taxes (page 19), is not accurate. The jail is being funded by the Measure J Bond passed by local voters and state grant money. There is also no mention of reopening the Sheriff's substation in Valley Springs.*

***Answer No. 6***

*Will add: Measure J Bond, Page 36*

*Page 74, Section 6, Policies and Programs*

*Law enforcement and Fire Protection*

*Implementation:*

*Investigate and encourage future planning for local fire and law enforcement facilities.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

**Question No. 7**

*Major Transportation Routes*

*“A community survey.” (a copy is included in the draft plan attachments) is referenced to assert, “A round about (sic) alternative was not supported” for the 12/26 intersection in Valley Springs. (page 20) However, later in the draft plan (page 24), it says the community wants to “encourage the continuation of higher education and support for a future college campus” when the survey respondents clearly indicate that they do not support a college campus:*

*Would you Support a College Campus? Yes, 69 and No, 139. The committee appears to only use the survey when it supports what they want and ignores it when it does not.*

**Answer No. 7**

*The survey results are correct. However, in talking with the residents their concern was the increased traffic on Daphne Street not the College itself. Also the Citizens Committee took into consideration that the citizenry voted for Measure L , a \$250 million bond measure for college improvements and establishing new education centers in local communities throughout the region that they serve. The future time frame of the VSCP for the next 25 years dictated that we must plan for higher education in the area.*

*It was a logical decision by the Committee to make plans for the future. A full page was added for San Joaquin Delta College and the Measure L Bond issue to show the broad support of the voting public for continued education and the opportunity for higher education that was supported by that Bond measure which successfully passed.*

**Question No. 8**

*Section 4: Issues- Land Use*

*“Open space and agricultural lands will only be designated by mutual agreement between the specific landowners and Calaveras County while respecting and not encumbering their property rights.” (Page 21)*  
*The state delegates most local land use and development decisions to cities and counties. While many local planning issues require a public hearing prior to a decision being made, ultimately, the decision is made by the local elected representatives of the people. Local jurisdictions are allowed to change land use designations and zoning. A land use designation that can later be changed on a specific parcel by the property owner’s application for a general plan and /or zoning amendment does not constitute a taking or*

*M. Zeller (Continued)  
8-11-10 Written Comments*

*an “encumbering” of property rights. In the area of land use, it is the county who defines the rights of the land owner and the rights of the public. As more **development** brings more parties and more interests into conflict, the county’s job in balancing these interests gets more complex. Anyone who advocates that the county violate state and land use law is inviting economic gridlock caused by the inevitable protracted and fruitless litigation associated with such violation. A community plan will not make state land use law go away. If people want to change state land use law, they need to convince the governor and the state legislature to do so.*

***Answer No.***

*Page 58, Section 6: Policies and Programs, Land Use  
Goal No. 2, should clarify the issue.*

***Question No. 8 -A***

*“To support maintaining a buffer between Valley Springs and existing adjacent Town sites,” which are listed as Campo Seco, Burson, Jenny Lind and Paloma. (page 21) It’s already too late to have a buffer between Valley Springs and Jenny Lind unless you remove Gold Creek, La Contenta, and Rancho Calaveras.*

***Answer No. 8 A***

*Jenny Lind has potential of being its own JLCP area. The potential and opportunity for Jenny Lind and other existing Town-sites are a possibility in the next 25-30 years to become their own Community Plan area should not be overlooked in long range planning. They each have their own identity, history and location. This buffer respects and allows the ability for those areas to plan for the future. This is the time to recognize that they exist.*

*Who was it that said, “Failure to plan, is planning to fail?”*

*Gold Creek and La Contenta are miles between Jenny Lind. Rancho Calaveras is actually closer to Jenny Lind than Valley Springs.*



*M. Zeller (Continued)  
8-11-10 Written Comments*

*This was a request in the Paloma Community Plan and the Committee thought that it would be advantageous to recognize and co-operate with the neighboring Town sites.*

***Question No. 8 B***

*“Encourage Grants only with landowner’s support. Must have full disclosure and proper notification to each Valley Springs landowner effected (sic).” (page 21) Landowners are already notified of projects that will impact their property. The community plan has no jurisdiction over non-governmental organizations such as non-profit corporations nor over individuals, who can both qualify for grants that may impact landowners, nor does the community plan have the authority to stop the county from applying for grants. If the county were compelled to ask permission before applying for any grant money that may impact landowners, their ability to supplement the county’s funding through grant writing would become so cumbersome and fraught with bureaucratic tedium that the county would bring even less of our State and federal tax dollars back into our community.*

***Answer 8 B***

*Case in point, the CCOG- Caltrans Grant application and the VSCP Update.*

*Property owners were not informed that a development shift was planned or that the VSCP update made a complete shift in development policy without the landowner’s full disclosure. The VSCP Update was baited and switched to the Greater VSCP Smart Growth- A Community Based Plan for Valley Springs.*

*No longer the existing VSCP but was transformed into the Greater VSCP encompassing northwestern Calaveras County with a population of 7600 people.*

*The Fund Transfer Agreement was signed with the condition that Smart Growth be implemented. This was done without public review or full disclosure. Public meetings were scheduled 5 months after the contract was signed and the public was only there to agree with the CCOG predetermined consensus. A group representing landowners was also identified as a project partner in the Caltrans Grant. However that group was non existent.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Answer 8 B (Continued)***

*The public should not be held hostage by the unknown conditions of any grant. The public is entitled to full disclosure and public review.*

***Question No. 9***

*“Encourage additional walking, bike trails only at the request, solicitation and by a 2/3 ballot vote by resident (sic) and property owners within the Valley Springs Community boundary.” (Page 22) A community plan boundary does not create a voting district, so it is uncertain how this vote would be conducted and by whom and how it would be verified. Since it is an unincorporated area, any vote on impacts to the VSC would likely require an initiative or referendum, which would allow the entire county to vote on the issue.*

*The voting requirement also appears as if it would be problematic for new developments. Would this mean approval of a development would require a 2/3 vote of the people if it included pedestrian or bike trails?*

*Are you really going to tell Caltrans that they can't put bike lanes on Highways 12 and 26 unless there's a 2/3 majority vote of the community plan area residents?*

***Answer No. 9***

*This issue is to ensure that the character of the VS Community is not lost and another unwanted Grant will not force more unnecessary or unwanted bike lanes into a community that had no full disclosure or public approval. Or allow unknown and self appointed individuals to apply for grants, representing an area, that they have no business representing without the solicitation and permission of the community.*

*There should be some responsibility and accountability to the community that the grant will effect.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Answer No. 9 (Continued)***

*The voting issue.*

*There was no difficulty with the CCOG vote to include "greater Valley Springs" (8-27-09) or a vote for removal of Rancho from the CCOG-funded VSCP proposal. (2-23-10)*

*Page 60, Section 6: Policies and Programs / Goals, Policies and Implementation. Page 63, Hiking, Biking Trails, Goal No. 4, goals, policies and Implementation measures spells out the requirements in the VSCP.*

***Question No. 10***

*Public Facilities and Services*

*"To encourage the continuation of higher education and support for a future college campus". (page 24) As noted earlier, the survey respondents clearly indicate that they do not support a college campus: Would you Support a College Campus? Yes: 69 and No: 139.*

*The committee cannot alternate between citing the survey as direction from the community and ignoring it.*

*Another example of contradicting the survey is the committee's draft land use map.*

*The Caltrans-funded map strictly limits mixed use development in the Town Center. The Tofanelli Committee allows the potential for far more mixed use high density development in a much larger area.*

*The survey asks, Do you want HIGH DENSITY DEVELOPMENT for the future of Valley Springs Township? Yes: 8 and No: 205.*

***Answer No. 10***

*There are a number of developments in the VSCP already in progress. The Citizens Committee has no authority over the planned developments already in the project process.*

*That survey would also impact the justification of the Caltrans funded draft plan. The Consultants have documented 1 % participation for Valley Springs. Our survey has documented 205 in the ballot vote who have rejected the CCOG proposal.*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

*There is no longer a Greater VSCP. All planned subdivisions have rejected and withdrawn from their proposal.*

*A 570 straw ballot from Rancho. A CCOG paper ballot vote of 370 to remove Rancho from the proposal. A petition of 627 residents who also rejected inclusion. The Valley Springs ballot vote of 205 people who voted to retain their original boundary lines of the 1974-1994 VSCP.*

*The Citizens Committee has produced a draft VSCP that the people and landowners of Valley Springs can agree on without cost to the taxpayer.*

*The "Land Use Map" by the Citizens Committee was also accepted by the BOS by a majority vote 4-1.*

*Refer to Section 6, Public Facilities, Goals, Policy and Implementation.*

*The support for the future of a college campus has been fully explained refer to Question 7 and Answer No. 7.*

### ***Question No. 11***

#### ***Natural Resources***

*Natural resources are defined as land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources. I applaud the committee's intent to "encourage public awareness: of natural resources and "inventory the Natural resources within the Valley Springs boundaries" (page 25) Here is a great definition of a natural resource inventory and its purpose:*

*What is a Natural Resource Inventory?*

*A Natural Resource Inventory (NRI is composed of listings and descriptions of naturally occurring resources in a community. An NRI generally includes:*

*Inventory maps which show the location and extent of important resources such as farmlands, groundwater resources, significant wildlife habitats and other related items.*

*A database of information which defines and documents the visual information displayed on the maps.*

*This data base provides the factual basis for resource management and land planning decisions.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Question No. 11 (Continued)***

*A narrative summary which describes the NRI goals, summarizes the findings of the inventory, and details the methods used to evaluate the results. A narrative may also include specific conservation concerns which require action by the community.*

*Why is a Natural Resource Inventory important?*

*A Natural Resource Inventory (NRI) will help us manage our future.*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

*An NRI will define the resources we have and allow the community to select those which are essential to our identity and which deserve special preservation efforts.*

*An NRI will quantify the undeveloped land we have so we can more accurately project the effects of our current planning and zoning regulations and adjust them if we need to.*

*With the input of our residents, and NRI will help set priorities for the use of Town resources in our conservation efforts.*

*An NRI will take a snapshot of our community environment which we can use as a baseline for evaluating the impact of future growth.*

*The completed inventory provides information that will support careful land use planning, voluntary land conservation, and improved resource protection measures (Auger & McIntyre) Please include this or similar definition of a natural resource inventory in the draft plan.*

***Answer No. 11***

*Comment noted.*

*Refer to Section 6: Policies and Programs VSCP- Natural Resources -Goal No. 1, Policy, Implementation.*

*The definition is in the Glossary, Page 3.*

***Question No. 12***

*Water*

*This section deserves a bit more than one sentence. "To insure a safe water supply for Valley Springs." (page 25) There should be some mention or discussion of the Valley Springs Public Utility District's (VSPUD)*

*Reliance on ground water and their past negotiations with developers to expand their wastewater treatment facilities and some mention of that portion of the community served by Calaveras County Water District*

*(12)*

*M. Zeller (Continued)*

*8-11-10 Written Comments*

***Question No. 12 (Continued)***

*(CCWD). While VSPUD is mentioned earlier (page 17) under Predominant Land Uses, its potential as a source of water and sewage treatment for the committee's land use map at build-out is not addressed.*

***Answer No. 12***

*Refer to information on page 24 and page letter from VSPUD, page 29A. Pages 72, Section 6, Policies and Programs: Water, Goal 1, Policy and Implementation.*

*The Utility districts must provide a "will serve letter" to provide services and the developer/ builder must pay for the improvements.*

***Question No. 13***

*Cultural Services*

*Cultural Resource Management includes a range of types of properties: "cultural landscapes, archaeological sites, historical records, social institutions, expressive cultures, old buildings, religious beliefs and practices, industrial heritage, folklife, artifacts (and spiritual places" (T.King 2002: p 1). Once again, I applaud the committee's intent, this time to "encourage historical preservation" and create a cultural resources inventory (page 25) This would be another great grant project.*

***Answer No. 13***

*It is not the intent of this Committee to burden the taxpayers with grant driven funding to accomplish what community volunteers can do for free.*

***Question No. 14***

*Section 5: Land Use Designations*

*This committees draft land use map does not appear to match the county's proposed land use designations for the general plan update, though they are cited in the document, which is confusing.*

***Answer No. 14***

*The Citizen Committee's task is to update the VSCP.*

*The VSCP update can be more specific than the Calaveras County General Plan which is also being updated. Projected completion approximately April 2011. We are working with the available information until then*

*M. Zeller (Continued)*  
*8-11-10 Written Comment*

**Question No. 15**

*Section 6: Policies and Programs: Land Use*

*Under Goal No. 1, Implementation, it says, "Calaveras County shall enforce specific ordinances, action and rules necessary to enforce the intent of land use policies in the Valley Springs Community Plan." (page 35) It would be helpful to know what "ordinances, action and rules" are being referenced, particularly since this is to implement Goal No. 1, "To allow planned development while preserving the **"Rural way of life and small town atmosphere."***

**Answer No. 15**

*Calaveras County Building Codes and zoning ordinances.  
They are available for review at Calaveras County Planning Dept.,  
Government Center.*

**Question No. 15 A**

*The general plan proposed land use designations (as outlined in the Alternatives Report) presuppose community plans and vision statements will "address the community centers in more detail (than the general plan designation) including specific text policies, and possibly conceptual plans."  
**The committee's draft plan lacks both specificity and conceptual integrity.***

**Answer No. 15 A**

*Comment noted*

**Question No. 15 B**

*While state law does require a public hearing for the preparation or amendment of the general plan, it does not require notification "by first class mail." (page 35)*

**Answer No. 15B**

*Section 6: Policies and Programs, Land Use  
Goal, Policy and Implementation (page 57)  
It is our intent to require it.*

M. Zeller (Continued)  
8-11-10 Written Comments

**Question No. 16**

*Under Goal No. 2 (page 36), it states, "To preserve open space and agricultural lands. Open space and agricultural lands will only be designated by mutual agreement between the specific landowners and Calaveras County while respecting and not encumbering their property rights."*

*Again, this is not enforceable for the reasons stated above (see Section 4: Issues-Land Use).*

**Question 16-1**

*(1) Under Policy, please define "open space opportunities."*

**Answer 16-1**

*Refer page 58, Implementation Measure*

**Question 16-2**

*(2) When you say, Ensure open and clear communication for the need and uses of open space and agricultural lands," please clarify "the need and uses" and "communication" among or between whom.*

**Answer 16-2**

*Communication: between all participants*

*Refer page 58, Implementation Measure*

**Question 16-3**

*(3) What "incentives" will you "promote" to "encourage open space uses?"*

*Refer page 58, Implementation Measure.*

**Answer 16-3**

*Williamson Act Lands, Agricultural Preserves*

*Refer page 58, Implementation Measure*

**Question 16-4**

*(4) The only implementation measure is to allow Williamson Act contracts for open space. What about conservation easements, transfer of development rights and clustering for example?*

**Answer 16-4**

*Refer page 58, Implementation*

*Has to be a legal agreement with the landowner.*



**Question No. 17**

*Under Goal No. 3 (page 36), the plan supports maintaining buffers between Valley Springs and neighboring communities with a policy that encourages developers to “accommodate a buffer in their planning if possible.”*

*Apparently, that encouragement comes from Calaveras County removing “regulatory obstacles to property owners wishing to provide open space and agricultural uses of their property subject to the right of the neighboring property owners and the public.”*

*The implementation has nothing to do with the policy, as developers are not in the business of providing open space and agricultural uses. What are the “regulatory obstacles” to providing open space and agricultural uses?*

*The County has a right to farm ordinance.*

**Answer No. 17**

*Refer page 7, Answer No. 8*

**Question No. 18**

*Under Goal No. 4, it says “To seek and acquire any grant for the Valley Springs Community shall be with landowners support and permission only (page 37),” but the accompanying policy and implementation is unenforceable. As I said before, the community plan has no jurisdiction over non-governmental organizations such as non-profit corporations nor over individuals, who can both qualify for grants that may impact landowners, nor does the community plan have the authority to stop the county from applying for grants.*

*The committee’s proposed natural resource inventory reminds me of an excellent example of the problems inherent in the committee’s proposed requirement of landowner approval to apply for grant funds.*

**Answer No. 18**

*When a grant effects private land they are infringing on private property without the landowners approval. It’s an erosion of their property rights.*

*Grants are money driven. The conditions of those grants may hold the landowner hostage and may impact the use of their land forever. (16)*

*M. Zeller (Continued)*

8-11-10 Written Comments

**Answer No. 18 (Continued)**

*The driving force behind this issue is the protection of property rights, full disclosure and the right of the community to make decisions regarding their community and how it should grow and prosper in the future.*

**Question No. 19**

*The Planning Department has proposed a county-wide habitat conservation plan (HCP) to simultaneously protect habitat for threatened and endangered species and facilitate development proposals. The HCP would be funded, in part, by government grants. As a county-wide plan, it would certainly have an affect on landowners within the Valley Springs Community Plan boundaries. Would the landowners of Valley Springs be able to stop the county from applying for such a grant or would the county exclude the Valley Springs Community from the HCP if the grant application wasn't approved by the Valley Springs landowners? IF Valley Springs landowners can tell the county for which grants they can apply, then why not all landowners? And why only landowners? Rather problematic, don't you think?*

**Answer No. 19**

*The premise here is that the owners of private land are informed. A County wide issue is not the same issue as a more specific Valley Springs Community Plan issue. The focus is on the VSCP Update and the grants that effect private land and property rights.*

**Question No. 20**

*Some state and federal grants require public participation before the application is submitted (for example, Community Development Block Grants) and others require public participation as part of the funded project (for example, Caltrans Community-Based Transportation Planning Grants), but various county departments such as Public Works and Planning would be unreasonably burdened if they had to seek public approval to apply for any grant funds, which are never guaranteed. Also local elected officials are charged with authorizing grant applications from county departments, presumably in keeping with the best interests of the people. Grant funds are a way to bring our state and federal taxes back into the community. Grant funds are often unrelated to the current state or federal budget, having been authorized by previous legislation and the money set aside.*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*  
***Answer No. 20***

*In those cases you mention, there is public participation before the application of the grant. We support that.*  
*Anytime, grant money is applied for **involving anyone's private land in the Valley Springs community, those landowners are entitled to full disclosure BEFORE the application of any grant to ensure their property rights are not violated and there are no predetermined conditions or agendas.***  
*The landowners are entitled to have a copy of the grant and be able to make decisions that effect their private land and/or their community.*

***Question No. 21***

*Under Goal No. 5, which encourages "wildlife habitat programs within the TriDam Reservoir lands that surround Valley Springs, " the only implementation is to identify red-legged frog habitat on the Valley Springs Land Use Map. While I support this goal, the policies and implementation are woefully inadequate (as they are throughout the document).*

***Answer No. 21***

*Statement noted.*

***Question No. 22***

*The implementation of Goal No. 1, "To eliminate traffic congestion at the intersection of Highways 12 and 26," (page 38) will require grant funds that will impact landowners.*

***Answer No. 22***

*This Citizens Committee has no authority over Caltrans and State Highways.*

*M. Zeller (Continued)  
8-11-10 Written Comments*

**Question 22-1**

*Goal No. 2 includes "To support 'spare the air' and to reduce 'gas emissions' (AB32)." (page 38) I assume the committee meant greenhouse gas emissions, since they reference AB32, which, according to the state Air Resources Board, establishes the "first-in-the-world comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gases." I'm glad the committee supports AB32,*

*but their position on bike and pedestrian trails seems to contradict this (one of the document's many internal inconsistencies), as walking and biking emit no greenhouse gases at all and are the cleanest and most economical form of transit in existence. In fact, the policy statement says to "support the use and expansion of existing and future transit of all types." Requiring a 2/3 majority vote of the residents to put in a trail is not supportive and impedes expansion of "transit of all types."*

**Answer 22-1**

*The Valley Springs Community does not share the expansion of bike and pedestrian trails without the full support of the community and land owners.*

**Remove: transit of all types**

*The definition of "transit" for walking and biking is inappropriate. Walking and bicycling would be more correctly classified as recreation or a health activity. The surrounding Tri-Dam area has approximately 400 miles of bike, walking and hiking trails available.*

**Question 22-2**

*AB32 also recognizes, "Local governments have primary authority to plan, zone approve, and permit how and where land is developed to accommodate Population growth and the changing needs of their jurisdictions." (AB32 Climate Change Scoping Plan, page 27) The Committee's draft plan cannot both support AB32 and deny local government's authority over land use planning.*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

***Answer 22-2***

*Land use planning belongs at the local level.*  
*See answer 22-1.*

***Question 22-3***

*Once again, the implementation measures fall short- support carpooling and “improve public awareness and information for transit systems and schedules” (page 38) There is no discussion of how this will be accomplished, and the implementations do not begin to address the draft plan’s support of AB32.*

***Answers 22-3***

*The AB32 ( in parenthesis.) has been deleted.*

***Question 23***

*Please see my previous comments regarding AB32 and under Section 4: Issues: Transportation/Circulation.*

*Requiring a 2/3 majority vote of the residents within the Valley Springs Community Plan boundaries to add a trail or bike path to the community could be an infringement on private property rights, since it has the potential to restrict the design of new developments.*

***Answer 23***

*A trail or bike path would be in the design of the development and would not infringe on adjoining private property. If the development were to include other adjoining private property they would need the approval of the property owners.*

***Question No. 24***

***Section 6: Economic Development***

*“To promote economic prosperity for the Valley Springs Community, “The committee recommends “possible tax and fee incentives to encourage the development of new business.” (page 41), but offers no examples nor attempts to reconcile this with their previous statements, “Encourage development of infrastructure as the responsibility of the developer/owner applying for the permit, “ (page 24) and “New development shall mitigate*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

***Question 24 (Continued)***

*It's impact on public services.” (page 39) If new business is allowed reduced taxes and fees, who will pay the difference in cost for the impact of the new business on the natural and built environments?*

***Answer No. 24***

*New business will provide jobs, that employ people, that purchase homes, purchase services, send their kids to school and pay taxes.*

***Question No. 24-1***

*t*

*Another implementation measure, “Shall encourage and Economic Feasibility Report be completed for Valley Springs so that there is a data base for future decisions,” (page 41) doesn't give any indication of who will complete the report or how. In the entire section on Economic Development there is no mention of the Valley Springs Area Business Association, the Chamber of Commerce, Visitors Bureau or any other such business organization or entity. The committee says “Valley Springs residents shall form a committee to study past, present and future needs for housing, commercial, recreational and light industrial lands for the Valley Springs Community” (page 41) but there are no action steps indicated.*

***Answer No. 24-1***

*Refer page 64, corrected Implementation, Revised Draft.*

*The Feasibility Report shall include “to study past, present and future needs for housing, commercial, recreational and light industrial lands for the Valley Springs Community” Delete: Valley Springs residents shall form a committee.*

*General Plan Update – May include some of this in the Baseline Report.*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

**Question No. 25**

*The policy under Goal No. 2, "Encourage growth where infrastructure is in place or provided by developers/builders" (page 42) is an inherent contradiction. To encourage growth where infrastructure is in place is consistent with community-centered development, but to encourage growth where infrastructure is provided by developers/builders could be anywhere and further contradicts the committee's next policy, "To ensure development does not financially impact existing residents." IF we "encourage" development anywhere on-site infrastructure is provided by the developer, adverse impacts on existing residents are assured, financial and otherwise, through the depletion of groundwater, increased demand for law enforcement and emergency services, increased greenhouse gas emissions, etc.*

**Answer No. 25**

*Statement noted.*  
*Section 6: Page 65, Policy: add Applicant*

**Question No. 26**

*One of the implementation measures under Goal No. 4, "to promote the Mokelumne Coast to Crest Trail," (page 44) states, Ensure cooperation between Calaveras County, local business, landowners, EBMUD, federal, state and local recreational facilities in development and planning to assure continued quality recreation opportunities and enhance the economic development of Valley Springs."*

*Though I am unsure how the committee intends to ensure cooperation, I applaud the effort to "assure continued quality recreation."*

*Presumably, the committee would be opposed to the expansion of Pardee Reservoir by EBMUD, since it would reduce recreational opportunities on the Mokelumne River.*

*Pursuant to the national Wild and Scenic Rivers Act, the US Forest Service and Bureau of Land Management have recommended that Congress provide protective designations to certain segments along 37 miles of the Mokelumne between Salt Springs Reservoir to just below the Highway 49 bridge, which, when combined with the North Fork section in the Mokelumne Wilderness, would create a protected river corridor more than 60 miles long in the central Sierra Nevada.*

M. Zeller (Continued)  
8-11-10 Written Comments

*According to Friends of the River, of California's 194,000 miles of rivers and streams, only about 6,000 miles, a mere 3 percent, are considered free flowing and to still possess outstanding natural values. The Upper Mokelumne River is in that three percent. It remains beautiful, wild, nurturing, biologically important, and spiritually enriching. The Mokelumne River Canyon was home to the northern MiWuk people for more than 2,500 years.*

*The river provides water for Amador and Calaveras Counties, the Central Valley, and East Bay, as well as hydropower for 125,000 homes. This hard-working, fully appropriated river is threatened by EBMUD's proposed expansion of Pardee Reservoir, which would diminish flows to the already stressed San Joaquin-Sacramento River Delta ecosystem, flood a beautiful stretch of upper river, destroy flat and wildlife habitat, reduce tourist dollars in our cash-strapped foothill counties, remove the historic 1912 Middle Bar Bridge (an important emergency evacuation route), and erase sacred Miwuk sites. Despite intense opposition from its own constituents. Elected officials, and organizations and businesses, on October 13, 2009, EBMUD elected to retain four Pardee Reservoir expansion options in its long-range Water Supply Management Program 2040, each of which involves raising the dam. According to the California State Water Plan 2005, dams cost almost 50 times as much as other solutions such as conservation, recycling, and groundwater recharge. If the Valley Springs Community Plan is going to tout the recreational and economic benefits of the Mokelumne to the community, It should at least take a stand to protect it.*

**Answer No. 26**

*This was answered Page 4, Question No. 4 and Answer No. 4*

**Question No. 27**

**Section 6: Housing**

*I'm unclear how directing "Calaveras County through mitigation measures to ensure that new development does not financially impact existing residents," accomplishes Goal No. 1 "To provide multiple uses as shown with the land use map to accommodate all types of housing for all income levels" (page 45) This is another instance in which the implementation (and policy) seem unrelated to the goal. The state mandates a certain amount of affordable housing is accommodated in the general plan's Housing Element.*

**Answer No. 27**

*Comment noted*



*M. Zeller (Continued)*  
*8-11-10 Written Comments*

**Question No. 28**

**Section 6: Public Facilities and Services**

*I have already pointed out that Goal No. 3 and its accompanying policy to “support and plan for a future college campus” is inconsistent with the community survey.*

**Answer No. 28**

*Our Committee has pointed out our comments refer to Page 6, Answer 7*

**Question No. 29**

**Natural Resources** *Please see my previous comments under Section 4: Issues-Natural Resources. It would be helpful to define “natural resources” as the committee gives the impression that Castle Rock and Valley Springs Peak are the only natural resources within the Valley Springs community boundaries.*

**Answer No. 29**

*Refer Page 13, Answer No. 11, Definition in Glossary.*

**Question No. 30**

**Section 6: Water**

*This section lacks any meaningful policies or implementation (page 49)*

**Answer No. 30**

*Comment noted.*

**Question No. 31**

**Section 6: Cultural Resources (page 50)**

*Please see my previous comments under Section 4: Issues- Cultural Resources*

**Answer No. 31**

*Please see the Committee’s comments page 14 Answer No. 13.*

**Question No. 32**

**Health and Safety and Law Enforcement and Fire Protection**

*These two sections lack any meaningful policies or implementation. (page 51)*

**Answer No. 32**

*Comment noted.*

*M. Zeller (Continued)*  
*8-11-10 Written Comments*

*Overall, I find the Valley Springs Community Plan Citizens Committee draft Community Plan Update 2010-2035 to lack clarity, detail, and, at times, reason. It is internally inconsistent.*

*The many spelling, punctuation, and grammatical errors make it tedious to read. Though the committee's vision is to "maintain the rural, small town community lifestyle." (which I support) they don't seem to have any genuine understanding of what that entails. The community survey is alternately referenced and ignored. They appear to simultaneously want to limit development and allow it wherever a developer can provide on-site infrastructure. Their draft plan gives landowners elevated citizenship by conditioning land use decisions on their approval. Though I am not an advocate of incorporation, the committee's desire for local control as expressed through requirements like a 2/3 majority vote for bike or pedestrian trails and rejection of grant funds without landowner approval could only be accomplished through incorporation (and a city council that would be so inclined).*

*Thank you for your consideration of my comments. I hope to see public comments acknowledged and reflected in a revised draft of the Committee's Community Plan Update before it is presented to the Board of Supervisors.*

*Note: The Committee recognizes that M. Zeller is the author of the Caltrans Grant and is affiliated with MVS which is a Project Partner of the Caltrans Grant funded VSCP Update entitled Rural Smart Growth: A Community-Based Plan for Valley Springs.*

*Project Location: Greater Valley Springs Area, Calaveras County. Their Land Use Map was accepted as the "Alternate" by a majority vote of the BOS while the Citizens Committee was accepted as the "Preferred Land Use Map".*

*END*

To: Supervisor Gary Tofanelli  
From: Muriel Zeller, Valley Springs  
Regarding: Comments on the Valley Springs Citizen's Committee Draft Community Plan

August 11, 2010

### Section 1: Location

Please provide examples of "Well-kept attractive buildings, architecture and landscaping along the main highways through Valley Springs" that "contribute to community pride and encourage visitors to stop." (pg. 2) As the buildings, architecture, and landscaping are described as attractive and provide an economic boon to the community by encouraging visitors to stop, it is reasonable to assume the committee wishes to encourage more of the same. It would be helpful to have some idea of what meets their definition of "well-kept" and "attractive."

### Section 2: Vision

Please clarify, "We, the residents of Valley Springs who live, work and own property, wish to inform the Board of Supervisors that we shall maintain the rural, small town community lifestyle." (pg. 3) Given six of the ten committee members do not live within the existing community plan boundaries (which the committee proposes should not be changed), how can the committee say "We the residents of Valley Springs?" Setting aside the fact that "residents" who "live" in the community is redundant, "residents" seems to be qualified as only those who "live, work and own property," presumably in Valley Springs, although that is not clear. Does this mean *only* those who *live, work, and own property* are residents or only those residents who *live, work, and own property* are represented by the committee and the draft plan?

### Section 3: Profile

In discussing the 1975 Community Plan (pg.6), the committee fails to note that although that plan "discouraged strip development along the roads and highways leading from the town," that discouragement, without corresponding implementation measures, was not successful, as strip malls exist. Also, this begs the question, do the strip malls represent the "well-kept attractive buildings, architecture and landscaping along the main highways through Valley Springs" previously noted in Section 1?

Valley Springs may have "planned for growth instead of sprawl (pg. 7)," but sprawl is what they got. The statement, "The VSCP update proceeded and will be complete in 2010," is a bit disingenuous, unless the committee is referring to the Caltrans-funded update led by the Calaveras Council of Governments and its project partners, which included Calaveras County.

### Distinguishing Features

This section contains a discussion of the entire Tri-Dam recreation area, presumably because of its influence on the character and economy of Valley Springs, and concludes with this statement, "Open space, natural conservation, water resource areas and hiking areas contribute to the local economy and create jobs for the residents of Valley Springs." (pg. 14) Since open space and conservation of natural resources (which, I assume is what's meant by "natural conservation") are important to the local economy, I would expect some mention of the community's position on the proposed expansion of Pardee Reservoir in the East Bay Municipal Utility District's long-range Water Supply Management Plan 2040. An expansion of Pardee would diminish flows to the already stressed San Joaquin-Sacramento River Delta ecosystem, flood a beautiful stretch of upper river, destroy plant and wildlife habitat, reduce recreational activities (and, therefore, tourist dollars in our cash-strapped

foothill counties), remove the historic 1912 Middle Bar Bridge (an important emergency evacuation route), and erase sacred Miwuk sites.

#### **Predominant Land Uses: Agriculture/Ranches**

Although it is stated, "Cattle and livestock ranching represents the open space surrounding the Valley Springs Community," no mention is made about the development plans for much of that land such as the Coe property and Ponte Ranch. (pg. 18) "The ranchers are good stewards of the land and provide open space, visual resources for the appreciative community." If stewardship is defined as various development plans, I suppose this is true.

#### **Law Enforcement/Sheriff Dept.**

"A new jail is being built funded from property taxes (pg. 19)," is not accurate. The jail is being funded by the Measure J Bond passed by local voters and state grant money. There is also no mention of reopening the Sheriff's substation in Valley Springs.

#### **Major Transportation Routes**

"A community survey," (a copy is included in the draft plan attachments) is referenced to assert, "A round about (sic) alternative was not supported" for the 12/26 intersection in Valley Springs. (pg. 20) However, later in the draft plan (pg. 24), it says the community wants to "encourage the continuation of higher education and **support for a future college campus**" when the survey respondents clearly indicate that they do not support a college campus: *Would You Support a College Campus? Yes, 69 and No, 139.* The committee appears to only use the survey when it supports what they want and ignores it when it does not.

#### **Section 4: Issues—Land Use**

"Open space and agricultural lands will only be designated by mutual agreement between the specific landowners and Calaveras County while respecting and not encumbering their property rights." (pg. 21) The state delegates most local land use and development decisions to cities and counties. While many local planning issues require a public hearing prior to a decision being made, ultimately, the decision is made by the local elected representatives of the people. Local jurisdictions are allowed to change land use designations and zoning. A land use designation that can later be changed on a specific parcel by the property owner's application for a general plan and/or zoning amendment does not constitute a taking or an "encumbering" of property rights. In the area of land use, it is the county who defines the rights of the land owner and the rights of the public. As more development brings more parties and more interests into conflict, the county's job in balancing these interests gets more complex. Anyone who advocates that the county violate state land use law is inviting economic gridlock caused by the inevitable protracted and fruitless litigation associated with such violation. A community plan will not make state land use law go away. If people want to change state land use law, they need to convince the governor and the state legislature to do so.

"To support maintaining a buffer between Valley Springs and existing adjacent Town sites," which are listed as Campo Seco, Burson, Jenny Lind and Paloma. (pg. 21) It's already too late to have a buffer between Valley Springs and Jenny Lind unless you remove Gold Creek, La Contenta, and Rancho Calaveras.

"Encourage Grants only with landowner's support. Must have full disclosure and proper notification to each Valley Springs landowner effected (sic)." (pg. 21) Landowners are already notified of projects that will impact their property. The community plan has no jurisdiction over non-governmental organizations such as non-profit corporations nor over individuals, who can both qualify for grants that may impact landowners, nor does the community plan have the authority to stop the county from applying for grants. If the county were compelled to

ask permission before applying for any grant money that may impact landowners, their ability to supplement the county's funding through grant writing would become so cumbersome and fraught with bureaucratic tedium that the county would bring even less of our state and federal tax dollars back into our community.

### **Transportation/Circulation**

"Encourage additional walking, bike trails only at the request, solicitation and by a 2/3 ballot vote by resident (sic) and property owners within the Valley Springs Community boundary." (pg. 22) A community plan boundary does not create a voting district, so it is uncertain how this vote would be conducted and by whom and how it would be verified. Since it is an unincorporated area, any vote on impacts to the Valley Springs community would likely require an initiative or referendum, which would allow the entire county to vote on the issue. The voting requirement also appears as if it would be problematic for new developments. Would this mean approval of a development would require a 2/3 vote of the people if it included pedestrian or bike trails? Are you really going to tell Caltrans that they can't put bike lanes on Highways 12 and 26 unless there's a 2/3 majority vote of the community plan area residents?

### **Public Facilities and Services**

"To encourage the continuation of higher education and support for a future college campus." (pg. 24) As noted earlier, the survey respondents clearly indicate that they do not support a college campus: *Would You Support a College Campus? Yes: 69 and No: 139.* The committee cannot alternate between citing the survey as direction from the community and ignoring it. Another example of contradicting the survey is the committee's draft land use map. The Caltrans-funded map strictly limits mixed-use development in the Town Center. The Tofanelli Committee map allows the potential for far more mixed use high-density development in a much larger area. The survey asks, *Do you want HIGH DENSITY DEVELOPMENT for the future of Valley Springs Township? Yes: 8 and No: 205.*

### **Natural Resources**

Natural resources are defined as land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources. I applaud the committee's intent to "encourage public awareness" of natural resources and "inventory the Natural resources within the Valley Springs boundaries." (pg. 25) Here is a great definition of a natural resource inventory and its purpose:

#### **What is a Natural Resource Inventory?**

A Natural Resource Inventory (NRI) is composed of listings and descriptions of naturally occurring resources in a community. An NRI generally includes:

- Inventory maps which show the location and extent of important resources such as farmlands, groundwater resources, significant wildlife habitats and other related items.
- A database of information which defines and documents the visual information displayed on the maps. This database provides the factual basis for resource management and land planning decisions.
- A narrative summary which describes the NRI goals, summarizes the findings of the inventory, and details the methods used to evaluate the results. A narrative may also include specific conservation concerns which require action by the community.

#### **Why is a Natural Resource Inventory important?**

A Natural Resource Inventory (NRI) will help us manage our future.

- An NRI will define the resources we have and allow the community to select those which are essential to our identity and which deserve special preservation efforts.
- An NRI will quantify the undeveloped land we have so we can more accurately project the effects of our current planning and zoning regulations and adjust them if we need to.
- With the input of our residents, an NRI will help set priorities for the use of Town resources in our conservation efforts.
- An NRI will take a snapshot of our community environment which we can use as a baseline for evaluating the impact of future growth.

The completed inventory provides information that will support careful land use planning, voluntary land conservation, and improved resource protection measures. (Auger & McIntyre, 1992) Please include this or a similar definition of a natural resource inventory in the draft plan.

### **Water**

This section deserves a bit more than one sentence, "To insure (sic) a safe water supply for Valley Springs." (pg. 25) There should be some mention or discussion of the Valley Springs Public Utility District's (VSPUD) reliance on ground water and their past negotiations with developers to expand their wastewater treatment facilities and some mention of that portion of the community served by Calaveras County Water District (CCWD). While VSPUD is mentioned earlier (pg. 17) under Predominant Land Uses, its potential as a source of water and sewage treatment for the committee's land use map at build-out is not addressed.

### **Cultural Resources**

Cultural Resource Management includes a range of types of properties: "cultural landscapes, archaeological sites, historical records, social institutions, expressive cultures, old buildings, religious beliefs and practices, industrial heritage, folklife, artifacts [and] spiritual places" (T. King 2002 :p 1). Once again, I applaud the committee's intent, this time to "encourage historical preservation" and create a cultural resources inventory. (pg. 25) This would be another great grant project.

### **Section 5: Land Use Designations**

The committee's draft land use map does not appear to match the county's proposed land use designations for the general plan update, though they are cited in the document, which is confusing.

### **Section 6: Policies and Programs: Land Use**

Under Goal No. 1, Implementation, it says, "Calaveras County shall enforce specific ordinances, action and rules necessary to enforce the intent of land use policies in the Valley Springs Community Plan." (pg. 35) It would be helpful to know what "ordinances, action and rules" are being referenced, particularly since this is to implement Goal No. 1, "To allow planned development while preserving the 'Rural way of life and small town atmosphere.'" The general plan proposed land use designations (as outlined in the Alternatives Report) presuppose community plans and vision statements will "address the community centers in more detail (than the general plan designation) including specific text policies, and possibly conceptual plans." The committee's draft plan lacks both specificity and conceptual integrity.

While state law does require a public hearing for the preparation or amendment of the general plan, it does not require notification "by first class mail." (pg. 35)

Under Goal No. 2 (pg. 36), it states, "To preserve open space and agricultural lands. Open space and agricultural lands will only be designated by mutual agreement between the specific landowners and Calaveras County while

respecting and not encumbering their property rights." Again, this is not enforceable for the reasons stated above (see **Section 4: Issues—Land Use**). Under Policy, please define "open space opportunities." When you say, "Insure (sic) open and clear communication for the need and uses of open space and agricultural lands," please clarify "the need and uses" and "communication" among or between whom. What "incentives" will you "promote" to "encourage open space uses?" The only implementation measure is to allow Williamson Act contracts for open space. What about conservation easements, transfer of development rights, and clustering, for example?

Under Goal No.3 (pg. 36), the plan supports maintaining buffers between Valley Springs and neighboring communities with a policy that encourages developers to "accommodate a buffer in their planning if possible." Apparently, that encouragement comes from Calaveras County removing "regulatory obstacles to property owners wishing to provide open space and agricultural uses of their property subject to the right of the neighboring property owners and the public." The implementation has nothing to do with the policy, as developers are not in the business of providing open space and agricultural uses. What *are* the "regulatory obstacles" to providing open space and agricultural uses? The county has a Right to Farm ordinance.

Under Goal No. 4, it says, "To seek and acquire any grant for the Valley Springs Community shall be with landowners support and permission only (pg.37)," but the accompanying policy and implementation is unenforceable. As I said before, the community plan has no jurisdiction over non-governmental organizations such as non-profit corporations nor over individuals, who can both qualify for grants that may impact landowners, nor does the community plan have the authority to stop the county from applying for grants. The committee's proposed natural resource inventory reminds me of an excellent example of the problems inherent in the committee's proposed requirement of landowner approval to apply for grant funds.

The Planning Department has proposed a county-wide habitat conservation plan (HCP) to simultaneously protect habitat for threatened and endangered species and facilitate development proposals. The HCP would be funded, in part, by government grants. As a county-wide plan, it would certainly have an affect on landowners within the Valley Springs Community Plan boundaries. Would the landowners of Valley Springs be able to stop the county from applying for such a grant or would the county exclude the Valley Springs community from the HCP if the grant application wasn't approved by the Valley Springs landowners? If Valley Springs landowners can tell the county for which grants they can apply, then why not all landowners? And why *only* landowners? Rather problematic, don't you think?

Some state and federal grants require public participation before the application is submitted (for example, Community Development Block Grants) and others require public participation as part of the funded project (for example, Caltrans Community-Based Transportation Planning Grants), but various county departments such as Public Works and Planning would be unreasonably burdened if they had to seek public approval to apply for any grant funds, which are never guaranteed. Also, local elected officials are charged with authorizing grant applications from county departments, presumably in keeping with the best interests of the people. Grant funds are a way to bring our state and federal taxes back into the community. Grant funds are often unrelated to the current state or federal budget, having been authorized by previous legislation and the money set aside.

Under Goal No. 5, which encourages "wildlife habitat programs within the Tri Dam Reservoir lands that surround Valley Springs," the only implementation is to identify red-legged frog habitat on the Valley Springs Land Use Map. While I support this goal, the policies and implementation are woefully inadequate (as they are throughout the document).

### **Section 6: Transportation/Circulation**

The implementation of Goal No. 1, "To eliminate traffic congestion at the Intersection of Highways 12 and 26," (pg. 38) will require grant funds that will impact landowners. Goal No. 2 includes "To support 'spare the air' and to reduce 'gas emissions' (AB32)." (pg. 38) I assume the committee meant *greenhouse* gas emissions, since they reference AB32, which, according to the state Air Resources Board, establishes the "first-in-the-world comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gases." I'm glad the committee supports AB32, but their position on bike and pedestrian trails seems to contradict this (one of the document's many internal inconsistencies), as walking and biking emit no greenhouse gases at all and are the cleanest and most economical form of transit in existence. In fact, the policy statement says to "support the use and expansion of existing and future transit of all types." Requiring a 2/3 majority vote of the residents to put in a trail is not supportive and impedes expansion of "transit of all types."

AB32 also recognizes, "Local governments have primary authority to plan, zone, approve, and permit how and where land is developed to accommodate population growth and the changing needs of their jurisdictions." (AB32 Climate Change Scoping Plan, pg. 27) The committee's draft plan cannot both support AB32 and deny local government's authority over land use planning.

Once again, the implementation measures fall short—support carpooling and "improve public awareness and information for transit systems and schedules." (pg.38) There is no discussion of how this will be accomplished, and the implementations do not begin to address the draft plan's support of AB32.

### **Hiking/Bike Trails**

Please see my previous comments regarding AB32 and under Section 4: Issues: Transportation/Circulation. Requiring a 2/3 majority vote of the residents within the Valley Springs Community Plan boundaries to add a trail or bike path to the community could be an infringement on private property rights, since it has the potential to restrict the design of new developments.

### **Section 6: Economic Development**

"To promote economic prosperity for the Valley Springs Community," the committee recommends "possible tax and fee incentives to encourage the development of new business," (pg. 41), but offers no examples nor attempts to reconcile this with their previous statements, "Encourage development of infrastructure as the responsibility of the developer/owner applying for the permit," (pg. 24) and "New development shall mitigate its impact on public services." (pg. 39) If new business is allowed reduced taxes and fees, who will pay the difference in cost for the impact of the new business on the natural and built environments?

Another implementation measure, "Shall encourage an Economic Feasibility Report be completed for Valley Spring's (sic) so that there is a data base for future decisions," (pg. 41) doesn't give any indication of who will complete the report or how. In the entire section on Economic Development there is no mention of the Valley Springs Area Business Association, the Chamber of Commerce, Visitor's Bureau or any other such business organization or entity. The committee says, "Valley Spring's (sic) residents shall form a committee to study past, present and future needs for housing, commercial, recreational and light industrial lands for the Valley Springs Community," (pg. 41) but there are no action steps indicated.



The policy under Goal No. 2, "Encourage growth where infrastructure are (sic) in place or provided by developers/builders," (pg. 42) is an inherent contradiction. To encourage growth where infrastructure is in place is consistent with community-centered development, but to encourage growth where infrastructure is provided by developers/builders could be anywhere and further contradicts the committee's next policy, "To insure (sic) development does not financially impact existing residents." If we "encourage" development anywhere on-site infrastructure is provided by the developer, adverse impacts on existing residents are assured, financial and otherwise, through the depletion of groundwater, increased demand for law enforcement and emergency services, increased greenhouse gas emissions, etc.

One of the implementation measures under Goal No. 4, "to promote the Mokelumne Coast to Crest Trail," (pg. 44) states, "Insure (sic) cooperation between Calaveras County, local business, landowners, EBMUD, federal, state and local recreational facilities in development and planning to assure continued quality recreation opportunities and enhance the economic development of Valley Springs." Though I am unsure how the committee intends to ensure cooperation, I applaud the effort to "assure continued quality recreation." Presumably, the committee would be opposed to the expansion of Pardee Reservoir by EBMUD, since it would reduce recreational opportunities on the Mokelumne River.

Pursuant to the national Wild and Scenic Rivers Act, the US Forest Service and Bureau of Land Management have recommended that Congress provide protective designations to certain segments along 37 miles of the Mokelumne between Salt Springs Reservoir to just below the Highway 49 bridge, which, when combined with the North Fork section in the Mokelumne Wilderness, would create a protected river corridor more than 60 miles long in the central Sierra Nevada.

According to Friends of the River, of California's 194,000 miles of rivers and streams, only about 6,000 miles, a mere 3 percent, are considered free flowing and to still possess outstanding natural values. The Upper Mokelumne River is in that three percent. It remains beautiful, wild, nurturing, biologically important, and spiritually enriching. The Mokelumne River Canyon was home to the northern Miwuk people for more than 2,500 years.

The river provides water for Amador and Calaveras Counties, the Central Valley, and East Bay, as well as hydropower for 125,000 homes. This hard-working, fully appropriated river is threatened by EBMUD's proposed expansion of Pardee Reservoir, which would diminish flows to the already stressed San Joaquin-Sacramento River Delta ecosystem, flood a beautiful stretch of upper river, destroy plant and wildlife habitat, reduce tourist dollars in our cash-strapped foothill counties, remove the historic 1912 Middle Bar Bridge (an important emergency evacuation route), and erase sacred Miwuk sites. Despite intense opposition from its own constituents, elected officials, and organizations and businesses, on October 13, 2009, EBMUD elected to retain four Pardee Reservoir expansion options in its long-range Water Supply Management Program 2040, each of which involves raising the dam. According to the California State Water Plan 2005, dams cost almost 50 times as much as other solutions such as conservation, recycling, and groundwater recharge. If the Valley Springs Community Plan is going to tout the recreational and economic benefits of the Mokelumne to the community, it should at least take a stand to protect it.

#### **Section 6: Housing**

I'm unclear how directing "Calaveras County through mitigation measures to insure (sic) that new development does not financially impact existing residents," accomplishes Goal No. 1, "To provide multiple uses as shown with the land use map to accommodate all types of housing for all income levels." (pg. 45) This is another

instance in which the implementation (and policy) seem unrelated to the goal. The state mandates a certain amount of affordable housing is accommodated in the general plan's Housing Element.

**Section 6: Public Facilities and Services**

I have already pointed out that Goal No. 3 and its accompanying policy to "support and plan for a future college campus" is inconsistent with the community survey.

**Section 6: Natural Resources**

Please see my previous comments under Section 4: Issues—Natural Resources. It would be helpful to define "natural resources" as the committee gives the impression that Castle Rock and Valley Springs Peak are the only natural resources within the Valley Springs community boundaries.

**Section 6: Water**

This section lacks any meaningful policies or implementation. (pg. 49)

**Section 6: Cultural Resources (pg.50)**

Please see my previous comments under Section 4: Issues—Cultural Resources.

**Section 6: Health and Safety and Law Enforcement and Fire Protection**

These two sections lack any meaningful policies or implementation. (pg. 51)

Overall, I find the Valley Springs Community Plan Citizens Committee draft Community Plan Update 2010-2035 to lack clarity, detail, and, at times, reason. It is internally inconsistent. The many spelling, punctuation, and grammatical errors make it tedious to read. Though the committee's vision is to "maintain the rural, small town community lifestyle," (which I support) they don't seem to have any genuine understanding of what that entails. The community survey is alternately referenced and ignored. They appear to simultaneously want to limit development and allow it wherever a developer can provide on-site infrastructure. Their draft plan gives landowners elevated citizenship by conditioning land use decisions on their approval. Though I am not an advocate of incorporation, the committee's desire for local control as expressed through requirements like a 2/3 majority vote for bike or pedestrian trails and rejection of grant funds without landowner approval could only be accomplished through incorporation (and a city council that would be so inclined).

Thank you for your consideration of my comments. I hope to see public comments acknowledged and reflected in a revised draft of the Committee's Community Plan Update before it is presented to the Board of Supervisors.

cc: Calaveras County Board of Supervisors  
George White, Calaveras County Planning Director  
Brenda Gillarde, Calaveras County General Plan Coordinator  
Calaveras County Planning Commission  
Tim McSorley, Calaveras Council of Governments  
Tyler Summersett, Calaveras Council of Governments  
Joyce Techel, MyValleySprings.com

Josh Meyer, Local Government Commission  
Tom Infusino, Calaveras Planning Coalition  
Michael Robinson, Caltrans

*July 24, 2010*

*VSCP Public Meeting*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update  
2010-2035*



*Valley Springs Town Meeting July 24, 2010*

*Supervisor District: Gary Tofanelli*

*Committee Members Present*

<i>Ron Randall</i>	<i>Chairman</i>	<i>Valley Springs</i>
<i>Mike Wietrick,</i>	<i>Vice Chairman</i>	<i>Burson</i>
<i>P.Pereira,</i>	<i>Secretary</i>	<i>Campo Seco</i>

<i>Gene Quarton</i>	<i>Valley Springs</i>
<i>Karen Sisk</i>	<i>Valley Springs</i>
<i>Val Passetti</i>	<i>Valley Springs</i>
<i>Peggy Passetti</i>	<i>Valley Springs</i>

<i>Al Segalla</i>	<i>Copperopolis</i>
<i>Tonya Dausend</i>	<i>Burson</i>

**VERY IMPORTANT**

***Valley Springs Town Meeting***

***I urge all Valley Springs Township Residents  
To attend this meeting and voice your opinion on  
the future of your Valley Springs.***

***A copy of the new updated Valley Springs  
Community Plan will be available for your review.***

***We want your input, your review and any ideas you  
may have to improve on future planning.  
Help plan the future of your community.  
This meeting concerns the Valley Springs  
Community Plan update for future growth.***

***Date: Saturday July 24, 2010***

***Place: Jenny Lind Memorial Park Pavilion***

***Time: 9 AM to Noon - Review Plan***

***Noon to 2 PM - Public Meeting***

***See you there. Thanks for your input!***

***Gene Quarton***

***Valley Springs Resident***

***Any questions, Please call 772-1405***

**VERY IMPORTANT**

**VALLEY SPRINGS  
TOWN MEETING**



I urge ALL VALLEY SPRINGS TOWNSHIP RESIDENTS to attend this meeting and voice your opinion on the future of your Valley Springs.

A copy of the new updated Valley Springs Community Plan will be available for your review.

**WE WANT**...your input, your review and, any ideas you may have to improve on future planning.

*Help plan the future of your community.*

This meeting concerns the Valley Springs Community Plan update for future growth.

**DATE: TOMORROW**

**SATURDAY - JULY 24, 2010**

**PLACE: JENNY LIND MEMORIAL  
PARK PAVILION**

**TIME: 9 AM - 12 NOON - REVIEW PLAN  
12 NOON - 2 PM - PUBLIC MEETING**

See You There! Thank you for your input!

130

**QUESTIONS? Call Gene Quarton, Valley Springs Resident 772-1405**



*July 24, 2010*

*VSCP Public Meeting*

*July 24, 2010*

*Valley Springs Community Plan Citizens Committee*

*Valley Springs Community Plan Update*

*2010-2035*

*Sign In Sheets*

*Public Participation*



*Valley Springs Town Meeting July 24, 2010*

*Supervisor District 5: Thomas*

*Sign in Sheet*

- 1. Samantha Davis 1943 S. Rancho Rd.*
- 2. Marilyn Rolland 658 Butler Lane*
- 3. Jon Rolland 658 Butler Lane*
- 4. Rich Clough 6816 Stabulis Rd.*
- 5. Katie Clough 6816 Stabulis Rd.*
- 6. Lora Most 4114 Farris Lane*
- 7. Ken Marshall 8170 O'Reilly St.*
- 8. Bonny Marshall 8170 O'Reilly St.*
- 9. Bob Stanton 8279 Hedgpeth Rd.*
- 10. Mike Surrug 2459 Leary Ct.*
- 11. Shirley Surrug 2459 Leary Ct.*
- 12. Andy Ballantyne 2686 Hartvickson Lane*
- 13. Not legible 2442 Hub Ct.*
- 14. Karen Sisk 8363 Rosalie Lane*
- 15. Brianna Friedriz Calaveras Enterprize*

*Not signed in*

*Colleen Platt*

*Muriel Zeller*

*Al Segalla (Eveyone at their table)*

*Nancy Palm*

*VS News*

*Camera Girl*

*Supervisor Russ Thomas/ Dist 5 ( didn't sign in)*

*Marty Crane*

*Al Duncan*

*L. Meyhew/ Keep it rural*

*Char Stanton/ Wrote comments- address , phone no.*

*Valley Springs Town Meeting July 24, 2010  
Supervisor District 1: Tofanelli*

*Sign in sheet Valley Springs Township*

- 1. Valentino Passetti 863 Paloma Rd., Valley Springs*
- 2. Peggy Passetti 863 Paloma Rd. Valley Springs*
- 3. Lee Phelps 229 Cedar St., Valley Springs*
- 4. Ron Randall 1278 Paloma Rd., Valley Springs*
- 5. Bud DeMasters 1530 Watertown Rd., Valley Springs*
- 6. Lucille Allie 206 Sequoia, Valley Springs*
- 7. Bruce Schluder 148 Daphine St., Valley Springs*
- 8. Roberta Jacobs 148 Daphine St., Valley Springs*
- 9. Jerry Jacobs 148 Daphine St., Valley Springs*
- 10. Shirley Smith 155 Daphne St., Valley Springs*
- 11. Joanne Randell 1278 Paloma Rd., Valley Springs*
- 12. Betty Snyder 1278 Paloma Rd., Valley Springs*
- 13. Michael Cox 329 E. Sequoia Ave. #35, VS*
- 14. Robin Cox 329 E. Sequoia Ave.#35, VS*
- 15. Rick James 40 Laurel St., Valley Springs*
- 16. Pamela Colton 40 Laurel St., Valley Springs*
- 17. William Whiteker 175 Sequoia Ave., Valley Springs*
- 18. Debbie Anderson 247 E. Hwy 12 #40, Valley Springs*
- 19. Cathryn Jackson 47 S. Wallace Lake Dr., Wallace.*
- 20. P. Pereira 3958 Campo Seco*
- 21. E. Anderson P.O. Box 471 Burson*
- 22. K Anderson P.O.Box471 Burson*
- 23. ElaineNorheat P.O. Box 286, Burson*
- 24. Joyce Techel 2216 Evans Rd., Burson*
- 25 Zerrall McDaniel 200 C7#12, Valley Springs*
- 26. Gene Quarton 261 Daphne St., Valley Springs*

*Not signed in: Mike and Tonya Dausend, Burson  
Phyllis Maxfield, Valley Springs  
Diane Gialotti, Valley Springs*

# Please Sign IN

7-24-10  
Public Meeting  
VSCP - Update  
Draft

Name	Address
Valentino Passetti	863 Paloma Rd. VS
Peggy Passetti	863 Paloma Rd. VS.
Samantha Davis	1943 S Ranchero R.D VS
Joe Kups	229 Cedar St. VS
Ken Randall	1278 Paloma Rd VS
Bud DeWaters	1530 WATERTOWN RD VS
Marilyn Rolland	658 Butler Lane VS
Don Rolland	658 Butler Lane VS
Cathryn Jackson	47 S. Wallace Lake Dr.
Rich & Katie Clough	6816 Stabulis Rd. RC
William A. Whitler	175 SE 50th St VS
Lou Mast	4114 Farris L. V.S.
Debbie Anderson	247E Hwy 10 <sup>th</sup> 40 VS
Joyce Techel	2216 Evans Rd. Bursar
Paula Jello	<del>2216 Evans Rd</del> 200 Sogona
Gene Lehigh	148 Daphne St
Roberta Alanti-Jacob	
Jerry Jacobs	
Ken & Bonny Marwood	8170 O'Reilly St V.S.
Shirley Smith	155 Daphne St. VS.
Joyanne Randall	1278 Paloma Rd VS
Bob Stanton	8278 HERGARTH RD
C. Pereira	39.5E Mount Camp See
Mike & Shirley Surratt	3459 Leary Ct, VS
Troy Doherty	2036 HARTWICKS LANE
Zerrill McDaniel	200 E 7 Hwy 12 V.S. 134

# Sign In

Name

Physical Address

~~Frank Northcut~~ PO Box 286 Burson  
 Miss Anderson PO Box 471 Burson  
 Edward D. Anderson Te Box 471 Burson  
 Michael and Robin Cox 329 E. Sequoia Ave #35, Valley Sp  
 Rick James 40 Laurel St  
 Pamela Colton 40 Laurel St  
 Brionna Friedric Calaveras Enterprise  
 [Signature] 2442 Hub Ct U.S.C.  
 [Signature] 8363 Riverside Lane 15, 95352

*Public Meeting July 24, 2010*  
*Written Comments*

*Clip Board Written Responses*





*Valley Springs Town Meeting  
Saturday July 24, 2010*

*Names of written comments turned in:*

*Tofanelli/ District one*

---

*Cathryn Jackson, 47 So. Wallace Lake Dr., Wallace  
Bud DeMasters 1530 Watertown Road, Valley Springs  
R. Osborne, 4148 Main St., Campo Seco*

*Verbal at meeting:*

*Z. McDaniel, Business: 200C7#12, Valley Springs  
P.Pereira, 3958 Main St., Campo Seco*

*Thomas/ District Five*

---

*Al Duncan 741 Blue Heron Ct.  
Peter Racz 47 Buena Vista Ct.  
Char Stanton 8279 Hedgpeth  
B. & Ken Marshall, 8170 O'Reilly St.  
Andy Ballentyne, 2686 Hartvickson Lane  
Al Segalla, 4889 Kiva Dr., Copperopolis  
Robin Mays, 6438 Friedman Way  
Lora Most, 4114 Farris Lane*

*Verbal at meeting:*

*Al Duncan, did not sign in  
MVS.com group did not sign in  
Marty Crain, did not sign in  
Colleen Platt, did not sign in  
Marilyn Rolland, 658 Butler Lane  
Rick Clough, 6816 Stabulis Rd.  
Russ Thomas, Supervisor District 5 (not sign in)  
M. Zeller, did not sign in  
Meyhew, Keep it Rural/ did not sign in*

7-24-10  
Public Meeting  
VSCP Update  
Draft

Please make your comments or  
recommendations under your:

Name	No P.O. Boxes Address	Phone
Char STANTON	8279 Hedgpath Rd	786-8279
pg 17	"Mar Val Shopping Center"	NAME
IS	"VALLEY OAKS" OWNED by	Brad Grant
pg 18 - same		
Good work - Agree with "Grant" statements		

B. Marshall (Valley Springs)  
8170 O'Reilly St. 786-3539

We have lived in Valley Springs, or so I thought, for 17 years. I find that Rancho Colomac is not Valley Springs! We like the country feel, we would like to think we have input as a resident to the growth and use in our community. We have not been aware of a lot of the issues going on in our area. This is partly our fault but also the information about all of these issues have not been made public. We don't know about meetings, issues, etc. We do not have a computer. I just think that "all" of the people in our community should be notified of "all" important issues. A few people "should not"

1-24-10  
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be able to make decisions for all of us!  
Thank you.

From Ken Marshall 8170 O'Reilly St.  
Valley SPS.

I would like to know how <sup>THE</sup> PUBLIC PLAN  
BECAME THE ALTERNATE PLAN AND <sup>THE</sup> PLAN  
PUT ON THE TABLE BY 5 SUPERVISERS  
BECAME THE NUMBER ONE PLAN. 5 PEOPLE  
HAVE DECIDED FOR THE PEOPLE? Explain!!

7-24-10  
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Please make your comments or  
recommendations under your:

Name	Address	Phone
Robin Mays	No P.O. Boxes 6435 Friedman Way Valley Spgs, CA 95252	209-772-9370

Good Job!

Robert D. Shorne	out standing 4148 Camps Sec Rd Camps Sec, CA 95226	209-772-5936
------------------	--	--------------

Lora Most	Great Job - <u>Protects Property rights</u> 4114 Ferris Lane Valley Springs, Ca 95252	
-----------	---	--

Andy Ballantyne Under location Cent. why didn't you add 604. Under Hogan Lake you should add Endangered & protected species. Page #7 Rest Area do you really want to make mention of that due to all the Bad feelings & Controversy about it. Page #17 under Resid. Wiped out Housing you may want to add there are approximately 47,10,38 186 units. Page 17 add La Centuta? Page 17 Commercial Shopping Center change Mar. Val. Shopping Center to Country Oaks. Page 18 population change about 577 to approximately page 18 Econom. Dev. do you really have Water Power, Sewer for development? 140

Page 15 Correc. Serv. change Mar. Val Shopping  
Center to Valley Oaks Shopping Center.  
page 17 change last line & in process of being <sup>Built</sup>

(andy Ballentine)

7-24-10  
Public Meeting  
VSCP Update  
Draft

make correction to the  
number of a page  
4th line from bottom  
add Veterans.

7-24-10  
Public Meeting  
VSCP Update  
Draft

Please make your comments or  
recommendations under your:

Name	No P.O. Boxes Address	Phone
AL SEGALLA (CCTA)	4889 KIVA DR COPPERPOLIS	785-1491

LAND USE

GOAL 1 "PRESERVING RURAL WAY OF LIFE" SHOULD  
NOT BE A FUNCTION OF POLICE POWER.

IMPLEMENTATION "ENFORCE THE INTENT" IS  
DANGEROUS BECAUSE IT COULD BE USED TO  
OPPRESS HUMAN RIGHTS - SHOULD BE VOLUNTARY

GOAL 2 "PROMOTE INCENTIVES TO ENCOURAGE"  
IS NEBULOUS AND DANGEROUS. DOES "INCENTIVES"  
MEAN TAXPAYER SUBSIDY? DOES "ENCOURAGE"  
MEAN FORCING LAND OWNERS TO NOT USE THEIR LAND?  
DROP THIS SENTENCE.

GOAL 5 "ENCOURAGE WILDLIFE HABITAT" CAN  
BE OPPRESSIVE TO PROPERTY RIGHTS. ALSO "ENDANGERED  
SPECIES HABITAT" HAS BEEN HURTFUL TO OUR AREA  
AND SEEMS UNCONSTITUTIONAL. RED LEGGED FROG  
MAY BE A HOAX LIKE "ACID RAIN" AND "SPOTTED OWL"  
DROP GOAL.

7-24-10  
Public Meeting  
VSCP Update  
Draft

TRANSPORTATION/CIRCULATION

DROP GOAL 2 TOO CONTROLLING. AB 32  
BASED ON JUNK SCIENCE. WHO WILL PAY  
FOR THIS?

GOAL 3 - IMPLEMENTATION

"CALAVERAS COUNTY SHALL MITIGATE" IS  
NEBULOUS. DROP THIS PARAGRAPH

HIKING, BIKE TRAILS; GOAL 4; IMPLEMENTATION;  
DROP "ENCOURAGE BUSINESS OWNERS..."

TOO NEBULOUS.

ECONOMIC DEVELOPMENT

AVOID ~~TO~~ TAXPAYER SUBSIDY OF ANY BUSINESS.  
DISCRETIONARY POWER INVITES CORRUPTION.

7-24-10  
Public Meeting  
VSCP Update  
Draft

Please make your comments or  
recommendations under your:

Name	Address	Phone
Peter Rucz	47 Buena Vista Ct N.S.	786- <del>916</del> 9196

Land use, Goal 4:

All grants should be disclosed in writing 30 days to all property owners in the county.

Transportation, Goal 2; Policy: A cost-benefit analysis should be done.

Public Facilities and Services, Goal 3: ~~See~~

Add Implementation: San Joaquin Delta College should be the lead agency and bear all costs.

Water, Goal 1, Policy: Vague and could be used contrary to private ~~rights~~ water rights.

Health & safety, Goal 1, Implementation, is there a shortage or inefficiency now?

Noise: identify acceptable.

Land use, Goal 5: County land use should not insert itself into controversial state and Federal programs.



7-24-10  
Public Meeting  
VSCP Update  
Draft

Please make your comments or  
recommendations under your:

Name	Address	Phone
------	---------	-------

BUO DEMASTERS	1530 WATERTOWN RD	772-1476
---------------	-------------------	----------

CALIF DIV OF FORESTRY DOES NOT MANAGE HOCAN  
DAM FACILITY. THATS HANDLED BY THE CORP  
OF ENGINEERS, C.D.F. HANDLES FIRES ONLY.  
CDF IS NOW KNOWN AS CALFIRE

INTERSECTION OF HWY 12 + 26 - OVERPASS WITH  
MIRGING LANES.

7-24-10  
Public Meeting  
VSCP Update  
Draft

Please make your comments or  
recommendations under your: C.

Name Address Phone

Cathryn Jackson - 47 So. Wallace Park Dr. 763-5103

- ① Profile is describing a larger area than the V.S. boundary - confusing
- ② V.S. people have 2 plans + maps. We have a right to see them compared + told about the population impacts, roads, costs how how future will be changed -
- ③ This map went in with a "minority report" now it has become The Community Plan with only a few 6 public people here
- ④ Page 49, Policy 6 WATER - mistated neither the County, nor V.S. has authority to extend water + sewer pipes in a special district's serving area. Private developers must pay for this
- ⑤ Map - Commercial Areas between Lime Creek Road + Hwy 12 have intruded across V.S.P.O.D's sewer treatment infrastructure
- ⑥ Are you overbuilding in watershed areas with this much Comm./Mixed Use So + EAST of

- ⑦ This Plan is continually asking for regulatory restraints to be removed or curtailed. Calaveras County has no authority to do this in many instances; This is an issue fought through State & Federal legislation. County becomes subject to lawsuits (our pocketbooks) with a "Legal General Plan"
- ⑧ "6 Square miles" is too large to manage balanced job/housing effort. Need more statistical analysis - The boundary doesn't shrink "sprawl" if that's the goal.
- ⑨ Many policies imply a "V.S. Citizens group" will cause or oversee these Implementation Strategies, & Policies - No such structure is mentioned. Who will be doing & paying for several "inventories" (Habitat, etc) that is in policies.
- ⑩ Water / Sewer maps & plans are not overlaid in map. V.S.P.U.D. has no capacity to grow without funds & land acquisition.
- ⑪ CCWD has been bypassed in map by excluding Assessment District 6 of the value of infrastructure already prepared for growth is ignored.

(C. Jackson)

7-24-10  
Public Meeting  
VSCP. Update  
Draft.

Please make your comments or  
recommendations under your:

Name Address Phone

AL DUNCAN 741 Blufferton Ct. 772-1496

- ① Under Implementation (How will you enforce the Sign Ordinances?)
- ② Cal. Co. Shall research ALTERNATIVE Septic Disposal so as to in fill existing developments.
- ③ Water - Capture Cosgrove Creek water for LAKE HOGAN usage.
- ④ Have an enforced "Noise Ordinance"
- ⑤ "Open Space" in Williamson Act. ?  
WHAT if a 5000 AC. owner paid Lower TAXES on CAW then be sold later to a Developer?

*July 24, 2010*

*VSCP Public Meeting*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update  
2010-2035*

*Written Responses & Thank You Letters  
Public Participation*



*Responses to Written Comments*  
*Public Meeting July 24, 2010*  
*Valley Springs Community Plan Citizens Committee*

*District 1- Valley Springs, Supervisor Tofanelli*

*Bud DeMasters*  
*C. Jackson*  
*R. Osborne*

*District 5 - Supervisor Thomas*

*Robin Mays*  
*Lora Most*  
*Andy Ballentyne*  
*Char Stanton*  
*Al Duncan*  
*B. and Ken Marshall*  
*Al Segalla*  
*Peter Racz*

*E-Mail - Comments Received 7-28-10*  
*Bob Rush*

*Responses to Written Comments*  
*Public Meeting July 24, 2010*  
*Valley Springs Community Plan Citizens Committee*

*District 1- Valley Springs, Supervisor Tofanelli*

*Bud DeMasters*  
*C. Jackson*  
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*Andy Ballentyne*  
*Char Stanton*  
*Al Duncan*  
*B. and Ken Marshall*  
*Al Segalla*  
*Peter Racz*  
*Bob Rush*



*Thank You Letters  
Public Meeting July 24, 2010  
Written comments*

*District 1*

*Bud DeMasters, 1530 Watertown Rd.,  
Valley Springs  
C. Jackson, 47 Wallace Lake Dr., Wallace  
Robert Osborne, 4148 Main St, Campo Seco*

*District 5*

*Robin Mays, 6438 Friedman Way, Valley Springs  
Lora Most, 4114 Farris Lane, Valley Springs  
Andy Ballentyne, 2686 Hartvickson Lane,  
Valley Springs  
Char Stanton, 8279 Hedgpeth Road,  
Valley Springs  
Al Duncan, 741 Blue Herron Ct., Valley Springs  
B. and Ken Marshall, 8170 O'Reilly St.,  
Valley Springs  
Al Segalla, 4889 Kiva Dr., Copperopolis  
Peter Racz, 47 Buena Vista Ct., Valley Springs  
Bob Rush, [rocksbob@sbcglobal.net](mailto:rocksbob@sbcglobal.net)*

*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Bud DeMasters  
1530 Watertown Road  
Valley Springs, Ca 95252  
Aug. 13, 2010*

*Dear Bud :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation. As a result of your input we have added page 37, CALFIRE.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @  
etofa@yahoo.com or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting for the VSCP Update  
District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comments</i>
<i>Bud DeMasters</i>	<i>1530 Watertown Rd. Valley Springs, Ca 772-1476</i>	<i>Comment No. 1  California Division of Forestry Does not manage Hogan Dam Facility. Handled by the Corp. of Engineers. CDF handles fires only. CDF is known as CAL FIRE.  Also suggests Intersection of Hwy 12 and 26 overpass with merging lanes.</i>

*Ans. No. 1*

*Corrected and Rewritten included information on CAL FIRE., page 37*

# *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Cathryn Jackson  
47 Wallace Lake Dr.  
Wallace, Ca*

*Aug. 6, 2010*

*Dear Cathryn :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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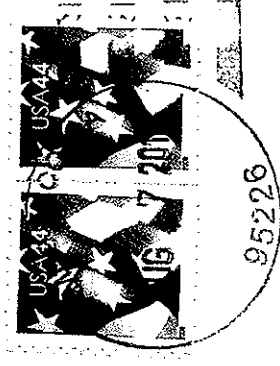
*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

P.O. Box 191  
Walker Springs,  
Ca 95252

Resent to:  
P.O. Box 43  
Walker,  
95254



C. Jackson  
47 Wallace Lake Dr.

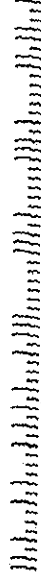
Wal

NIXIE 957 CC 1 02 09/14/10

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 952520191 \*0273-04957-09-45

952520191



*Comments written and turned in at the July 24, 2010  
Public Meeting.*

*District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
<i>C. Jackson</i>	<i>47 Wallace Lake Drive Wallace, Calif. 763-5103</i>	<i>Comment No. 1 Profile is describing a larger area than the VS Boundary- Confusing.</i>

*Ans. No. 1*

*Existing 1974-94 VSCP Map page 28 & 29. You are confusing the Inset to  
the Existing Valley Springs Plan Boundary Map.*

*Map E, Page 30 refer to the Legend, Map 31*

*Boundary Vote, pages 76,77,78,79*

*Page 56, Valley Springs Community Plan Area.*

*Comment No. 2*

*VS people have "2" plans and maps.  
We have a right to see them compared  
And told about the population  
impacts, roads, costs and how future  
will be changed.*

*Ans. No. 2*

*The Citizens Committee has no authority over other plans, maps or costs/  
spending.*

*Comment No. 3*

*This map sent in with a "minority  
report" now it has become the  
Community Plan with only a few 6  
public here.*

*Ans. No. 3*

*Supervisor Tofanelli organized the Citizens Committee representing six  
groups, with the Planning Department. MVS was invited and walked out.  
The Citizens Committee map sent in with a Minority Report was considered  
much better by a 4-1 vote of the BOS. 1*

*C. Jackson, Cont.  
Wallace*

*Comment No. 4  
Page 49, Policy 6, Water  
Misstated neither the county, nor VS  
has authority to extend water and  
sewer pipes in a special district  
serving area. Private  
Developers must pay for this.*

*Ans. No. 4  
Section 6: Policies and Programs, Water  
Page 72: Goal, Policy and Implementation  
Infrastructure shall be the responsibility of the developer.*

*Comment No. 5  
Map-Commercial areas between Lime  
Creek Road and Highway 12 have  
intruded across VSPUD's sewer  
treatment infrastructure.*

*Ans. No. 5  
There has been no intrusion that we can recognize or identify.  
Prior to 1974, Highway 12 and Lime Creek Road were moved and created  
an island. The commercial area is designated on the Proposed Land Use  
Map, page 48.  
Page 65, Section 6: Economic Development/Commercial, Light Industrial  
Development: Policy-Encourage growth where infrastructure is in place or  
provided by developers/builders.*

*Comment No. 6  
Are you overbuilding in watershed  
areas with this much community  
mixed use South and East of  
26/Hogan Dam Road?*

*Ans. No. 6  
This would be a function of the Planning Dept., mitigations or denial of a  
project during the planning and permit process. Public comment and the  
EIR process will identify these areas of concern.*

*Comment No. 7  
This plan is continually asking for  
Regulatory restraints to be removed or*

C. Jackson,  
47 Wallace Lake Dr.  
Wallace, California  
763-5103

*Comment No. 7 Continued*  
*curtailed. Calaveras County has no*  
*authority to do this in many instances.*  
*This is an issue fought through State and*  
*Federal legislation. County becomes*  
*subject to lawsuits (our pocketbooks) with a*  
*“Legal General Plan.”*

*Ans. No. 7*  
*Statement.*

*EIR will be done on the preferred plan and would identify such issues if they*  
*are valid.*

*Comment No. 8*  
*“6 square miles” is too large to manage*  
*Balanced job/housing effort. Need more*  
*Statistical analysis- The boundary doesn’t*  
*Shrink “sprawl” if that’s the goal.*

*Ans. 8*

*The Citizens Committee plan allows growth in 6 mile area while the other*  
*plan wants high density in the core.*

*The Citizens Committee plan is an update of the 1974-1994 VSCP as*  
*requested by the BOS versus*

*A “greater” planned area with much larger boundaries and population.*  
*Conflicting and contradictory comments.*

*If 6 square miles is too large to manage balanced job/housing efforts what*  
*would the CCOG plan have been for a “Greater Valley Springs Plan?”*

*The plan the citizenry and the BOS rejected.*

*The VSCP Citizens Map and Plan is the preferred plan and the EIR process*  
*will address these concerns before the General Plan and the VSCP Update*  
*is adopted by the BOS.*

*Comment No. 9*  
*Many policies imply a “V.S. Citizens*  
*Group” will cause or oversee these*  
*Implementation Strategies and Policies.*  
*No such structure is mentioned. Who will*  
*Be doing and paying for several*  
*“inventories” (habitat, etc.) that is in*  
*The policies?*



*C. Jackson  
Continued*

*Ans. No. 9*

*Inventories shall be done by volunteer committee's from Valley Springs. Community projects by local citizens who are interested in their community and the economic development of Valley Springs.*

*It may be a year until the General Plan is adopted, EIR process has been completed and then the Community Plans adopted.*

*We are in the planning stages for these committee's not in the organization phases.*

*Comment No. 10*

*Water/Sewer maps and plans are not Overlaid in map VSPUD has no capacity to grow without funds and land acquisition.*

*Ans. No. 10*

*Section 6, Policies and Programs*

*Page 72, Water, Goals, Policies & Implementation*

*A developer has been talking about donating land for a sewer plant.*

*Comment No. 11*

*CCWD has been passed in maps by excluding Assessment District 604 the value of infrastructure already prepared for growth is ignored.*

*Ans. No. 11*

*Map E, has partial of AD#604 within the Valley Springs Community boundaries. Since 1974-94, the first VSCP that area was within the boundaries. AD#604 has not solicited inclusion into the VSCP. AD#604 is no different than any other planned subdivision in the area. They can submit their own community or special plan to the county. Valley Springs voted by ballot not to include outside adjoining areas to their community plan.*

*End*

# *Valley Springs Community Plan Update*

## *Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli*

*Gene Quarton - P.O. Box 191*

*Valley Springs, California 95252*

*Robert Osborne*

*4148 Main St.*

*Campo Seco, Ca 95226*

*Aug. 6, 2010*

*Dear Bob :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan.*

*A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

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*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

# *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Robin Mays  
6438 Friedman Way  
Valley Springs, Ca 95252  
Aug. 6, 2010*

*Dear Robin :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

## *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Lora Most  
4114 Farris Lane  
Valley Springs, Ca 95252  
Aug. 6, 2010*

*Dear Lora :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting for the VSCP Update  
District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
<i>R. Mays</i>	<i>6438 Friedman Way Valley Springs, Ca 95252 772-9370</i>	<i>Good Job</i>
<i>R. Osborne</i>	<i>4148 Main St. Campo Seco, Ca 95226 772-8936</i>	<i>Outstanding</i>
<i>L. Most</i>	<i>4114 Farris Lane Valley Springs, Ca 95252</i>	<i>Great Job Protects Property Rights</i>

# *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Andy Ballentyne  
2686 Hartvickson Lane  
Valley Springs, Ca 95252*

*Aug. 6, 2010*

*Dear Andy :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting.  
District 1, Supervisor Gary Tofanelli*

*Name            Address            Comment*

*Andy Ballentyne 2686 Hartvickson Lane  
Valley, Springs, Ca  
95252*

*Comment No. 1  
Under location why didn't you add 604?*

*Ans. No. 1  
Added Partial Assessment District 604, on Map E.  
Thank you*

*Comment No. 2  
Under Hogan Lake you should add  
Endangered and protected species.*

*Ans. No. 2  
Added endangered and protected species.*

*Comment No. 3  
Page 7, Development History  
Rest Area, do ;you really want to make  
mention of that due to all the bad feelings  
and controversy about it.*

*Ans. No. 3  
Referring to a rest area near a park and school.  
It was felt it was undesirable traffic and should not be  
located there.  
Kept in as original plan.*

*Comment No. 4  
Page 17, Under Residential Mixed Use  
Housing you may want to add there are  
"approximately" numbered units.  
Page 17, La Contenta?*

*Ans. No. 4  
Added approximately to the numbered units.  
La Contenta not in the VS Boundaries.*

*Andy Ballentyne*

*Comment No. 5  
Page 17, Mar Val Shopping Center  
To Valley Oaks Shopping Center.*

*Ans. No. 5  
Corrected*

*Comment No. 6  
Page 18, Use "approximately"*

*Ans. No. 6  
Added approximately*

*Comment No. 7  
Page 18 Economic Development.  
Do you really have water, power, sewer for  
Development?*

*Ans. No. 7  
Yes, VSPUD and CCWD can provide services.*

*Comment No. 8  
Emerg. Services-MarVal Shopping Center to  
Valley Oaks Shopping Center.*

*Ans. No. 8  
Corrected*

*Comment No. 9  
Page 19, change last line to  
"in the process of being built"*

*Ans. To No. 9  
Added "in the process of being built."*

*Comment No. 10  
Make corrections to the number of acres  
4<sup>th</sup> line from bottom add Veterans  
Re J.L. Veterans Memorial District*

*Ans. No. 10  
Corrected acres added Veterans*



*Valley Springs Community Plan Update  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Char Stanton  
8279 Hedgpeth Road  
Valley Springs, Ca 95252*

*Aug. 6, 2010*

*Dear Char :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

*The proposed update of the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*We appreciate and thank you for your co-operation, comments and public participation.*

*Copies of the updated VSCP drafts are at the Library, Umpqua Bank, VS News, and Starbucks for public review.*

*If you have any questions e-mail Supervisor Tofanelli @ [gtofa@yahoo.com](mailto:gtofa@yahoo.com) or call Gene Quarton, 772-1405.*

*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting for the VSCP Update  
District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
	<i>District 5</i>	
<i>Char Stanton</i>	<i>8279 Hedgpeth Rd.</i>	<i>Comment No. 1 Page 17 MarVal Shopping Center Is Valley Oaks owned by Brad Mgmt. Page 18 Same  Good Work- Agree with Grant Statements</i>

*Ans. No. 1  
Changes made.  
Thank you.*

## *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Al Duncan  
741 Blue Herron Ct.  
Valley Springs, Ca 95252*

*Aug. 6, 2010*

*Dear Al :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting.*

*District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
<i>Al Duncan</i>	<i>741 Blue Herron Ct. Valley Springs, Ca 95252 772-1496</i>	<i>Comment No. 1 Implementation: How will you enforce the Sign Ordinance?</i>

*Ans. No. 1  
Not the job of this Citizens Committee.*

*Comment No. 2  
Cal. Co. shall research alternative  
Septic disposal so as to infill  
existing developments.*

*Ans. No. 2  
General Plan issue and Public Works.  
This is not the job of this Citizens Committee.*

*Comment No. 3  
Water-Capture Cosgrove Creek water  
for Lake Hogan usage.*

*Ans. No. 3  
An issue for U.S. Army Corp of Engineers who manage Hogan Dam and an  
issue with Calaveras County Water District.*

*Comment No. 4  
Have an enforced Noise Ordinance.*

*Ans. No. 4  
The Board of Supervisors is currently working on a Noise Ordinance.*

*Comment No. 5  
Open Space in Williamson Act?  
What if a 5,000 acre owner paid  
Lower taxes and can then be sold  
later to a developer?*

*Ans. No. 5  
Not this committee's responsibility. A legal and a tax issue.*

# *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*B. and Ken Marshall  
8170 O'Reilly St..  
Valley Springs, Ca 95252  
Aug. 6, 2010*

*Dear B. and Ken Marshall :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting.*

*District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
<i>B. Marshall</i>	<i>8170 O'Reilly St.</i>	<i>Comment No. 1</i>
<i>Ken Marshall</i>	<i>Valley Springs, Ca 95252</i>	<i>Rancho not Valley Springs. Issues have not been made Public Need notification to all people on Important issues</i>

*Ans. No. 1.*

*Rancho Calaveras is a planned subdivision with their own Special Plan. They Rancho folks forced CCOG to have a ballot vote and voted Rancho out of the CCOG "Greater Valley Springs Community Plan Update proposal." They were not informed, they did not solicit or lobby to be included. The issue was that no one had full disclosure, there was no full disclosure prior to the application of the grant about their proposal of Smart Growth and there was no full disclosure when the Caltrans Contract - Fund Transfer Agreement was signed by CCOG with the condition they implement Smart Growth. Public meetings were 5 months later. It was not a choice but a consensus. The contract was already signed. A complete shift in development policy without the landowners knowledge or representation without knowing their lands had been exploited for the condition of \$255,810. in Caltrans Grant money to implement a development policy they did not know about or understand. The CCOG plan was rejected by every planned subdivision and Valley Springs voting to choose their original boundary.*

*Ken Marshall*

*Comment No. 2*

*How did the public plan become the  
Alternate plan by 5 Supervisors.*

*Ans. No. 2*

*The CCOG proposal was not the public plan. It was the Caltrans Grant of \$255,810. spent to produce a Community Plan the public and the Supervisors rejected.*

*The VS Citizens Committee produced a plan and map that the Supervisors approved on a 4-1 vote as the preferred VSCP.*

## *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Al Segalla  
4889 Kiva Dr.  
Copperopolis, Ca 95228  
Aug. 6, 2010*

*Dear Al :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

*All comments were reviewed and evaluated.*

*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

*That boundary was designated in the 1974-94 Community Plan for Valley Springs. The 2010-2035 VSCP is an update of that plan. A ballot vote of the township enforces the will of the community to maintain Map E, the original VSCP boundary with a few changes requested by landowners.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*Comments written and turned in at the July 24, 2010  
Public Meeting.  
District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment</i>
<i>Al Segalla</i>	<i>4889 Kiva Dr. Copperopolis, Ca 95228 785-1491</i>	<i>Comment No. 1 Goal No. 1, Page 35 "Preserving Rural Way of Life" should Not be a function of Police Power.</i>
<i>Ans. No. 1 Statement.</i>	<i>Describes the character of the community and the area.</i>	<i>Comment No. 2 Implementation: Page 35 "Enforce the intent" is dangerous Because it could be used to oppress human Rights-should be voluntary.</i>
<i>Ans. No. 2</i>	<i>Relates to mitigation measures the county already has in place and enforces. No changes</i>	<i>Comment No. 3 Goal 2 Promote incentives to encourage is nebulous and dangerous. Does "incentives" mean taxpayer subsidy? Does "encourage" mean forcing land owners to not use their land? Drop this sentence.</i>
<i>Ans. No. 3</i>	<i>Economic crisis, need to stimulate economic growth. No changes.</i>	<i>Comment No. 4 Goal 5, Encourage wildlife habitat can be Oppressive to property rights. Also Endangered Species Habitat: has been</i>



*Al Segalla (Cont.)*

*hurtful to our area and seems unconstitutional. Red legged frog maybe a hoax like "acid rain" and "spotted owl."  
Drop Goal. (page 37)*

*Ans. No. 4*

*No changes, It's the law to protect endangered species, habitat.*

*Comment No. 5*

*Transportation/Circulation*

*Drop Goal 2*

*Too controlling. AB32 based on Junk Science. Who will pay for this.*

*Ans. No. 5*

*AB32 is California State Law, the reduced emissions law and Clean air law. Partnering or working with Foothill Rideshare based in Amador County will help Calaveras County comply with this law.*

*The people of the State of California voted for this law and are paying for it through taxes. No changes.*

*Comment No. 6*

*Goal 3 Implementation (page 39)*

*Calaveras County shall mitigate is nebulous.*

*Drop this paragraph.*

*Ans. No. 6*

*Calaveras County has existing mitigation measures for development they already enforce.*

*No changes*

*Comment No. 7*

*Hiking, Bike trails,*

*Goal 4, Implementation*

*Drop "encourage business owners"*

*Too nebulous. Page 40.*

*Ans. No.7*

*No change. Promotion of recreation, tourism, economic development.*

*Comment No. 8*

*Implementation (page 41)*

*Avoid taxpayer subsidy of any business.*

*Discretionary power invites corruption.*

*Ans. No. 8*

*No changes. Need to stimulate economic development.*

# *Valley Springs Community Plan Update Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli  
Gene Quarton - P.O. Box 191  
Valley Springs, California 95252*

*Peter Racz  
47 Buena Vista Court  
Valley Springs, Ca 95252*

*Aug. 6, 2010*

*Dear Peter :*

*Thank you for attending and sharing your comments and participating in the July 24, 2010 public review of the Valley Springs Community Plan Update.*

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*The VSCP is an area approximately 2 miles x 3 miles consisting of approximately 3,840 acres.*

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*Sincerely,*

*The Valley Springs Community Plan Citizens Committee*

*176*

*Comments written and turned in at the July 24, 2010  
Public meeting for the VSCP Update  
District 1, Supervisor Gary Tofanelli*

<i>Name</i>	<i>Address</i>	<i>Comment No. 1</i>
	<i>(District 5)</i>	
<i>P. Racz</i>	<i>47 Buena Vista Ct Valley Springs 786-9196</i>	<i>Land Use, Goal 4. All Grants should be disclosed In writing 30 days to all property owners in the county.</i>

*Ans. No. 1  
VSCP and the Citizens Committee are not working on county policy.  
Refer to County General Plan process.*

*Comment No. 2  
Transportation, Goal 2, Policy  
A cost analysis should be done.*

*Ans. No. 2  
(Transit) BOS, CCOG level.*

*Comment No. 3/ page 70  
Public Facilities and Services, Goal 3  
San Joaquin Delta College should  
Be the lead agency and bear all costs.*

*Ans. No. 3  
Section 6: Page 65,68,70, 72, Already in infrastructure to be paid by  
developer.*

*Page 44, Issues, Housing, Encourage development of infrastructure as the  
Responsibility of the developer/owner applying for the permit.*

*Comment No. 4  
Water, Goal 1, Policy:  
Vague and could be used contrary to  
private water rights.*

*Ans. No. 4  
Added to Policy:  
Development shall not infringe on use or development of private water  
rights.*

*Name: P. Racz (Cont.)  
47 Buena Vista Ct.  
Valley Springs*

*Comment No. 5  
Health and Safety, Goal 1  
Implementation  
Is there a shortage or inefficiency now?*

*Ans. No. 5  
Yes, Shortage of Sheriff deputies due to the economic crises.  
Beyond the Citizens Committee control.*

*Comment No. 6  
Noise: identify acceptable.*

*Ans. No. 6  
The word [ acceptable] was deleted.*

*Comment No. 7  
County land use should not insert itself  
into controversial state and Federal  
Programs.*

*Ans. No. 7  
Doesn't apply.  
Page 60, delete [within] add the word "in"  
Delete [endangered species habitat as identified]  
Add " the red legged frog critical habitat that was designated"  
Add " as shown on the Red Legged Frog Habitat Map" on Page 59.  
Delete [are] add "maybe"  
Delete [Support] and add "Recognizing"*

*Valley Springs Community Plan Citizens Committee  
Citizens Committee*

*Formed by Supervisor District One, Gary Tofanelli*

*Gene Quarton - P.O. Box 191*

*Valley Springs, California 95252*

*Aug. 26, 2010*

*Bob Rush*

*[rocksbob@sbcglobal.net](mailto:rocksbob@sbcglobal.net)*

*E-mail dated July 28, 2010*

*Dear Bob:*

*Thanks for the E-mail, we appreciate your review and sharing your comments and participating in the Valley Springs Community Plan Update.*

*The proposed update for the VSCP respects property rights, public participation and allows planned development while preserving the rural way of life and the quiet small town atmosphere.*

*Thank you for supporting the section on the grants. The abuse of that grant and public participation to implement the predetermined decisions had many ramifications to our property rights and our constitutional rights.*

*We have no budget and are volunteering to assure a plan for the community of Valley Springs.*

*Thank you for your support.*

*Sincerely,*

*The VSCP Citizens Committee*

Gary Tofanelli  
Calaveras County  
Supervisor District 1 [<https://ccgexch1.co.calaveras.ca.us/owa/8.1.393.1/themes/base/clear.gif>]

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From: Bob Rush [[rocksbob@sbcglobal.net](mailto:rocksbob@sbcglobal.net)]  
Sent: Wednesday, July 28, 2010 2:50 PM  
To: Gary Tofanelli  
Subject: Valley Springs Community Plan Draft

Gary,  
I had the pleasure of reviewing the draft copy of the Community Plan at Starbucks a couple days ago. I especially appreciate the section regarding the application for grants. As this whole Community Plan saga has evolved it has become obvious that a select few can somehow apply for and receive grant money to modify a very important document to the community to serve their self interests at the exclusion of the rights and needs of the majority. This draft plan will grant the power for these activities back to the public at large. There is a grammatical issue in a few pages of the document. The word "insure" is used incorrectly when something is deemed to be certain. The correct word should be "ensure".  
insure - to contract to be paid for  
ensure - to make sure or certain, guarantee, secure  
Thank you for your initiative and significant efforts to get this plan back into the control of the property owners and citizens of the community.

A Rancho Calaveras resident  
Bob Rush

*July 24, 2010*

*VSCP Public Meeting  
Informal Minutes*

*Valley Springs Community Plan Citizens Committee  
Valley Springs Community Plan Update-Draft  
2010-2035*





Informal minutes/prepared by P. Pereira/772-2388

*Valley Springs Town Meeting*

*9 AM- Noon / Review VS Community Plan Draft*

*Noon- 2 PM*

*Public Meeting*

*Ron Randall, Chairman, Introduction*

*Mike Wietrick, Vice Chairman, Facilitator*

*Anyone can draw a plan, meet deadline, all plans are considered equally. Discussed Caltrans issue, public input, CCOG.*

*New Community Plan started with the 1974 plan.*

*Tofanelli appointed committee. No property was changed without landowners approval and intended use.*

*No one will get everything they want.*

*CCOG boundaries- no documentation of inclusion for greater areas.*

*Made a list of pros and cons for subdivision inclusion.*

*Con-against, pro- in favor*

*The con's out weighed the pros. Valley Springs felt they would become a minority in their own community plan and refused to allow outside areas to encroach into their Community Plan.*

*There was no request for formal inclusion of any subdivision.*

*Tofanelli each land owner was contacted.*

*Issue was to protect property rights.*

*The County wide general plan policies listed and discussed thoroughly.*

*The meeting today will discuss input from the public community on the Valley Springs draft community plan.*

*After the meeting members of the committee will meet and go over the comments.*

*We have no funds, We are just committee members to address the concerns and have put this draft together for Valley Springs.*

*Questions from public:*

*Zerril McDaniel*

*Q. Can LaContenta annex into Valley Springs?*

*Ans. Update/Gen. Plan amendment*

*Q. Map/ a lot of commercial areas.*

*Public Utility District- Do we have enough hook-ups*

*A. County Planning/Mitigation process.*

*Cannot dictate what landowners can and cannot do with their land.*

*Andy Ballentyne*

*Stated: Pulling other areas into Valley Springs is a LAFCO process. Lafco committee determines Spheres of Influence. Suggest if areas want a plan they should look into their own community plan or special plan.*

*Al Duncan*

*How many are here from Valley Springs?*

*Raised hands ( about 30)*

*Ron Randall*

*1974-75/ 6 square miles boundaries.*

*MVS.com group*

*Stated: Area of Boundary E versus the original Existing 1974 map is smaller in area.*

*Map E reflects the 217 Quarton survey showing two different boundaries.*

*A. Tofanelli explained that some boundaries separated parcels and had to be corrected for true boundary lines so they are not exact.*

*Q. Is the survey within the 6 mile radius?*

*A. Tofanelli / Inside boundaries did change.*

*As it was changed landowners were contacted.*

*IF a project was adjacent landowners were contacted.*

*Q. Concern of boundaries of Quail Oaks 1/2 in VSCP and 1/2 was not.*

*A. Tofanelli, They can do a survey if they want in VSCP or not.*

*They have been 1/2 in since 1974. They have had no input.*

*Marty Crain*

*Just found out about the meeting and need time.*

*Answer: Tofanelli: Unique situation*

*Mike Wietrick:*

*Entire draft document should be surveyed.*

*This is for public input looking for feed back and moving forward.*

*Al Duncan:*

*Q. Implementation Noise and sign Ordinance. Need for enforcement.*

*Answer: VSCP cannot enforce*

*Colleen Platt MVS.com*

*Q. Is today the only day we will have public input?*

*Answer: Mike W. Tues the draft will be submitted to the BOS.*

*Z. McDaniel*

*The yellow area voted on Quarton map is smaller than the existing VSCP.*

*Answer: M. Wietrick/ The land use Map has already been submitted to the BOS.*

*Camera Gal:*

*Requests an extension of two weeks for more public input.*

*Mike Wietrick:*

*The draft has been submitted to the BOS*

*Tofanelli:*

*Meeting on Cosgsrove Creek on Aug. 11<sup>th</sup>  
Will include and incorporate ideas to the BOS.  
Extend time limit until 8-11-10 at the meeting.  
Will circulate more copies to the public.*

*Marty Craine*

*Easily online, combing plans?*

*Mike Wietrick/ folding and including with other information to  
And Into the VSCP was opposed by Caltrans. They objected  
to merging plans.*

*Tofanelli:*

*Copies of the draft VSCP will be made for cost within 2 weeks.*

*Discussion*

*Suggested using other websites from other opposing groups to  
download the draft plan for the public.*

*P.Pereira: Opposition to using any website but the County's.*

*Camera gal:*

*Important to be available to let public know the scope of  
comments.*

*Mike Wietrick:*

*The VSCP is not final until the General Plan is final.*

*Zeller:*

*Survey- no high density development in VS, land map allows  
higher density. How do you align the density?*

*Answer: M. Wietrick Three ag uses to multipurpose, not in  
existing map. Map shows dictated by specific colors.*

*Tofanelli: Those projects were already in place.  
Ponte property requested change – so it was changed.  
Jeff Davidson already was in planning stages.  
Trying to get the boundaries in line.*

*Ken Marshall:*

*Q. How many people from outside the boundaries.  
A. Show of hands about 25 people.*

*Marilyn Rolland:*

*Should be a survey of all the rest of the subdivisions.*

*Al Sagalla:*

*Scan PDF/ BOS*

*Zeller:*

*Concern of the make up of the Tofanelli Committee that represent  
Valley Springs.*

*Tofanelli: Picked group. MVS.com walked out.*

*There are no other community plans that have web sites.*

*Will accommodate copies for sale to the public at the Valley  
Springs News.*

*Will try to comment @ County website. Have printed in the  
newspaper so comments can be heard and open to the community.*

*McDaniel:*

*San Andreas has a website for community plan.*

*Tofanelli:*

*Can't stop anyone from putting it on their website.*

*Suggest on MVS.com site- up to them to post it.*

*Zeller:*

*Wanted to know from the Tofanelli committee how many supported  
the Caltrans funded grant? Broad based in opposition to the grant.*

*Answer: Karen Sisk She was not invited and participated so it was not a closed meeting.*

*Cameras are here, media- VS News, Enterprise, Coalition  
It's open.*

*P.Pereira: Agreed, participated.*

*Tofanelli:*

*Aug. 11 Cosgrave Update and will address comments possible use of County website.*

*On a 4-1 vote this plan and map are primary.*

*Other plan is an alternative.*

*Community plans are an opportunity to comment on the general plan to be adopted. The opportunity for the public to comment on all Community plans in the county.*

*Rick Clough:*

*Postpone to 8-11-10 Public Comment. Open seat at the table for these people that walked away?*

*Tofanelli:*

*They can come back and sit at the table, it's always been open.*

*Marilyn Rollins:*

*Copy of the document- comment bring in 8-11-10?*

*Tofanelli- e-mail, or VS News.*

*Al Segalla:*

*Land Use/ preserving rural way of life. Modify into property rights. Page 21 Goal # 1*

*Mike Wietrick:*

*Supervisor Tofanelli can only vote on what is in front of him.*

*Anyone can make up a plan. This is a 2<sup>nd</sup> option.*

*Because the grant process was questioned and the boundaries without justification.*

*Zeller:  
Grant discussion*

*Mike Wietrick:  
Back to public input on draft plan presented by Tofanelli  
Committee.*

*Marty Crane:  
Preferred map for modeling and the 2<sup>nd</sup> map by alternate.*

*Nancy Palm?  
Discussion of two agendas the people and the corp. about money.  
Pointless without enforcement.*

*Mike Wietrick:  
Draft plan is subject to change based on public comment.  
Keep it Rural:  
Question map E differences with existing VSCP map.  
Infrastructure changing boundaries.  
Land use designations in best interest of county.  
Keeping plan flexible not restrictive.*

*Mike Wietrick:  
The survey response are the wants of the VS Community.  
Exact map of what was wanted we may need to clarify boundaries  
and redo the survey?*

*Ron Randall  
Ag lands/ supported/ contact with land use on land map.  
VS got involved in this and rejected the CCOG proposal.  
People are glad they are the majority. It is their plan.  
They are well represented by the Quarton vote and survey.  
Hand delivered 217 responses from Valley Springs versus your 1%  
from the township. Good representation.*

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*Marilyn Rollins:*

*Q. How many were landowners?*

*A. Ron Randall/ Lived, worked or owed property in Valley Springs.*

*Al Duncan:*

*Implementation Ag lands*

*Ag preserve questions limiting resources as incentive.*

*Answer: Mike Wietrick: Other areas in the state have this.*

*Ron Randall: County Stanislaus/ Ag Preserves have this.*

*Qualifies under open space/ break in taxes/*

*Use ag lands and visual open space/ most reasonable to give land owners a tax break with the State, counties do have discretion.*

*Best way without purchasing, acquisition, condemning property just to give a tax break.*

*Calaveras just didn't adopt open space part of the Williamson Act.*

*Russ Thomas:*

*Explains and discusses Williamson Act and that the common goal is to preserve Open space and ag lands/ The present objective and to let people stay in the Williamson Act contracts.*

*Al Duncan:*

*Q. Buffer between townsites.*

*A. Mike Wietrick: Prevent two towns growing together providing open space between.*

*Q. VS Downtown. Flooding Cosgrove Creek and the red legged frog.*

*Zeller:*

*Supporting the Williamson Act continuing the tax break protecting the watershed, scenic open space, etc.*

*All agreed.*



*Power of Ag land and its benefits supporting ag buffers.*

*Mike Wietrick:*

*Addressed during the General Plan process. Taxpayer protection of personal property rights. Not the committee's job to say who can and who can't do what they want with their property. Part of the county mitigation process. Persons right to continue to use it for that purpose as long as they own it.*

*Zeller:*

*Litigation that states a community can determine it's character.*

*Meyhew:*

*Q. Committee -did rezoning on the land use map?*

*A. Mike Wietrick: No. The projects were already in place or requested by the landowners .*

*Thomas was asked why he supported the preferred map.:*

*Problems with the other plan.*

*Sequence on maps, subdivisions were reduced.*

*Sensitivity to large landowners, gross changes by CCOG.*

*Parcel size on 40 acres couldn't be justified.*

*Preferred map allowed participation by the landowners respecting their property rights.*

*Feels that 217 survey unrealistic for growth and goods and services.*

*Tofanelli:*

*Representation of Committee*

*Chosen to represent groups who were critical, diverse groups.*

*It was open a seat for MVS.com if they still want to be there.*

*You will not get everything you want in your plan. Proceed with an understanding of compromise with everyone.*

*End: 2:30*

## *PUBLIC PARTICIPATION*

*For the July 24, 2010 Valley Springs Town Meeting, Gene Quarton, hand delivered over 250 flyers to the homes in Valley Springs so that they were notified. Flyers were distributed on Wed and Thursday prior to the meeting.*

*Phone calls were also made to the citizens that voted to support the Valley Springs Community Plan.*

*Flyers were advertised in the Valley Springs newspaper on Friday July 23, 2010 for the meeting on July 24, 2010.*

*July 23, 2010, Friday VS News Front page newspaper article in regarding the Meeting and the VSCP Update  
on Fri. July 23, 2010.*

*July 27, 2010 Tuesday, Enterprise- First VSCP Revise Meeting  
July 28, 2010 VS News - Public gets first glimpse of Latest VSCP Update*



***VERY IMPORTANT***

***Valley Springs Town Meeting***

***I urge all Valley Springs Township Residents  
To attend this meeting and voice your opinion on  
the future of your Valley Springs.***

***A copy of the new updated Valley Springs  
Community Plan will be available for your review.***

***We want your input, your review and any ideas you  
may have to improve on future planning.  
Help plan the future of your community.  
This meeting concerns the Valley Springs  
Community Plan update for future growth.***

***Date: Saturday July 24, 2010***

***Place: Jenny Lind Memorial Park Pavilion***

***Time: Drop in anytime from 9 AM to 2 PM***

***See you there. Thanks for your input!***

***Gene Quarton***

***Valley Springs Resident***

***Any questions, Please call 772-1405***



***VERY IMPORTANT***

# **VALLEY SPRINGS TOWN MEETING**

I urge ALL VALLEY SPRINGS TOWNSHIP RESIDENTS to attend this meeting and voice your opinion on the future of your Valley Springs.

A copy of the new updated Valley Springs Community Plan will be available for your review.

**WE WANT**...your input, your review and, any ideas you may have to improve on future planning.

*Help plan the future of your community.*

This meeting concerns the Valley Springs Community Plan update for future growth.

**DATE: TOMORROW**

**SATURDAY - JULY 24, 2010**

**PLACE: JENNY LIND MEMORIAL  
PARK PAVILION**

**TIME: 9 AM - 12 NOON - REVIEW PLAN  
12 NOON - 2 PM - PUBLIC MEETING**

See You There! Thank you for your input!

193

**QUESTIONS?** Call Gene Quarton, Valley Springs Resident 772-1405

ay, July 23, 2010

# THE Valley Springs NEWS

Serving the communities of Valley Springs, Burson and Wallace

Published each Wednesday & Friday

Vol. 27 No. 59 1906 Vista Del Lago, Sta. L Email: info@valleyspringsnews.com Web page: valleyspringsnews.com 772-2224

## Latest community plan up for review

By Nick Baptista

A town hall meeting to review and comment on the latest version of the Valley Springs Community Plan update has been scheduled for Saturday. An informal review of the plan will be from 9 a.m. to noon and a public meeting on the update is scheduled from noon to 2 p.m. Both sessions will be at the Jerry Lind Memorial Park

Pavilion located on the west end of Daphne Street. Copies of the draft have been distributed to local businesses, including The Valley Springs News office, 1906 Vista Del Lago, Suite L, for public review prior to Saturday's meeting. The latest draft of the Community Plan update comes af-  
(See Page 2)

### Plan

From Page 1

ter a contentious debate earlier this year surrounding a land-use map and update prepared under the supervision of the Calaveras Council of Governments with most of the funding for the effort

coming from a Caltrans grant. The CCOG-backed proposal was not accepted by the Calaveras County Board of Supervisors and District 1 Supervisor Gary Tofanelli was granted the authority by his fellow board members to resolve conflicts that had arisen out of the proposed map and

update and prepare a more attractive document for the board's consideration. After lengthy discussion on the matter at a June 1 meeting, the board voted 4-1, with board Chairwoman Merita Callaway opposed, to approve what is being called the May 27, 2010, map as the preferred map and the earlier so-called

Members of the citizens committee preparing the latest update include Tofanelli, Chairman Ron Randall, Vice Chairman Mike Wietrick, Secretary Pat Pereira, Gene Quanton, Val Passetti, Peggy Passetti, Karen Sisk, Al Segalla and Tonja Dausend. The update is being submitted to the county as the community's input into the overall county General Plan update.



# ENTERPRISE



calaverasenterprise.com

Tuesday, July 27, 2010 ■ 3 Sections, 22 Pages

## First meeting held on Valley Springs revise

### Residents ponder community plan

By Brianna Friedrich

The committee charged with updating the Valley Springs Community Plan held its first public meeting Saturday. A number of residents, both of Valley Springs and surrounding areas affected by the plan, attended, including many of those involved in creating the plan presented by MyValleySprings.com and the Calaveras Council of Governments.

For many, the meeting presented an opportunity to air grievances about the way the new plan was formulated. Others used the forum to voice concerns about the new plan itself, such as land-use changes of some parcels to mixed commercial and residential, which could allow more development than surveys done by MyValleySprings.com had indicated residents wanted.

Committee member Mike Wietrick said no changes had been made to land-use designations without the consent of the landowners. A significant change was defining land use by property lines rather than allowing some properties to be split.

One bright spot of the meet-

ing was the discovery of some common ground between the MyValleySprings.com/CCOG group and the planning committee. A question was raised about "buffers" between towns — open spaces meant to prevent sprawl. The plan calls for tax breaks for landowners holding border properties if they opt not to develop them.

One attendee called the breaks unfair, but members of MyValleySprings.com spoke up along with the planning committee to defend them, saying the buffers protected wildlife habitat and open spaces treasured by residents without dictating to landowners how to use their properties.

Members of MyValleySprings.com also indicated that they would resume their involvement with the planning process now that the committee was inviting public participation.

The issue drawing some of the most diverse input was how to distribute the plan to best inform the public. Many community members wanted the plan to be posted online and

see Plan, page A7

# Plan

*continued from A1*

were frustrated by not being able to see it before Saturday's meeting.

Wietrick emphasized that his committee had no budget, and every copy produced was from a volunteer's home printer.

"We're passing around \$10 and \$20 bills to each other, trying to cover the cost of printing."

As far as posting the plan online, Wietrick said, there are several obstacles. As an unfunded volunteer committee, members have no website to post to, and the county website typically does not display draft community plans. Wietrick was

concerned with seeking a third party to host the document, as he would no longer be able to guarantee that the document hadn't been tampered with.

The other challenge is that the plan doesn't exist in one place at this point, Wietrick said. The product shown at the meeting was printed from several computers.

Supervisor Gary Tofanelli said he would look into finding a place on the county website to post the plan. Due to the short notice to the public, he also suggested the committee wait to present the draft until after an Aug. 11 public meeting already scheduled to discuss the clearing of Cosgrove Creek, where the community plan could also receive more public comment.

Wietrick had planned to present the draft to the Board of Supervisors today in order to give supervisors as much notice as possible, as well as to allow Public Works to move forward in the general plan process.

He said the sooner they gave their draft to Public Works, the sooner they could find and fix possible infrastructure problems, such as road placement and development projections.

"This isn't the end of public input - it's the beginning," Wietrick said. He added that other planning committees had submitted their draft plans to the board without issue, and once it had been submitted it would become a public document more readily accessible to the community.

"I don't understand why we're being singled out," he said.

Overall, Tofanelli said he felt the meeting was productive.

"It went very well. These things are very emotional to a

lot of people - people care a lot about what happens to their community."

He said that while not everybody will agree on the final product and compromises will surely need to be made, the meeting helped show "there's not so big a divide between the two groups."

Copies of the Valley Springs Community Plan are available for viewing at the Valley Springs Public Library and area banks.

Tofanelli said he would work on having the copies available for the cost of printing at the Board of Supervisors office at the Government Center in San Andreas.

Comments or questions can be submitted at any location with a copy, or e-mailed directly to Tofanelli at [gtofanelli@co.calaveras.ca.us](mailto:gtofanelli@co.calaveras.ca.us).

Contact Brianna Friedrich at [brianna@calaverasenterprisecomm.com](mailto:brianna@calaverasenterprisecomm.com).



## Public gets first glimpse of latest VS Community Plan update

By Nick Baptista

The Valley Springs Community Plan Citizens Committee is expected to submit its draft document to the Calaveras County Board of Supervisors in mid-August.

The committee conducted a

public meeting Saturday on the draft and anticipated submitting the document to the board on Tuesday, but District 1 Supervisor Gary Tofanelli asked for a delay until after he and District 5 Supervisor Russ Thomas hold an Aug. 11 town hall meeting.

The Aug. 11 meeting is scheduled for 7 p.m. at the Veterans Memorial Hall, 189 Pine St.

The meeting was intended to discuss the Cosgrove Creek flood control project and the State Route 12/26 Intersection Improvement Project, but Tofanelli

said input on the Valley Springs Community Plan Update would also be accepted.

Saturday's community plan update meeting attracted approximately 50 people. Tofanelli formed the citizens committee

(See Page 2)

### Plan

From Page 1

after opposition surfaced to a new land-use map and community plan update being prepared under the supervision of the Calaveras Council of Governments and with assistance from MyValleySprings.com.

MyValleySprings had a seat on the citizens committee, but dropped out after one meeting. One of the outcomes of Saturday's session was that MyValleySprings still has a seat on the committee if they want to participate.

Mike Wietrick, the committee's vice chairman, began Saturday's meeting by outlining the process they used in the update. Foremost, no property use was changed without the consent of the property owner.

He also added that the committee felt strongly that if the community plan were to expand beyond the original Valley Springs township it needed the consent of Valley Springs and those wishing to join Valley Springs.

This would help prevent Valley Springs residents from becoming a minority within their own community plan, he said.

Since there was no documentation that subdivisions such as La Contenta or Gold Creek desired to join the Valley Springs Community Plan, those areas were excluded. However, portions of Quail Oaks subdivision are in the existing and draft community plan.

Much of the update was based on a survey of more than

200 Valley Springs residents, businesses and landowners, he added.

However, Colleen Platt of MyValleySprings said the land use map submitted by the citizens' committee to the Board of Supervisors did not reflect the survey results where the majority of those polled supported a smaller boundary for the Valley Springs area. She also added that the citizens' committee land use map has the potential for higher density development in Valley Springs.

"Where is the documentation that this is the will of the people," asked Muriel Zeller, also of MyValleySprings.

Representatives from MyValleySprings were also concerned about the lack of notice of Saturday's meeting and the public availability of the committee's community plan draft.

Committee member Gene Quarton placed a flier in Friday's edition of The Valley Springs News to publicize the meeting. In addition, there were limited copies of the draft available around town and most were picked up by 1:30 p.m. Friday for use at Saturday's meeting.

Several people at Saturday's meeting asked for additional copies of the draft to be printed and distributed throughout town and others asked for it to be posted on the internet.

Committee members have provided The Valley Springs News and Umpqua Bank with copies and are looking at placing copies at the public library at Valley Springs Elementary School and at other locations.

"We took the existing (Valley Springs Community Plan) and updated it to the best of our ability," Wietrick said, and did not use any grant funds as was the case with the CCOG and MyValleySprings effort.

Wietrick said his committee's update is in the draft stage and

there are several more steps before the document is finalized when the Board of Supervisors approves the entire General Plan update.

Tofanelli said comments on the draft could be directed to him through his county email at [gtofanelli@co.calaveras.ca.us](mailto:gtofanelli@co.calaveras.ca.us).

## Rancho Calaveras out of Valley Springs plan

By Dana M. Nichols

Record Staff Writer

VALLEY SPRINGS — Rancho Calaveras may be home to most of the population in Valley Springs, but the 6,000-acre housing tract won't be included in plans for the town's future.

Hundreds of people filled the multipurpose room at Valley Springs Elementary School on Tuesday night for a vote on whether to include Rancho Calaveras in an updated community plan for Valley Springs. The vote was 371 to exclude Rancho Calaveras vs. 54 to include it.

The ballots were individually numbered and were counted by a four-member committee under the watchful eyes of observers from both sides of the debate to address the fears provoked by an Aug. 27 vote in the same room that used electronic clicking devices.

In that earlier meeting, the largest number of electronic votes was cast for a community

plan boundary that included Rancho Calaveras. But in the months afterward, many residents of Rancho Calaveras began protesting the planning effort as unwanted government intrusion that they feared would impose everything from sewers and sidewalks to higher taxes.

"If you want city living, move to a city," said Rancho resident Andy Ballentyne as he urged those at Tuesday's meeting to vote against including Rancho Calaveras.

Planning officials say it is not true that the community plan could raise taxes or force existing neighborhoods to adhere to new, higher standards.

The Calaveras Council of Governments is overseeing work on the community plan, which is funded in part by a \$204,810 grant from the California Department of Transportation. Once completed, the Valley Springs Community

SEE RANCHO, PAGE A4

# THE Valley Springs NEWS

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## Boundaries

From Page 1

as the Calaveras Council of Governments launches a series of three workshops that week in the Valley Springs Elementary School multipurpose room addressing the Valley Springs Community Plan update process.

The move to re-examine the

plan's community boundaries comes after the county Board of Supervisors last Tuesday received a petition with 573 signatures asking for Rancho to be removed from the Valley Springs Community Plan update.

"As a result of enthusiasm generated by the planning process, Tuesday (the Feb. 23 workshop) will be used to capture greater consensus on the

issue of community boundaries," said Tyler Summersett, update project manager, in a press release issued on Friday.

The two boundary proposals that received the most votes at an Aug. 27, 2009, public workshop will be under consideration.

The Rancho-Jenny Lind "Boundary Alternative C" will be considered in comparison to

"Boundary Alternative B," which encompasses the Valley Springs town center, Valley Springs Public Utility District's sphere of influence, Assessment District 604 and areas adjacent to it, Gold Creek and La Contenta subdivisions.

In addition, the Feb. 23 meeting will be an opportunity to solidify the community vision statement and guiding principles.

Beginning at 6:30 p.m. Thursday, Feb. 25, area residents will be asked to weigh in on two land use maps and a circulation map created from resident input. Attendees will have an opportunity to review the maps and provide input to the project partners as they continue to prepare the community plan update.

There will be an open house session from 9 a.m. to noon Saturday, Feb. 27, to recap Tuesday and Thursday. The maps, input and material discussed from the previous two community workshops will be available for residents to drop in and review.

## Community plan boundaries up for a new vote

By Nick Baptista

"To be or not to be" within the Valley Springs Community Plan will be reconsidered at 6:30 p.m. Tuesday, Feb. 23.

What has become a contentious decision to include the Rancho Calaveras subdivision within the Valley Springs Community Plan will be re-assessed

(See Page 16)

**VOTE**

**Valley Springs Community Plan Update**

**“By and for the People of Valley Springs Township”  
Public Participation**

**205 Yes Votes**    **Do you want Valley Springs  
Community Plan Update preserved for  
the Township of Valley Springs and its  
Citizenry?    Vote Map “E”  
Excluding La Contenta, Gold Creek  
Estates and a partial of Assessment  
District #604.**

**12 No Votes**    **Do you want to include La Contenta,  
Gold Creek Estates and (partial)  
Assessment District #604 in Valley  
Springs Community Plan Update?  
Vote Map “B”**

**Ballot Survey/ The following are questions regarding  
“Rural Smart Growth” a high density, infill planning  
strategy for Valley Springs. We need your input to  
represent the community on these issues.**

**1. As a resident of the township of Valley Springs would  
you prefer the community make decisions regarding  
future planning versus the dictate of rural smart  
growth?**

**Yes    210**

**No    3**

**Page 1 of 2**

**2. Do you want HIGH DENSITY DEVELOPMENT  
For the Future of Valley Springs Township?**

**Yes 8                      No 205**

**3. The intersection of Highways 26 and 12,  
would you prefer:**

- A. A Round about    3**
- B. A 4 way stop light   69**
- C. A By-Pass            82**
- D. No change            62**

**4. Do you want sidewalks for Valley Springs?**

**Yes 62                      No 152**

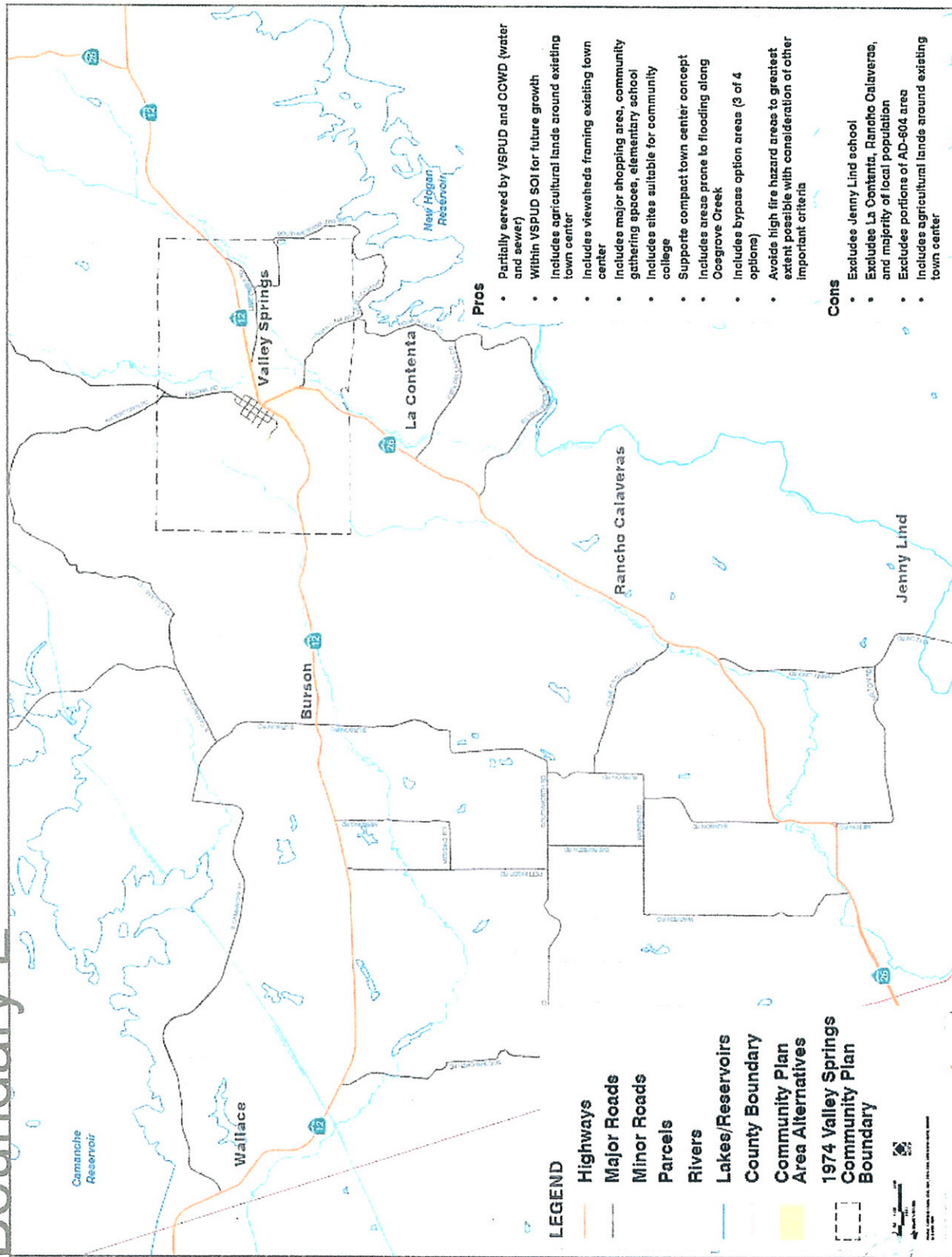
**5. Do you want Valley Springs to become a City?**

**Yes 13                      No 202**

**6. Would you support a college campus?**

**Yes 69                      No 139**

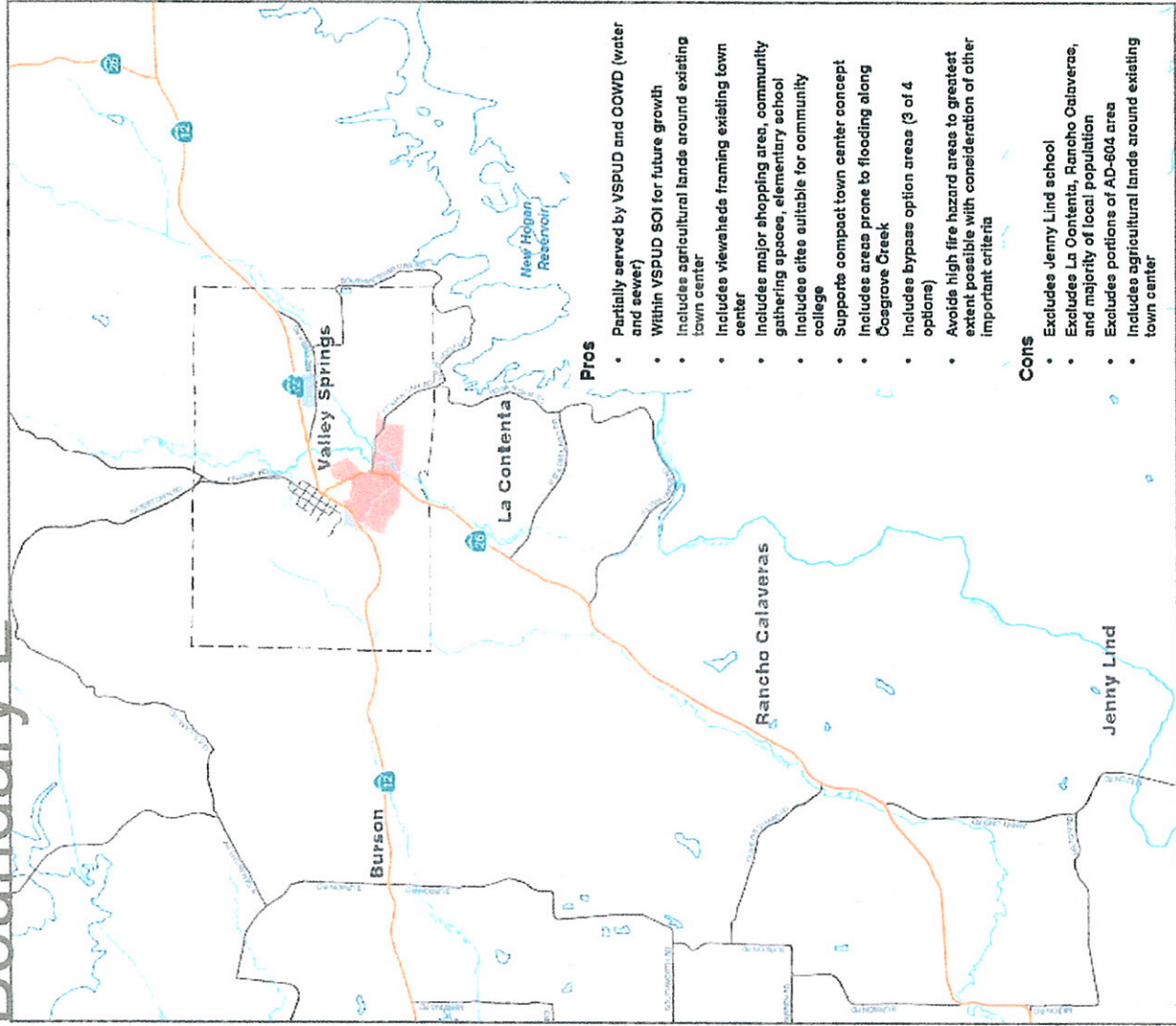
# Boundary E



# Boundary E

## Components

- Valley Springs Town Center (partial)
- Valley Springs Public Utility District Sphere of Influence (partial)
- Assessment District 604 (partial)



### Pros

- Partially served by VSPUD and OOWD (water and sewer)
- Within VSPUD SOI for future growth
- Includes agricultural lands around existing town center
- Includes viewsheds framing existing town center
- Includes major shopping area, community gathering spaces, elementary school
- Includes sites suitable for community college
- Supports compact town center concept
- Includes areas prone to flooding along Coe Grove Creek
- Includes bypass option areas (3 of 4 options)
- Avoids high fire hazard areas to greatest extent possible with consideration of other important criteria

### Cons

- Excludes Jenny Lind school
- Excludes La Contenta, Rancho Calaveras, and majority of local population
- Excludes portions of AD-604 area
- Includes agricultural lands around existing town center

RECEIVED

DEC 15 2009

CALAVERAS COUNTY  
BOARD OF SUPERVISORS

December 15, 2009

Statement to Supervisors  
Concerning residents and property owners from Valley Springs,

Burson,  
Campo Seco,  
Jenny Lind,  
Rancho Calaveras,  
Wallace,  
Gold Creek,  
La Contenta,  
and Quail Oaks

In reference to:

Valley Springs Community Plan. Cal-Trans Grant Specifications,  
Project Title "Rural Smart Growth," "A Community Based Plan for  
Valley Springs."

Project Location: Greater Valley Springs Area, Calaveras County.

I am presenting the attached Petition from the residents/ property  
owners from the afore mentioned communities, requesting to be  
excluded from the proposed CCOG Valley Springs Community Plan.

The residents/property owners ask for representation and  
sincerely hope you will honor these requests in your conclusions for the  
General Plan.

I am also requesting the signatures and addresses be protected with  
security and in accordance with the law.



Sincerely Edward D. Anderson  
Stakeholder/Property owner.

(Copy of cover letter attached to the 627 names on the petitions  
collected so far) Petition is still in circulation.

204



**Petition to the Calaveras Council of Governments, Local Government  
Commission and Board of Supervisors of Calaveras County.**

***We the People, the Residents and Property Owners, in the Communities of Burson,  
Campo Seco, Jenny Lind, Rancho Calaveras and Wallace want to be Excluded from the  
Proposed CCOG Valley Springs Community Plan.***

Signature: \_\_\_\_\_ Residence \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_

*ETA*  
627 PROPERTY OWNERS AND RESIDENTS  
AS OF DEC. 15, 09

RANCHO CALAVERAS PROPERTY OWNERS'  
ASSOCIATION

3995 S. Highway 26 • P.O. Box 327 • Valley Springs CA 95252  
(209) 772-1355 • Fax (209) 772-9643  
rcpoa@comcast.net

To: Calaveras Council of Governments  
Calaveras County Board of Supervisors  
MyValleySprings.com

Re: Valley Springs Consensus Community Plan

We, the Board of Directors of Rancho Calaveras Property Owners' Association, acting in the best interest of our community direct you to exclude in its entirety, Rancho Calaveras subdivision from the Valley Springs Consensus Community Plan. We fully understand any possible ramifications of Rancho Calaveras not joining this plan. This is not the "plan of the people" of the township of Valley Springs. This consensus plan is another attempt to mislead the public. This plan as stated by the CCOG personnel is closely mirrored by the first Greater Valley Springs Community Plan. The public has made it known that it has denounced that plan in its entirety.

Our primary concerns regarding this exclusion are as follows:

We resent being "forced" into an inequitable plan, especially when all of the true facts are not being presented, either by a "survey" or at the few meetings.

Rancho Calaveras, the second largest subdivision in California, will not tolerate being used as a pawn in attempts to bring our District 5 subdivision into your Valley Springs Consensus Community Plan.

When all the information is given, and all questions from Rancho Calaveras property owners are answered then we may be willing to discuss this matter further, provided the Rancho Calaveras Special Plan is honored and the Rancho Calaveras CSA1 Road Fee Program remains intact.

Majority of the proposed changes (short or long range) stated in the Valley Springs Plan are NOT conducive to the Rancho Calaveras subdivision design.

Let it be known that the majority of Rancho Calaveras residents expressed displeasure of using roundabouts in our community as a transportation tool and the larger concern is where is the money coming from to fund all this "planning". If it is from GRANT MONEY the people are not interested in investing our town planning on "iffy" grant money. That is just gambling.

If you have any questions or comments regarding this letter, please contact the R.C.P.O.A with your name and telephone number(s) at 772-1355 and a Board member will be happy to return your call.

Sincerely,  
R.C.P.O.A Board of Directors