

*Valley Springs Community Plan
Update 2010-2035*



*Castle Rock, Valley Springs, California
Revised Draft
September 7, 2010*

Introduction

Valley Springs is the “Gateway to rural Calaveras County”. The purpose of the Valley Springs Community Plan update is to be the basis of future land use decisions within the community boundaries for the next 25 years.

The VSCP was adopted in 1975 to 1994 and hasn't been updated since 1994 except for 17 General Plan Amendments. State Law requires that the General Plan, comprised of many elements and Community Plans, be an integrated, internally consistent and compatible statement of policies.

An update or revision of the Valley Springs Community Plan must be in the context of an overall, comprehensive review of all General Plan Elements to maintain the Plans internal consistency. The Community Plan may, however, address issues that pertain specifically to Valley Springs.

The “unique” task given the Citizens Committee is to update the Valley Springs Community Plan prior to knowing the results or contents of the adopted Calaveras County General Plan, which is also going through a revision process scheduled for adoption in April of 2011.

The Citizens Committee is an all volunteer committee. We have no budget, public funds, funding sources or consultants. We are the people that live, work and own land in Valley Springs. This is our home, our community and our future. The Valley Springs Community Plan Update is intended to protect property rights and reflect the wishes of the people and landowners within the boundaries of the Valley Springs Community Plan.

The Valley Springs Community Plan Citizens Committee

REVISED DRAFT

September 7, 2010

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

Public Responses and Answers

Public Meeting July 24, 2010

Public Responses & Answers

Public Meeting Aug. 11, 2010

Public Responses & Answers



***Available at the Calaveras County
Planning Department***

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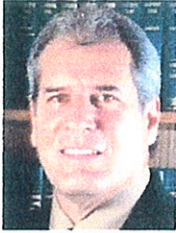
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I. Calaveras County Officials

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

Calaveras County Board of Supervisors



Supervisor Gary Tofanelli - 1st Supervisorial District

Includes the communities of San Andreas, Valley Springs, Campo Seco, La Contenta, Commanche, Burson and Wallace.

e-mail Gary.Tofanelli



Supervisor Steve Wilensky - 2nd Supervisorial District

Includes the communities of Mokelumne Hill, Paloma, West Point, Wilseyville, Glencoe/Rail Road Flat, Sheep Ranch and Mountain Ranch.

e-mail Steve.Wilensky



Supervisor Merita Callaway (Chair) - 3rd Supervisorial District

Includes the communities of Brice Station, Forest Meadows, Hathaway Pines, Avery, Arnold, White Pines, Dorrington, Camp Connell, Cottage Springs, Skyhigh, Tamarack, and Sherman Acres.

e-mail Merita.Callaway.



Supervisor Tom Tryon (Vice Chair) - 4th Supervisorial District

Includes the communities of Angels Camp, Murphys, Highway 4 West to, but not including Copperopolis.

e-mail Tom.Tryon



Supervisor Russ Thomas - 5th Supervisorial District

Includes the residents of Copperopolis, Salt Spring Valley, Milton, Jenny Lind, and Rancho Calaveras.

e-mail Russ.Thomas

*Valley Springs Community Plan Update
2010-2035*

Calaveras County, California

Board of Supervisors

<i>Merita Callaway, Chairwoman,</i>	<i>District 3</i>
<i>Tom Tryon, Vice Chair</i>	<i>District 4</i>
<i>Steve Wilensky</i>	<i>District 2</i>
<i>Russ Thomas</i>	<i>District 5</i>
<i>Gary Tofanelli</i>	<i>District 1</i>

Planning Commission

<i>Ted Allured</i>	<i>District 1</i>
<i>Fawn McLaughlin</i>	<i>District 2</i>
<i>Susan Kuehl</i>	<i>District 3</i>
<i>Bill Mason</i>	<i>District 4</i>
<i>Steve Kearney</i>	<i>District 5</i>

Planning Department

George White, Planning Director
Brenda Gillarde, General Plan Coordinator

Valley Springs Community Plan Citizens Committee

Membership

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*

II. Minority Report

June 1, 2010 page 1-2

Sept. 7, 2010 page 3-4

Valley Springs Community Planning Committee Minority Report

DATE: May 26, 2010

Presented to the BOS June 1, 2010

TO: The Board of Supervisors

FROM: Tonja Dausend, Representative of the Constitution Group

SUBJECT: Valley Springs Community Planning Committee Minority Report

Minority Report

Acknowledgements:

On behalf of the Constitution group, I would like to thank Supervisor Gary Tofanelli for including a representative from our group to be part of a committee to update the Valley Springs Community Plan.

The Constitution group acknowledges that government planning of land and activities that the government owns or controls, such as roads, public safety etc, is proper and necessary. The public review of projects is also good, because a possible violation of the rights of neighbors or the public can be exposed.

Supervisor Tofanelli's committee showed clear respect for the plans of property owners in setting land use designations. Great care was taken to see that the map reflected the rights and responsibilities that came with the property when the owners purchased it. This is highly responsible and significantly reduces the potential for future problems.

Areas of Disagreement:

The committee's concepts that were in disagreement with the US Constitution seemed to be in the "Vision Statement" and "Goals and Principles" where in some cases, group desires seemed to overcome the rights of individual property owners. One exception was in the "Vision Statement" in the paragraph which states that the residents of Valley Springs respect the United States Constitution and the rights of life, liberty and property.

The problem with the "Vision Statement" and "Goals and Principles" is based in the quest for government to plan and control the use of private property. Visioning of how others are to use and develop their property tends to be an authoritarian approach to planning and can have many unintended consequences. The General Plan is authorizing the use of police power and we must be careful to protect the liberties of the citizens.

Walking trails, bike paths, open space and other amenities are popular goals and those who value those aims can dedicate their life's work to those ends. However, to force some to work for the ideology of others is wrong. The best way to provide for these amenities is by agreement with the property owners, not force of law.

Wrong Approach to Planning:

“Visioning meetings”, consensus, special committees and community outreach are the wrong methods to use when making changes to land use designations because these decisions need to be made with the individual property owner(s) and the people affected.

Even if there was a clear majority, a majority does not have the right to vote away the rights of even one property owner.

Under the Constitution, no one can infringe on the rights of another. When land must be taken for a legitimate public purpose such as roads, the owner is paid just compensation.

Addressing concerns:

Concerns were expressed that ensuring individual property rights would lead to anarchy because a property owner could use their property in a way that was inappropriate. For example: Building a rendering plant or wrecking yard in a residential neighborhood. But the protection of property rights extends to all property owners. What property rights means is that an owner has the right to use their property as he or she wishes, without harming the rights of the neighbors or the public.

Comments:

The plan developed by CCOG infringes on property rights to a far greater extent than does the plan submitted by Supervisor Tofanelli’s committee.

We must keep in mind that the American form of government, unlike any other, is based on the freedom of individuals to make the important choices in their lives. When the property owners make mistakes in planning they are always responsible for the consequences. On the other hand, when the group makes a mistake in planning, there is little to no accountability.

Additionally, forms of government where the group makes decisions for the individual, oppress freedom of the individual. History has proven that these forms of government tend to produce poverty and despotism.

Tonja Dausend, representative from the Constitution Group in Valley Springs.

Valley Springs Community Planning Committee Minority Report Issues, Goals, Policies and Implementations

DATE: September 6, 2010

TO: The Board of Supervisors

FROM: Tonja Dausend, Representative of the Constitution Group

SUBJECT: Valley Springs Community Planning Committee Comments

Acknowledgements:

Again, on behalf of the Constitution group, I would like to thank Supervisor Gary Tofanelli for including a representative from our Constitution Group to be part of a committee to update the Valley Springs Community Plan.

Areas of Disagreement:

The “Sustainable Development” Principles in the proposed General Plan are based in the quest for increased government control over individual daily lives and businesses. Centralized planning of how others are to use and develop their property and businesses tends to be an authoritarian approach to planning and can have many unintended consequences.

In spite of the oppressive language in the General Plan Update, the committee made a valiant effort to protect property rights.

In the last draft of the Valley Springs Community Plan that I was given, the committee's concepts that were in disagreement with the US Constitution seemed to be primarily in the “Issues” and “Goals Policies and Implementations” where in some cases, fundamental human rights have been forfeited. Specifically, it is not the government’s role to provide affordable housing choices, public transportation or public health care.

Public transportation, affordable housing choices, public health care, walking trails, bike paths, open space, wild life habitat, a rural way of life and other provisions are noble goals and those who value those aims can dedicate their life’s work to those ends. However, to force some to work for the ideology of others is wrong. The best way to provide for these amenities is by agreement with the property owners and volunteers, not force of law.

The plan uses the benign sounding word “encourage”, but enforcing policies in the general plan requires the police power of government and we must be careful to protect the liberties of the citizens.

Comments:

The Alternate Plan developed by CCOG infringes on property rights and individual rights to a far greater extent than does the plan submitted by Supervisor Tofanelli’s committee.

In America, our inherent rights to life, liberty, property and the pursuit of happiness are unalienable; In other words, not subject to the whims of government officials or popular majorities. Our Founding Fathers wrote a Constitution to establish a government that would receive limited power from the consent of the people and that limited power it received was for the express purpose of securing our inherent rights. When groups of people are given power to make decisions for individuals, no matter how altruistic, there is oppression. The American form of government is based on the freedom of individuals to make the important choices in their lives. History has proven that authoritarian forms of government lead to poverty and tyranny.

Tonja Dausend, representative from the Constitution Group in Valley Springs.

Minority Report for 9-7-10

*This section is reserved pages 3-4
For the Minority report on this
Revised Draft Plan of the VSCP Update.*

III. Glossary

III. Glossary

From: the Oxford American Dictionary – The terms and definitions are grouped (Page 1) because they were often confused when used in this document.

Insure: (1) To protect by a contract of insurance
(2) To ensure

Ensure: To make safe or certain, to secure.

Assure: (1) To declare confidently, to promise
(2) To cause to know for certain
(3) To make certain, to ensure
(4) To insure

Affect: (1) To pretend to have or feel
(2) To like and make a display of using or wearing
(3) To produce an effect on, to attack or infect

Effect: (1) A change produced by an action or cause
(2) An impression produced on a spectator or hearer
(3) A state of being operative
(4) Property
(5) To bring about, to accomplish, effect a cure, effect a settlement, reach an agreement

Support: (1) To hold in position, to bear the weight of
(2) To give strength to, To enable to last or continue
(3) Speak or vote in favor of it
(4) To assist by one's approval or presence or by subscription
(5) n. a person or thing that supports

Uphold: (1) To support, to keep from falling
(2) To support a decision or statement or belief

Promote: (1) To raise to a higher rank
(2) To initiate or help the progress of
(3) To publicize (a product) in order to sell it

Encourage: (1) To give hope or confidence to
(2) To stimulate, to help develop

Glossary (continued)

All words listed are in alphabetical order.

- Allow:* (1) *To allow, to permit*
(2) *To agree that something is true and acceptable, to admit*
(3) *To grant permission or consent*
- Affect:* *Page 1*
- Assure:* *Page 1*
- Attractive:* *Able to attract, pleasing in appearance or effect*
- Community:* (1) *A body of people living in one place and considered as a whole.*
(2) *A group with common interests or origins.*
- Consensus:* *General agreement in opinion.*
- Democracy:* (1) *Government by the whole people of a country, especially through representatives whom they elect.*
(2) *A country governed in this way.*
- Effect:* (1) *A change produced by an action or cause.*
(2) *An impression produced on a spectator or hearer.*
(3) *A state of being operative.*
(4) *Property*
(5) *To bring about, to accomplish, effect a cure, effect a settlement, reach a agreement.*
- Encourage:* *Page 1*
- Ensure:* *To make safe or certain, to secure*
- Insure:* (1) *To protect by a contract of insurance*
(2) *To ensure*
- Maintain:* (1) *To cause to continue, to keep in existence*
(2) *To keep in repair*
(3) *To support, to provide for, to bear the expenses of*
(4) *To assert as true*

Glossary (continued)

- Map Legend:* Wording on a map explaining the symbols used.
- Minority Report:* A report done by a small group differing from others.
- Natural Resource:* Of or existing in or produced by nature.
For purposes of this VSCP Update the term Natural Resource- shall describe: Natural Resource- Points of Interest.
Definition: the inventory of anything that would be certain features of a “unique or unusual” site or point of interest to bring to the attention of the local citizenry, visitor or tourist. Something that would attract the curiosity or interest. Being the only one of a kind, unusual and existing in or produced by nature.
- Point of Interest:* Certain features, direct attention, to indicate, to treat as important.
- Preserve:*
(1) To keep safe, to keep in an unchanged condition
(2) To keep from decay
(3) To keep undisturbed, for private use
- Promote:* Page 1
- Property:*
(1) Real Estate, someone’s land
(2) A thing or things owned
(3) A movable object
- Protect:* To keep from harm or injury
- Provide:*
(1) To cause a person to have possession or use of something, to supply.
(2) To make suitable preparation for something
(3) To stipulate
- Regional:* Relating to, or typical of a large geographical region.
- Republic:*
(1) A country in which the supreme power is held by the people or their elected representatives, or by the people or their elected representatives, or by an elected or nominated president.

Glossary (continued)

Roundabout: (1) *Indirect, not using the shortest or most direct route.*

Rural: *In or like the countryside.*

Support: *Page 1*

Survey: *To look at and take a general view.*

Sprawl: *To spread out in an irregular or straggling way.*

Smart Growth: Ahwahnee Principles

The Ahwahnee Principles were written at the Ahwahnee Lodge in Yosemite National Park by the founders of the New Urbanism. Written in 1991 by the Local Government Commission, paved the way for the Smart Growth movement for Resource-Efficient Communities.

Site: (1) *A collection of dwellings and other buildings, larger than a village, especially one not created as a city.*

(2) *The place where some activity or event takes place or took place.*

Town: (1) *A collection of dwellings and other buildings, larger than a village, especially one not created as a city.*

(2) *The central business and shopping area of a neighborhood*

Town-ship: (1) *A division of a county*

(2) *A district 6 miles square*

For purposes of this VSCP Update the word "Township" Which is referenced by the townspeople of Valley Springs And used frequently to describe their town shall be used as a description and reference to the Community of Valley Springs.

Unique: *Being the only one of its kind, unusual.*

Uphold: *Page 1*

Village: (1) *A small community in the country.*

(2) *The residents of such a community.*

Well-Kept: *Page 1*

End

Section 1: Location



*View of Valley Springs from the Nature Walking Trail
Jenny Lind Memorial District Park
Valley Springs, California 95252*

Valley Springs Community Plan Update 2010-2035

Section 1: Location

The town of Valley Springs is a quiet, historical Sierra Foothill Community located at the Junction of Highways 12 and 26 in Calaveras County, California. Brush-covered hills rise to the north and west of town with flat and rolling grassland to the south and east encompassing an area of approximately two miles x three miles or 3,840 acres. Valley Springs is at an altitude of 680 feet and has an average annual rainfall of about 20 inches.

Valley Springs lies at the junction of the roads leading to Hogan, Pardee and Camanche (Tri- Dam) Reservoirs and has become the main local supply center for visitors and tourists using the man made lakes.

Highway 12, which serves as Valley Springs main street through its commercial center, also carries most local and week-end traffic to higher parts of Calaveras County including the Bear Valley, Mt. Reba area.

In addition Valley Springs has existing commercial areas located from the intersection of Highway 12 and 26 extending out to Hogan Dam Road. The highways are a main link to the businesses, the Tri-Dam recreational areas and the residential subdivisions located outside the town of Valley Springs and its community boundaries.



Valley Springs
“Small Town- Rural Country Lifestyle”

Section 2: Vision



*Double Rainbow- Snyder Ranch
Valley Springs, California 95252*

Section 2: Vision

We, the residents of Valley Springs who live, work and own property, wish to inform the Calaveras County Board of Supervisors that we shall maintain the rural, small town community lifestyle. The community is surrounded by the existing open space, agricultural lands and the Tri-Dam Recreation areas of Pardee, Camanche and Hogan Dam Reservoirs.

Preservation of our historical and cultural heritage will ensure our legacy for future generations.

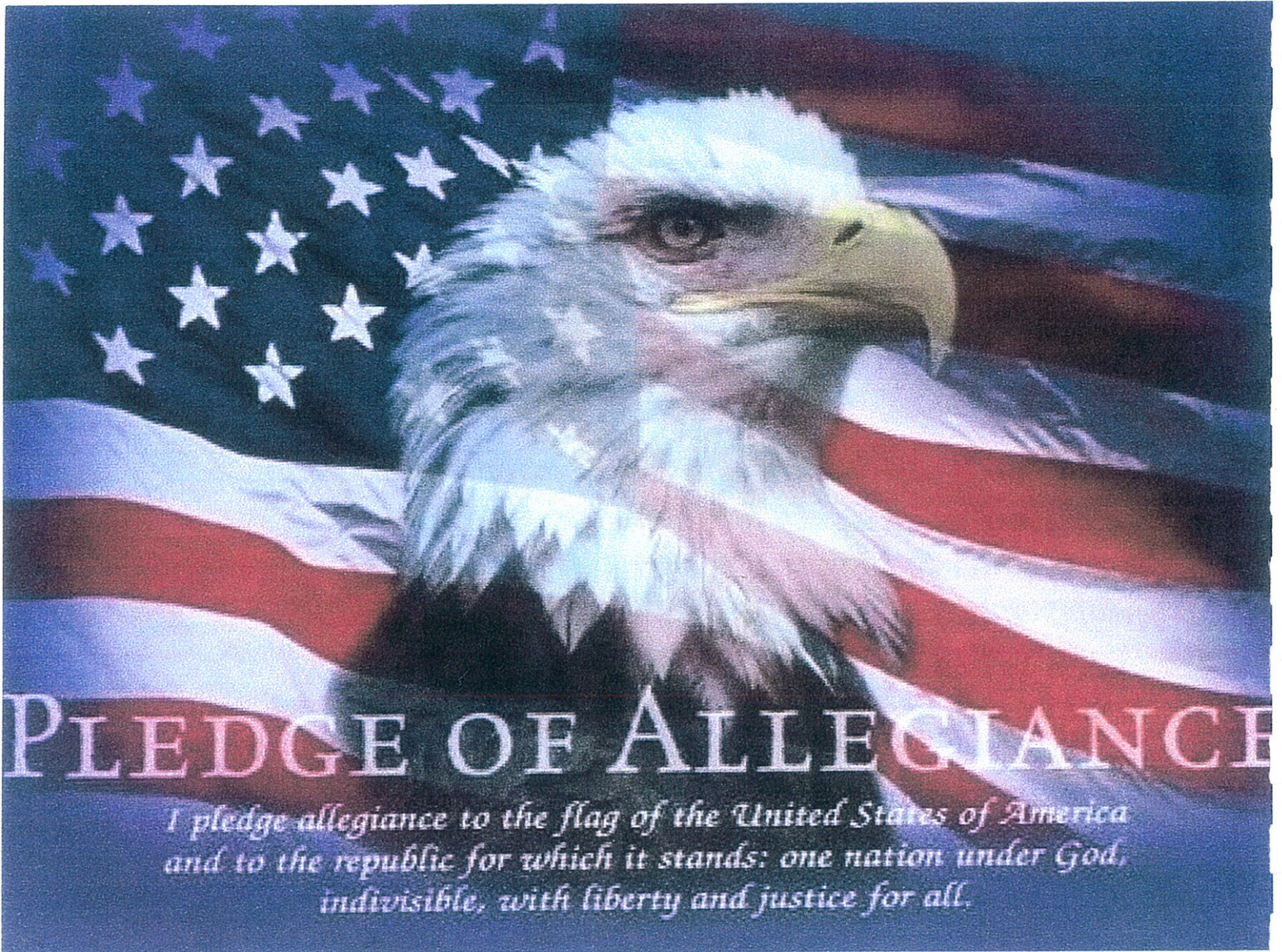
Valley Springs will remain a safe, attractive community for residents and visitors while preserving the rural way of life and retaining the small town atmosphere.

We are a patriotic community and will honor and support our “Soldiers, our Veterans and the Flag of the United States of America”.

*We support the United States Constitution and the *right to life, liberty and property.*

*(*U.S. Bill of Rights, that prohibit the Federal Government from depriving any person of life, liberty or property without due process of law.)*

*When you pledge allegiance to the flag,
You promise loyalty and devotion to your nation.*



Pledge of Allegiance

"I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands one Nation under God, indivisible, with liberty and justice for all."

Section 3: Profile

Section 3: Profile

Development and Planning History

The Valley Springs Town site was originally laid out with 18 blocks and tree lined streets.

A railroad, turntable and train depot were located on Main Street (Highway 12). It was originally planned to run from the Mokelumne River to Calaveras Big Trees, ended at Valley Springs in 1884. In 1926 the railroad was extended to the Calaveras Cement Plant in San Andreas.

The first Valley Springs Community Plan was written in 1974 by a committee of residents who approved a 2 mile x 3 mile area of approximately 3,840 acres for the Valley Springs boundary. The Valley Springs Plan was approved by the Planning Commission Nov. 7, 1974 and presented for final approval on February 5, 1975 by Ted Brubaker, Director of Calaveras County Building and Planning. This was written and approved for 1974 thru 1994.

There have been 17 General Plan Amendments to the Valley Springs Community. There was a court ordered revision in 1985 to the County General Plan that revised land use designations countywide.

The 1974-1994 Community Plan encouraged development in a compact area economically served by utilities and services and discouraged strip development along the roads and highways leading from the town.

Clean industries not producing excessive noise were encouraged to establish between the railroad tracks and the adopted route alignment for Highways 12 and 26 to provide increased employment opportunities for the residents.

Section 3: Profile VSCP (Cont.)

Commercial activities were located along Highway 12 within the community. An additional area sufficient for a shopping center or businesses were located on both sides of Highway 26.

The sewage treatment plant was expanded and acreage was allowed for future expansion.

Multiple family residential areas were ample and close to shopping and other facilities. Expansion of single family homes was planned to the north and east, a relatively level area easily served by water and sewer. Space was available to encourage a commercial area for a bank and a medical building.

A community park area was planned for development when the residents decided to provide facilities for all age groups. A rest area near the intersection of Highway 12 and 26 was also planned. Valley Springs planned for growth instead of sprawl.

A Valley Springs Special Plan Zoning Committee was formed to address future growth issues in April of 1991 and again in 1992. Surveys were sent to over 1,000 residents to collect data. The effort failed to generate interest.

The Calaveras County Board of Supervisors, Aug. 24, 2007, stated that the VSCP Update, along with others, could be done simultaneously with the current County General Plan update, and would be included in the final EIR. The schedule has been extended to 2011 until the Calaveras County General Plan is adopted. When this occurs the Draft VSCP will be reviewed and adopted also.

Valley Springs- California Historical Landmark No. 251

The plaque reads:

The original three foot narrow gauge line was built by the San Joaquin and Sierra Nevada Rail Road extending from Brack's Landing on the Mokelumne River, east to Valley Springs. The Depot and turntable were built around the time of completion of the last section, which was finished in April 1885, at a total cost of \$409,570.00.

The Line was changed to a standard gauge by Southern Pacific around 1904. It was then extended 13 miles further east to Kentucky House to service the Calaveras Cement Company in 1925. Passenger Service ended around 1932 but the line continued to serve as a freight line until the closure of the cement plant. The last rail shipment of cement was 1983.

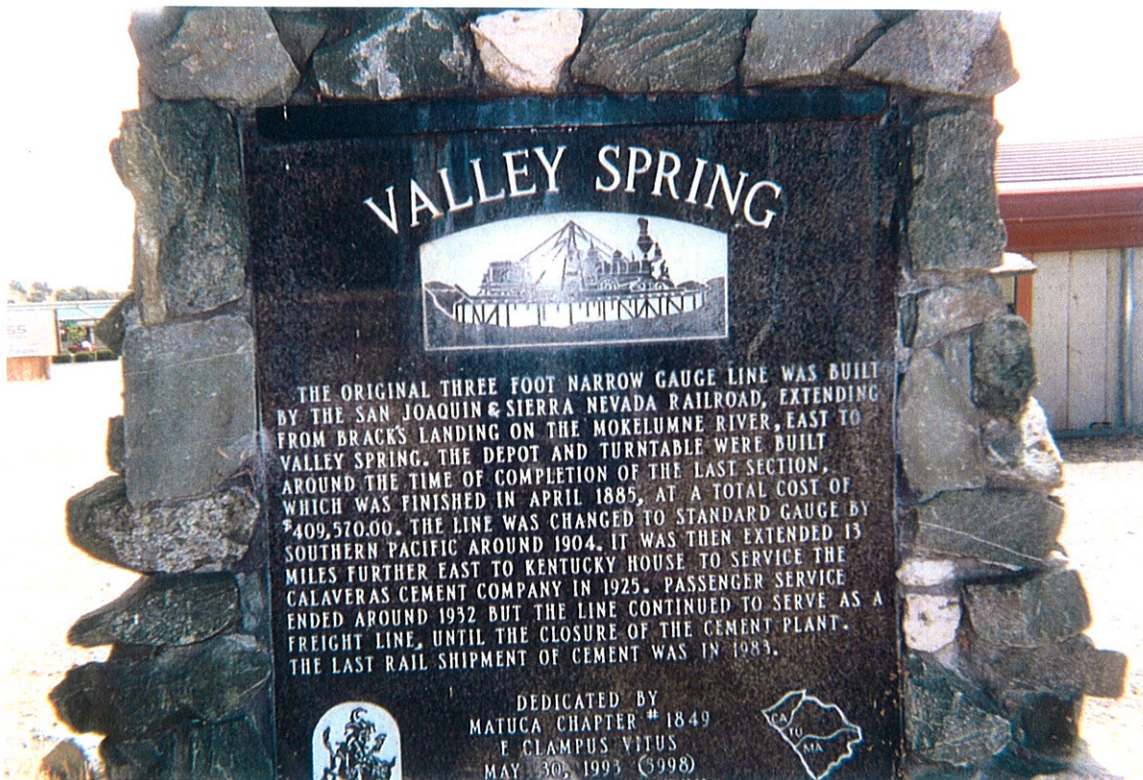
Dedicated by Matuca Chapter 1849-E. Clampus Vitas, May 30, 1995 (5998)

Credo Quia Absurdum

Note:

E.Clampus Vitas is an organization that flourished in the Gold Rush Days throughout the diggings, as a type of joke, a sort of parody of the solemn and mysterious fraternal orders then so popular in the States. It is said to be the most ancient of all fraternal orders. It's founding was coeval with the origin of the human race. The introduction of the Order into the United States has long been shrouded in mystery and legend.

Clamphistorian the late Dr. R. Coke Wood, Matuca Chapter was a Calaveras County resident, author, and highly respected citizen. He was named Mr. California by then Governor Ronald Reagan .



7A

History of the Area

The Valley Springs Community was authorized for a California Registered Historical Landmark #251 status recognizing the historical significance of the railroad and the train depot.

“In 1885 the San Joaquin and Sierra Nevada Railroad Company completed a narrow-gauge railroad from Brack’s Landing to Valley Springs. The line eventually became the property of the Southern Pacific Company and a standard-gauge line was substituted into Valley Springs.”
(Calif. Historical Landmarks, page 48- State of Calif. Dept. of Parks and Recreation).

Historical landmarks are sites, actual buildings, or features that although important, are not appropriate for operation as state historic parks or monuments.

The railroad originally planned to run from the Mokelumne River to the Calaveras Big Trees ended at Valley Springs in 1884. In 1926 the railroad was extended to the Calaveras Cement Plant in San Andreas.

According to the old timers and ranchers the railroad operated a spur that was utilized to load cattle to send to market. The cattle were sorted in corrals off Paloma Road in the location of the ball fields at the end of Daphne Street and Paloma Road and then loaded, shipped by rail to their destinations.

History of the Area (Cont.)

VSCP

The railroad line is no longer in service and has since been abandoned, the tracks removed and the property sold.

The “original train depot” building is still standing and referred to by the Valley Springs community as the “Depot”. Hoof N’ Boots Saddlery, 25 California Street (on Highway 12) has occupied the building for approximately 11 years. The Ice Cream Depot has also been there for sometime but has recently closed.

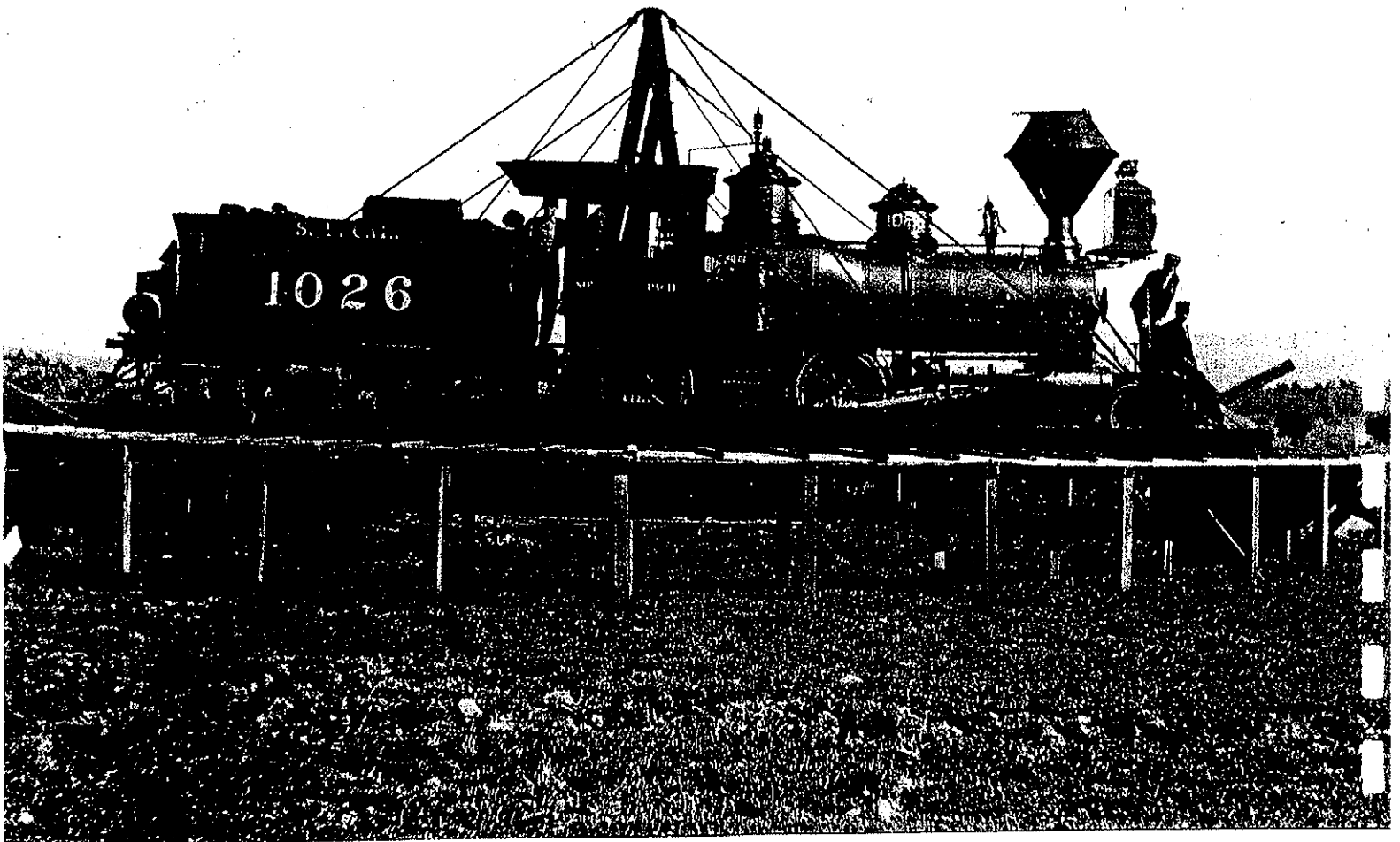
The Valley Springs Town site was originally laid out with 18 blocks, graded roads and tree lined streets by the railroad company. It was the intent by management to make Valley Springs a desirable point of resort, for people seeking a healthy foot-hill climate and a desirable location accessible by rail. Valley Springs was connected by rail to Stockton, Sacramento, and San Francisco.

A U.S. Post Office was opened in 1872, closed in 1879 and re-established in 1882 and has been in continuous operation since then. The Valley Springs zip code designation is 95252.

There are a number of historical settings, buildings and downtown areas of historical significance that relate to the gold rush era, the pioneers, founding families and the establishment of the community of Valley Springs. These areas relate to the character of the community and the rural country lifestyle that draw residents to the Valley Springs area.

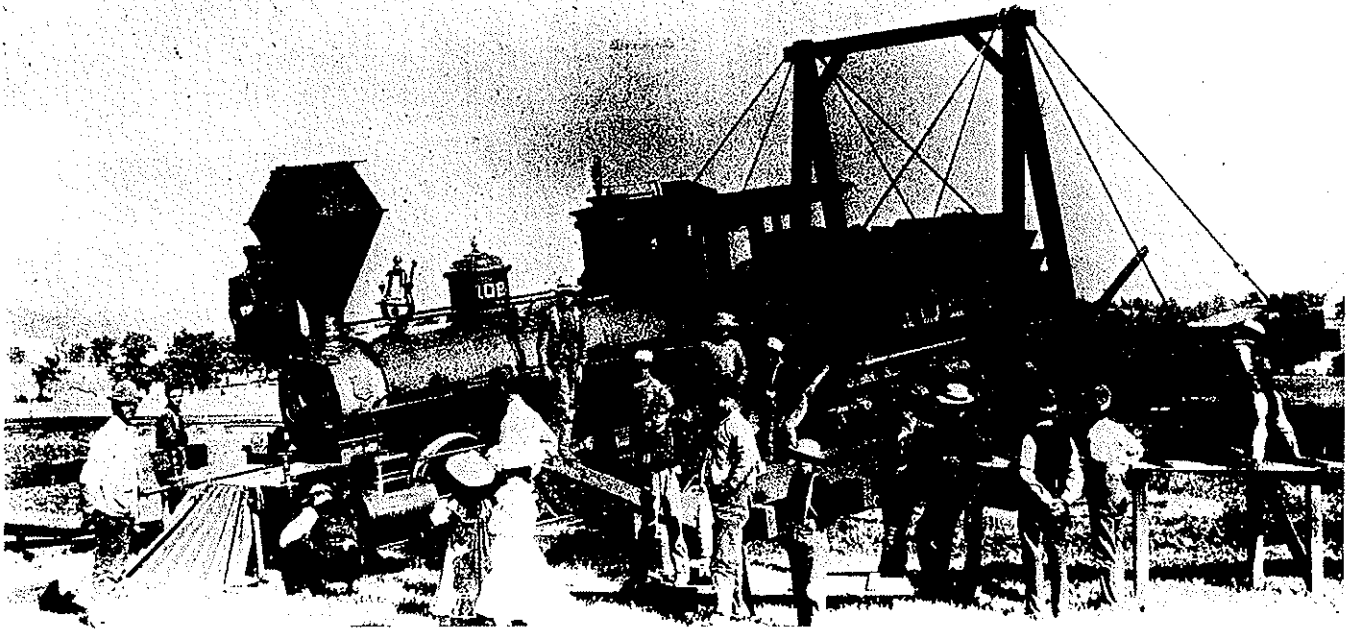


*Valley Springs Depot
Courtesy Calaveras County Historical Society*

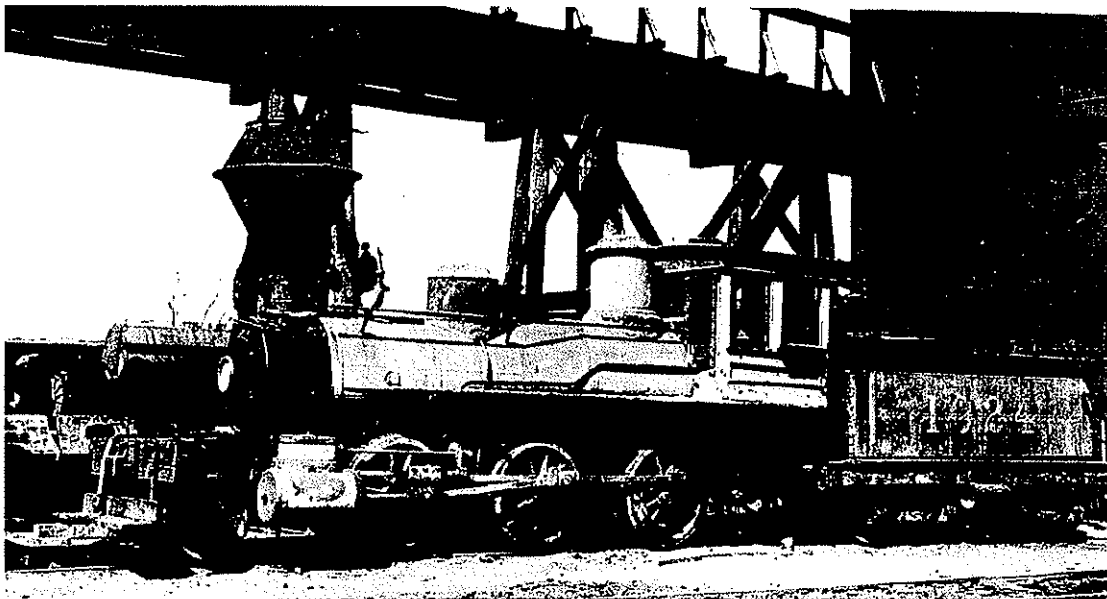


*Valley Springs
Narrow gauge engine on turntable at Valley Springs c.1885.
Courtesy Calaveras County Historical Society*

9B



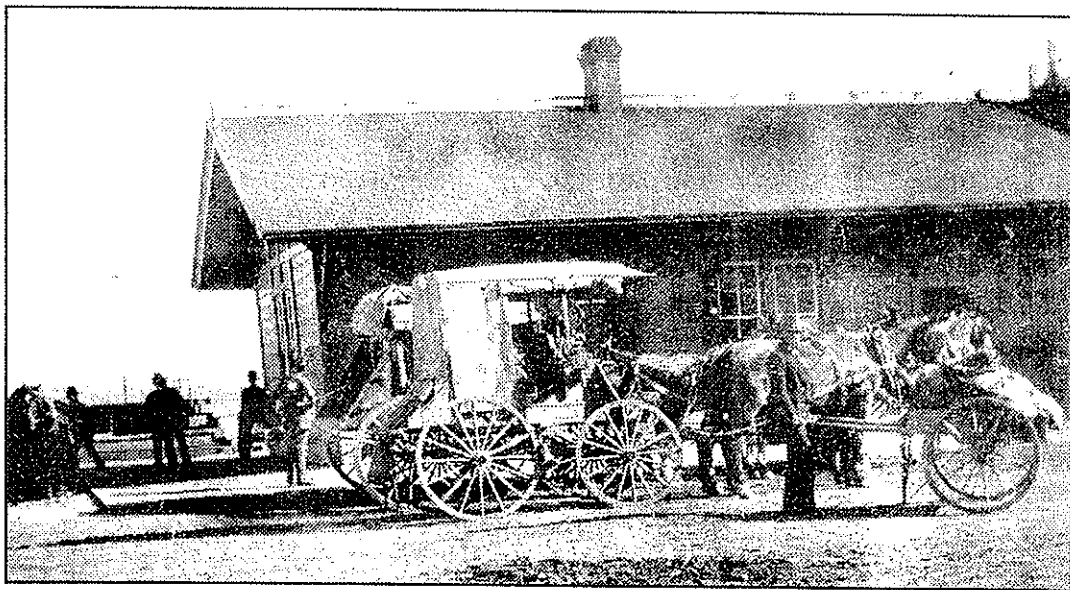
*San Joaquin and Sierra Railway at Valley Springs.
The engine has slipped off the turntable -1903
Courtesy Calaveras County Historical Society*



*San Joaquin & Sierra Nevada Railroad #1024
waiting at Sacramento shops to be scrapped after being taken off
Valley Springs run. c. 1906
Courtesy Calaveras County Historical Society*



*Valley Springs Main Street c. 1912
Courtesy Calaveras County Historical Society*

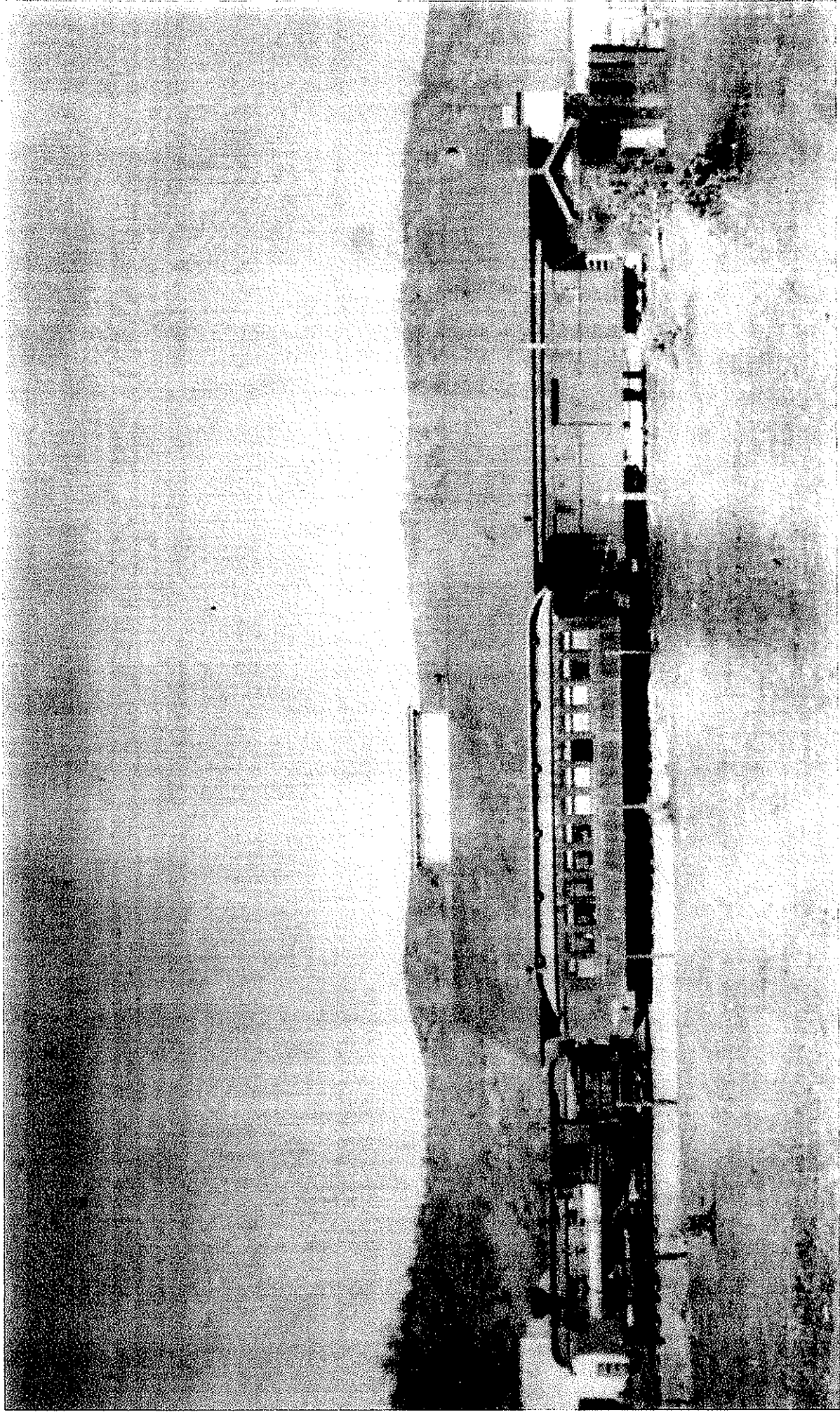


*Loading mail from the train to the Valley Springs Post Office
Circa 1890*

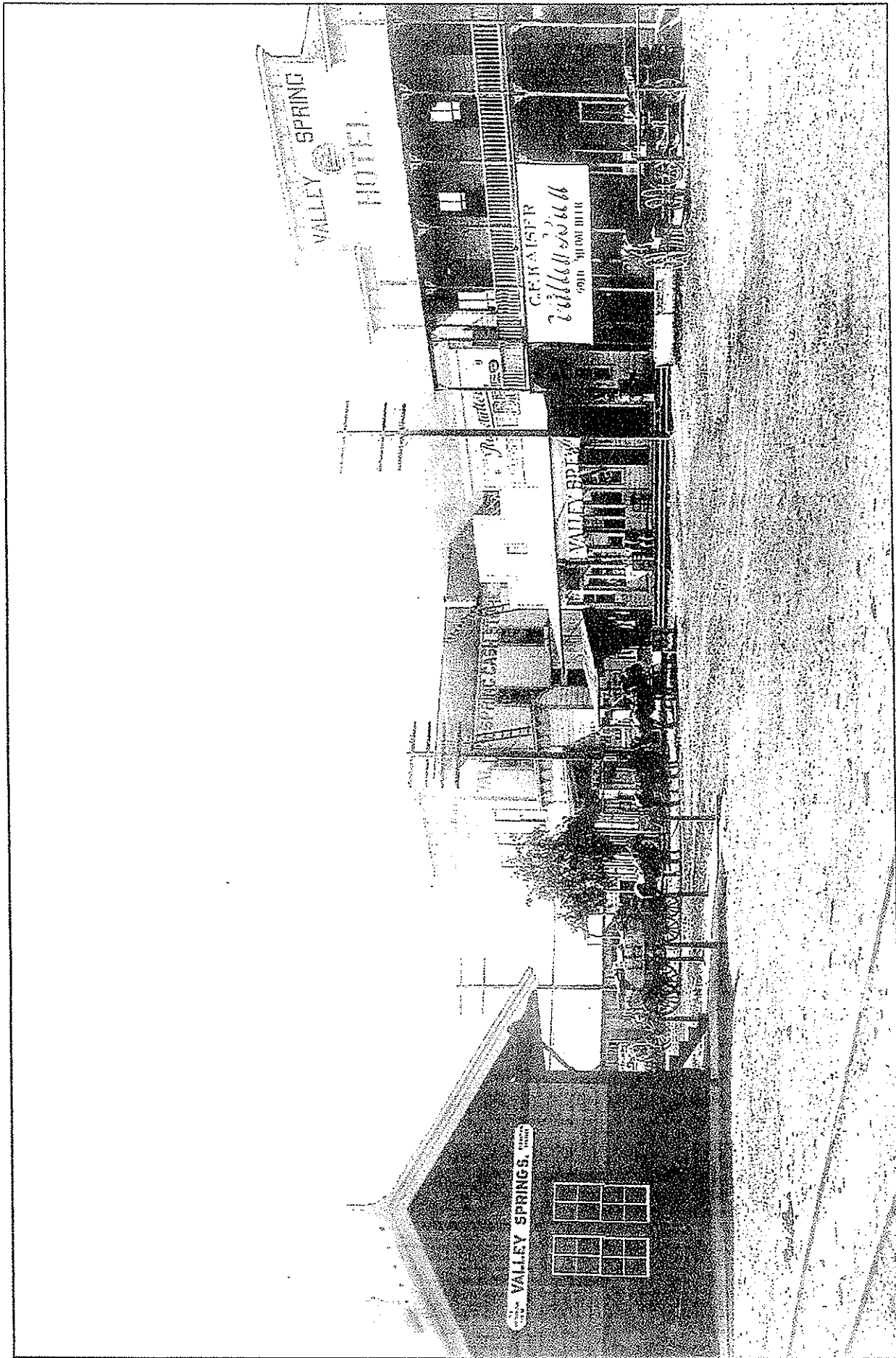
Courtesy Calaveras County Historical Society



*Valley Springs Train Depot
Courtesy Calaveras County Historical Society*



*San Joaquin & Sierra Nevada Railroad train at Valley Springs
Circa 1904
Courtesy Calaveras County Historical Society*



Early Valley Springs

BY 1884, THE SAN JOAQUIN & SIERRA NEVADA narrow gauge railroad arrived as the eighteen block town site for Valley Springs was started and the depot built. The picture was taken in 1888 and note the lack of "s" on the building signs

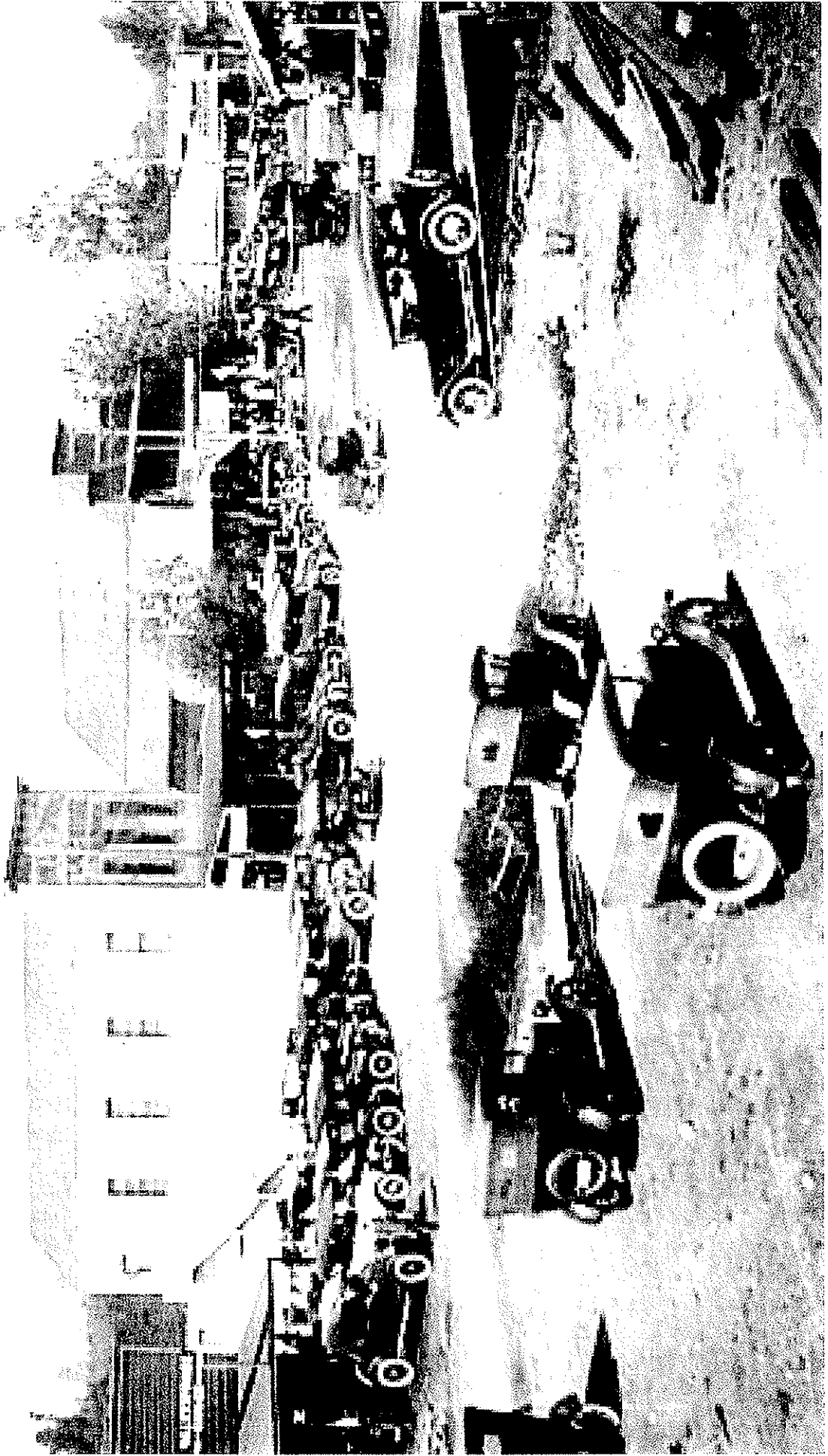
resulting in Valley Spring. The train depot still stands but the other buildings were destroyed by fire in the early 1930's.

Photo courtesy of Ron LeVich

Courtesy Linda Belli, Hoof N Boots Saddlery, Valley Springs

Photos taken in 1917 in Valley Springs when the soldiers were leaving via the railroad to serve in World War I. The road (which today is State Route 12) was still a dirt road. Courtesy Plez Hill, Valley Springs.

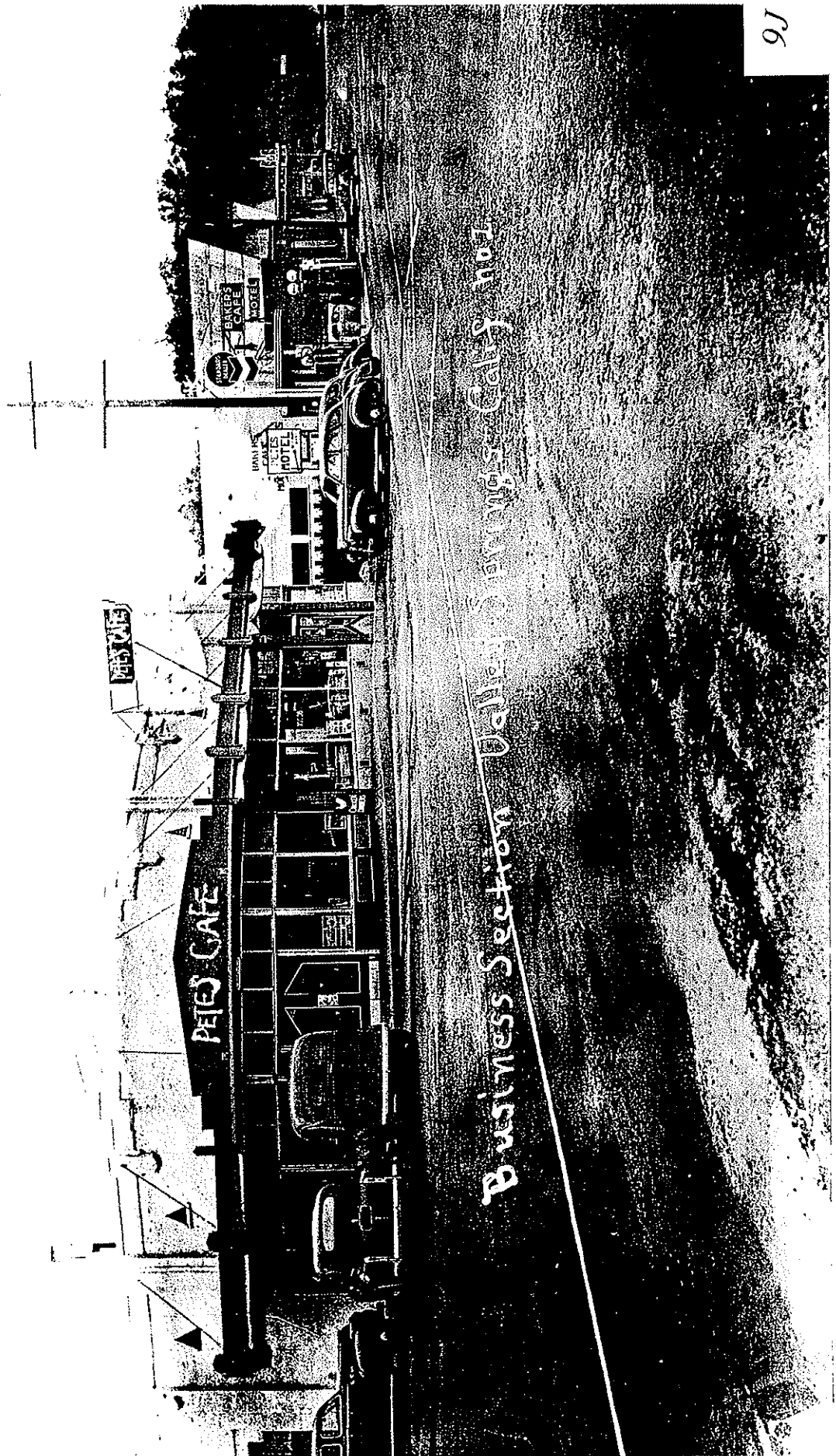
9H





*Photos taken in 1917 in Valley Springs when the soldiers were leaving
via the railroad to serve in World War I.*

Courtesy: Dor Hill Valley Springs



Business Section Valley Springs, Calif. 1941

9J

*Business Section, Valley Springs, circa 1941
Courtesy Calaveras County Historical Society*

Distinguishing Features

Natural Resources

Castle Rock

Castle Rock is classed as a “Pillar”. A huge rock formation located on the left side of Highway 12 as you leave Valley Springs towards Highway 49. A lone pine tree grows on top of the rock formation. It’s a California physical, cultural and historic feature of Valley Springs. (0.1 mile)

Valley Springs Peak

Valley Springs Peak is a “Summit” located to the left and can be viewed from the forks of Watertown Road and Paloma Road on the way to Pardee Dam. It was the site of the California Dept. of Forestry look-out station until it was closed. In the past, every fire season the “look-out” station watched for fires.

Valley Springs Peak is classed as a California physical, cultural and historic feature. (1.4 Miles SSE)

Distinguishing Features (Cont.)
VSCP

Recreational Areas

It is important to note that the following recreational areas are important tourist and recreational attractions to the Valley Springs area. Their locations are not within the Valley Springs Community Plan, however, the Tri Dam area surrounds the community.

These areas provide open space, natural conservation, water resources, boating, fishing, water sports, wildlife areas, wildlife and endangered species habitat, hiking, biking, and equestrian trails. These recreational areas contribute to the local economy and create jobs for the residents of Valley Springs.

Tri-Dam Recreational Area

The Tri-Dam area includes three man made dams/ reservoirs. Pardee, Camanche, and Hogan Dam are located less than five miles from Valley Springs. All areas provide water storage and miles of shoreline, scenic open space, ridge lines, mountains, streams, recreation facilities, equestrian trails, hiking, walking and biking trails, fishing, boating, water sports, camp grounds and RV parks for week-enders, tourists, vacationers, and local residents.

*Distinguishing Features
Tri-Dam Area (Cont.)*

Hogan Dam Reservoir (New Hogan)

2009-Visitor hours 2,028,655 - Car traffic 188,068 (564,204 people)

Hogan Dam is an earth fill structure 200 feet high and 1,935 ft. long, completed in 1964. A Federal Government facility in the jurisdiction of the U.S. Army Corp of Engineers located just 3.1 miles from Valley Springs.

The elevation of Hogan Dam is at 713 feet and was built for flood control and water storage. The water surface is 4,400 acres, has 50 miles of shoreline, and public boat ramps. Hogan Dam provides a water supply for Stockton East Water District (Water Master) and Calaveras County Water District. The Calaveras River flows into Hogan Reservoir. The U.S. Army Corp of Engineers manage the camp grounds, parks and recreation areas of the Hogan Dam facility. Those areas include:

Acorn Recreation Area/ Park (1.9 Miles WNW)

Fiddleneck Day Use Area/Park (2.4 Miles NW)

Oak Knoll Recreation Area/ Park (1.9 Miles WNW)

Wrinkle Cove Day Use Area/ Park (1.4 Miles NW)

Whiskey Creek (Stream) (4.1 Miles NNW)

New Hogan Reservoir South- Whiskey, Slate and Bear Creeks (paddling & canoeing) Calif. Water Trails.

There are also miles of hiking, walking, and equestrian trails on public land with a variety of wildlife, endangered species, and migratory birds. Hogan is one of the finest lakes for stripped bass fishing, and a popular fishing spot for blue gill, bass and catfish. The reservoir is bank and boat fishing friendly.

Distinguishing Features

Tri-Dam Area (Cont.)

VSCP

Fireworks over Hogan Reservoir

The annual 4th of July fireworks extravaganza is an Independence Day Celebration. It is held every year by the Valley Springs Committee, volunteering to take charge of the event. The event is enjoyed and attended by hundreds who watch the fireworks explode over the reservoir.

New Hogan Marina

The New Hogan Marina offers boat rentals and boat storage (2.7 Miles NW of VS) and is managed by a private concession. However, due to recent drought and extreme weather conditions it has not been open for the past 4-5 years.

Mokelumne River

The Mokelumne River flows into and through Pardee Dam and into Camanche Reservoir. The dams are man made and used for water storage, owned and operated by EBMUD.

The upper Mokelumne River has been petitioned for National Wild and Scenic River designation. The river is popular for fishing, kayaking, canoeing and river rafting. Trout and bass fishing is popular and the river is boat and bank fishing friendly.

Calaveras River

The Calaveras River flows into Hogan Dam Reservoir.

Trout and bass fishing is popular and the river is bank and boat fishing friendly.

SPECIAL COUNTY-WIDE 4TH OF JULY EVENTS SECTION

THE Valley Springs NEWS

Serving the Communities of Valley Springs, Burson and Wallace

Wednesday, June 23, 2010

Independence Day celebration begins early with fireworks over New Hogan Reservoir

By Nick Baptista

Valley Springs' popular pre-Fourth of July fireworks show over New Hogan Reservoir is approaching and ringside seats at the New Hogan Dam Observation point are still available.

The 15th annual Fireworks Over New Hogan Lake, hosted by the Valley Springs Boosters, is scheduled for Saturday evening, June 26.

In addition to prime seats for the pyrotechnic spectacle, the fireworks show is set to music at the observation point, a barbecue dinner is served, and parking passes are included. The cost is \$50 per person and a table of eight for \$400. The money goes toward funding next year's show.

Dinner and premier fireworks show tickets can be obtained by calling Boosters Vice President Dave Cahal at (209) 772-1657.

The public can also watch the fireworks for free around the lake and by boat, with Hogan about half full at this time.

Another funding mechanism to continue financing the annual fireworks show is the sale of Black Cat Fireworks.

The Boosters' and Quilts of Honor plan to have the fireworks booth open from June 28 to July 4 at La Contenta Plaza, State Route 26 and Vista Del Lago Drive. The hours are 11 a.m. to dark on weekdays and 9 a.m. to dark on Saturday and Sunday. Pre-orders can be made by calling Cahal.

The annual Fourth of July fireworks show is attended by over 10,000 people. There are more than 1,000 boats on the lake, all campgrounds are sold-out and approximately 230 BBQ dinner tickets are sold.

*Distinguishing Features
Tri-Dam Area (Cont.)
VSCP*

Pardee Dam/ Reservoir

Visitors-2009: 104,744

Pardee Dam was built for water storage and water supplies for the Bay area, owned by East Bay Municipal Utility District (EBMUD) Oakland, California. Both the dam and its reservoir are named for George Pardee, a prominent politician in the bay area who also served as Governor of California.

Pardee Dam is a 345 foot-high structure across the Mokelumne River which marks the boundary between Amador and Calaveras Counties. The reservoir normally covers 3 square miles.

Pardee Reservoir is a great place to view wildlife, migratory birds and the bald eagle. Wildlife include deer, wild turkey, geese, migratory birds, squirrels, rabbits, and quail. State law prohibits body water contact. Fishing, boating, a marina, camping, picnicking, and on-site swimming pools are the primary recreational activities.

Camanche, South Shore Recreation

Visitors 2009: 188,146

Camanche, also owned by EBMUD, covers 12 square miles, is 150 feet deep, and has 53 miles of shoreline. It is open year round with resorts at South and North Shore.

*Distinguishing Features
Tri-Dam Area (Cont.)
VSCP*

Camanche offers camping, fishing, hiking, boating, marina, water sports, swimming, RV Park, equestrian facilities, and access to the Coast to Crest Trail for recreation opportunities. Camanche Park sells and issues permits to use the trail.

The Mokelumne River flows downstream from Pardee Dam through the canyon into Camanche Reservoir. Camanche is a popular lake for bass and trout fishing and is boat and shore fishing friendly.





Trail Rider

*Linda Belli - Hoof N Boots Saddlery
The Depot - 25 California Street
Valley Springs, California 95252*

15A

Distinguishing Features (Cont.)
Tri-Dam Area

Coast to Crest Trail

Visitors 2009: 3,500

The Mokelumne Coast to Crest Trail (MCCT) is a scenic non-motorized, multi-user trail corridor extending from the Pacific Ocean near San Francisco Bay to the crest of the Sierra Nevada Mountains. Users, including hikers, bikers, and equestrians can experience diverse outdoor settings as they traverse the width of the state, including the urban greenbelt along the San Francisco Bay, the rural landscape of the San Joaquin River Delta and Mother Lode Country, and the forested slopes along the Mokelumne River Canyon and High Sierra, Martinez Shoreline Regional Park in western Contra Costa County and the Pacific Crest Trail at Ebbetts Pass in the High Sierra from the western and eastern anchor points.

The planning area for the trail embraces a wide cross section of Northern California from San Francisco Bay to the Sierra Nevada just south of Lake Tahoe. The trail passes through the cities of Martinez, Concord, Pittsburg, Antioch and Stockton, as well as Alpine, Amador, Calaveras, Contra Costa, El Dorado and San Joaquin Counties. Generally, following the route of the Mokelumne Aqueduct and the North Fork of the Mokelumne River, the trail crosses public lands under diverse jurisdictions, including various state and federal agencies, public utilities and railroad corridors, local and regional parks, as well as some parcels of private property.

Distinguishing Features (Cont.)

Coast to Crest Trail

VSCP

There is a staging area for the Coast to Crest Trail less than two miles from Valley Springs. California has recognized the Mokelumne Coast to Crest Trail as part of the Recreational Trail Act.

Location, Jurisdictions, and Partnerships

San Francisco Bay to Pacific Crest Trail in the Sierras. (1,692 miles completed, National Scenic Trail).

East Bay Regional Parks, East Bay Municipal Utilities District.

CSP-Mt. Diablo State Park, Stanislaus National Forest, BLM.

Multi-use, 87 miles of 300 planned completed. patchwork of existing trails. Portion in San Joaquin will be a water trail. Trail consists of 5 segments divided by geographic and jurisdictional features: East Bay Contra Costa, Delta, Camanche/Pardee, Middle Mokelumne, Upper Mokelumne Segments.

The hiker will experience good water quality and riparian habitat. The trail parallels the Mokelumne River below Pardee Reservoir and is a beautiful visual of the canyon and the eagles in flight.

Distinquishing Features (Cont.)
Tri-Dam Area

Pow Wow Festival

An annual event “Rock and Gem” show lasting three days is located just outside of the Valley Springs Community on the Snyder Ranch. Vendors come from all over the world to sell and show rocks, gems, jewelry, and arts and crafts. The event is attended by thousands of locals and tourists. There are plenty of activities for all age groups, such as shopping, picnicking, hiking, and walking. There is also food and drink vendors and plenty of parking. The Pow Wow is a festival that invites the public to share in agricultural and rural lifestyle on the Snyder Cattle Ranch. There is camping and RV parking for the vendors.

Valley Springs Sports & Fitness Center

Located off Highway 26 at 145 Mangili Road, Valley Springs. Exercise equipment-fitness floor, steam room, sauna, racketball, basketball, swimming pool, group exercise classes, locker rooms and child care with flexible memberships and hours of operation.

Golf Course

The La Contenta Golf Course, located at 1653 Highway 26, several miles south from Valley Springs.

The golf course is an 18 hole, regulation length golf course with a medium length layout and 3 sets of tee-boxes for a fun, but challenging golfing experience. There is also dining, shopping, and a new facility for larger parties, weddings, and events.

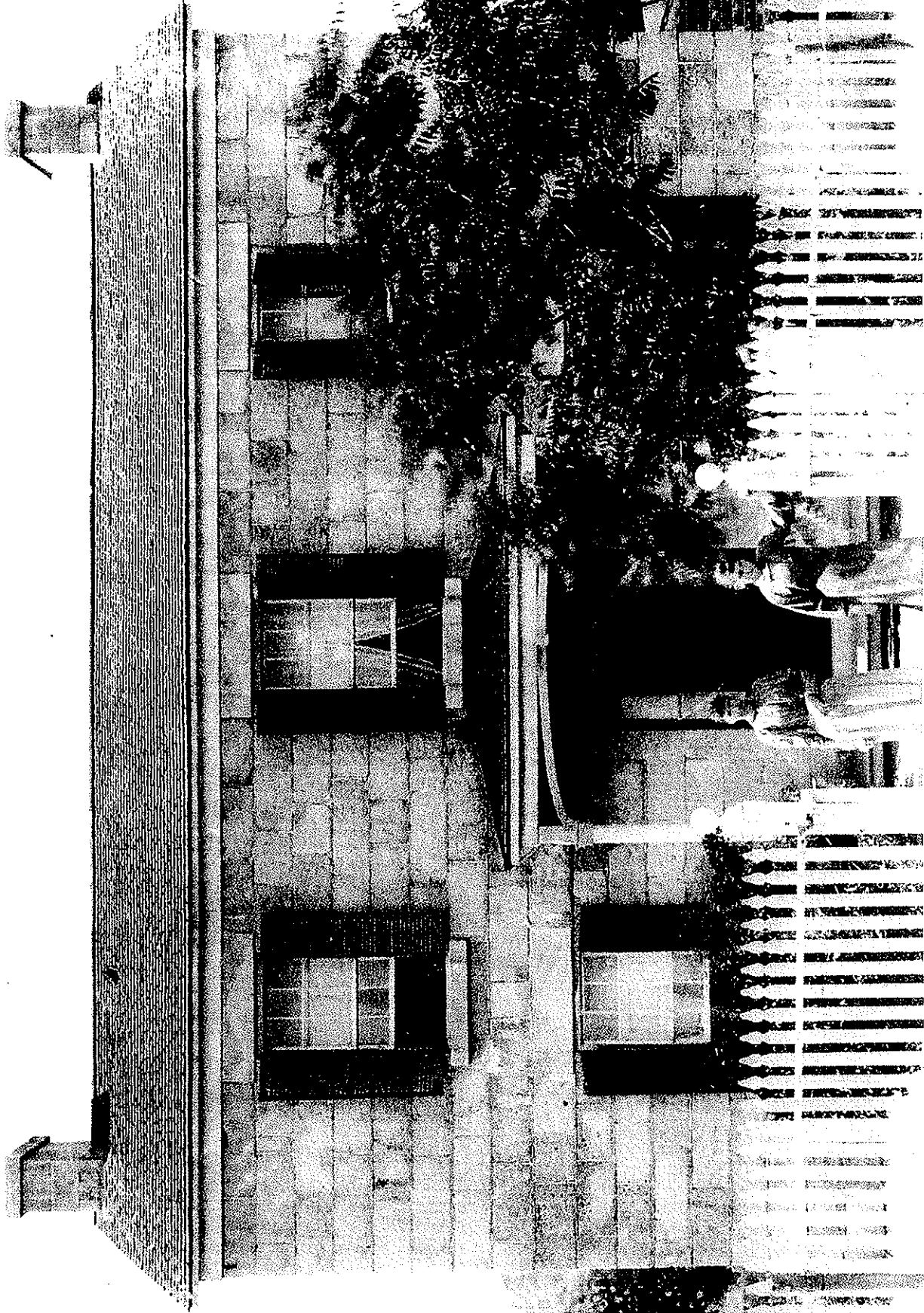


Annual Powwow Gem and Mineral Show
John and Betty Snyder Founders with Native American Dancers
Valley Springs, California



*Wildermuth House located along the Coast to Crest Trail
Photo Courtesy: Pardee Center- EBMUD
Valley Springs, California*

Courtesy: Calaveras County Historical Society



18C

Libby Late & friend in front of Late Home near Valley Springs built in 1860. NP439

Distinguishing Features (Cont.)
Cultural Resources/Tri-Dam Area

California Registered Historical Land Mark #251

For history of the railroad and train depot (pages 8 & 9).

Wildermuth House

On East Bay Municipal Utility District watershed land, at the end of the south arm of Pardee Reservoir and along the Coast to Crest Trail near the staging area, stands the Wildermuth House.

The builder, William A. Watt, built the house with sandstone blocks quarried from a cliff only two hundred yards from its front door. The house was built for John H. Wildermuth. The date 1861 is shown with the owner's name on the legend inscribed in the lintel stone above the door. The stone house had been home for the Wildermuths for 45 years.

The Wheat House

The Wheat House is a two story home built by William A. Watt, master stonemason, in 1860-61, for pioneer Alexander R. Wheat in Valley Springs (Double Springs).

The sandstone was quarried locally and sledged to the site.

The old timers claim William A. Watt built ten to twelve buildings locally.

The Late House

The Late House, built in 1862 by William A. Watt, in Valley Springs is nearly identical to the Wheat House in Double Springs. It was built for the pioneer Late family who lived there until 1912. The source of the stone was close to the building site. All available records seem to indicate that the Wildermuths, the Lates, the Wheats, and Watt arrived on the same ship in 1856.

Predominant Land Uses

Jenny Lind Veterans Memorial District 189 Pine St., Valley Springs, California 209-772-9650

Veterans Memorial Districts were established by Statutes 1931 Chapter 1019.

“An act authorizing the establishment of Memorial Districts for the acquisition of sites for, and the acquisition, construction, operation, maintenance, and management of halls, buildings and meeting places for veterans and organization of veterans; and authorizing the leasing, conveying, or making available, of public lands in certain instances to memorial districts for such purposes.”

Approved by the Governor June 16, 1931 and became effective Aug. 14, 1931.

Veterans Memorial Community Center Valley Springs, California

In 1963, approximately 47 years ago, the voters elected to establish and build a Veterans Memorial Community Building on the Veterans property at 189 Pine Street in Valley Springs. During that time and to the present, the Memorial Building has been used by the Veterans of the community for their events and meetings and is used about 95% by the community at-large, for the purpose of holding various events, meetings, and activities.

The facility is available to the general public when not used by the Veterans. The building is currently used approximately 28 days a month and some days there are two or more groups using the hall in one day.

Since 1963 the population in the community has grown substantially, which has resulted in higher demand for the use of the building. The building requires major renovation to bring it up to current standards. A new building at a new location has been proposed. The new building will be able to provide emergency shelter under the County's Emergency Services Plan.

*Predominant Land Uses (Cont.)
Veterans Memorial District and Park
VSCP*

The Jenny Lind Veterans Memorial District is committed to provide the community with a facility that can meet future local youth and adult organization needs. This is a work in progress and is being funded by donations and Calaveras County ad valorem taxes. The Jenny Lind Memorial District is supported by the community and many volunteers who help with fundraisers.

(Information courtesy Jenny Lind Veterans Memorial District)

Veterans Memorial Park

Adjacent to the Valley Springs Elementary School a large park has been developed by the Jenny Lind Veterans Memorial District. The park has a children's playground, two ball fields, a pavilion, a gazebo, horse shoe pits, picnic areas, snack bars, adequate parking, and paved roads.

The park facility is used by all age groups and Veterans.







There is also an existing nature and walking trail that is located within the boundaries of the park, and is very popular with the local residents. The Valley Springs Elementary School uses the walking trail for field trips and student activities such as nature walks and hiking trips.

There are approximately 30 acres in additional undeveloped lands for future park expansion.

Jenny Lind Veterans District



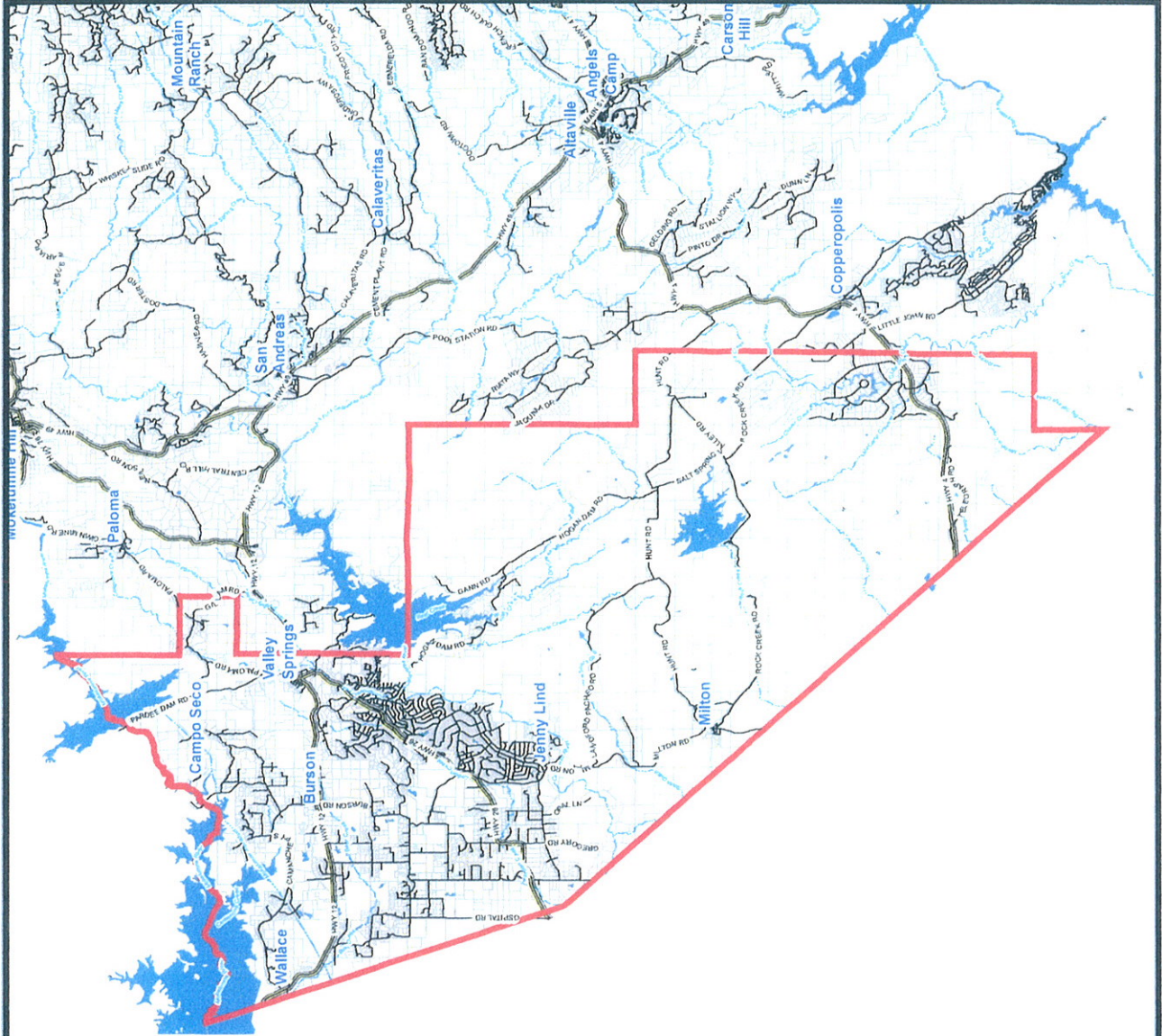
Legend

-  Jenny Lind Veterans District
-  Parcels
-  Roads
-  Highways
-  Main Rivers
-  Lakes

All district boundaries are generalized and are not to be used on a parcel by parcel basis.



Map Design and Cartography
 City of San Andreas, California
 San Andreas, CA 95340
 July, 2009





IN RECOGNITION
J.M. LONG FOUNDATION
VALEECITO CONSERVATION CAMP
FIRST FIVE CALAVERAS. — PROP. 10
PROP. 12 INITIATIVE
AMERICAN LEGION POST 102

VETERANS MEMORIAL HALL
DEDICATED TO THE MEMORY
OF THE MEN AND WOMEN
WHO MADE THE SUPREME
SACRIFICE IN THE SERVICE
OF THE UNITED STATES OF
AMERICA 1971

California

Calaveras, Tuolumne, & Western Alpine Counties Transit Map

Calaveras Transit: 209 754-4450

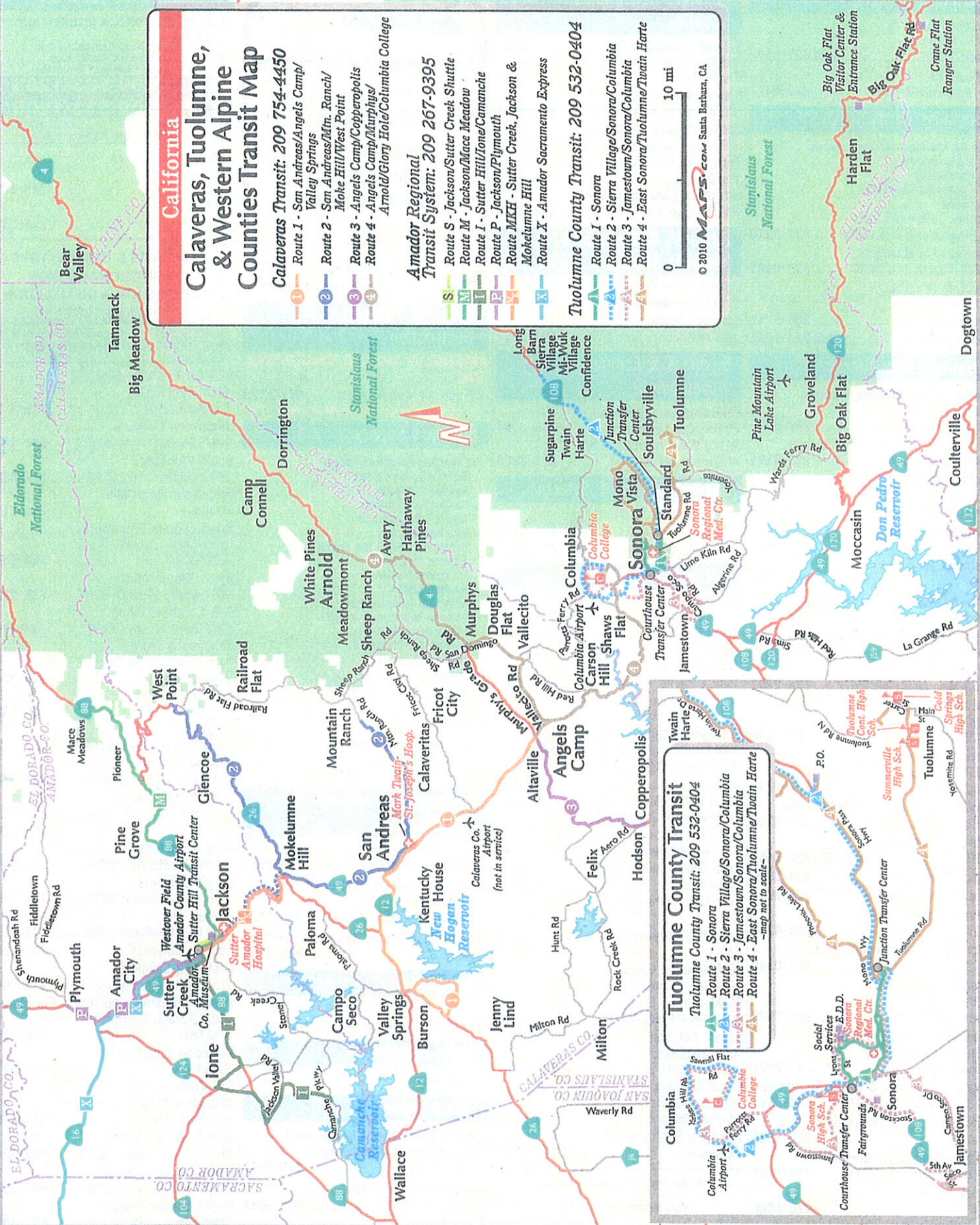
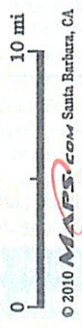
- Route 1 - San Andreas/Angels Camp/Valley Springs
- Route 2 - San Andreas/Mtn. Ranch/Mohe Hill/West Point
- Route 3 - Angels Camp/Copperopolis
- Route 4 - Angels Camp/Murphys/Arnold/Glory Hole/Columbia College

Amador Regional Transit System: 209 267-9395

- Route S - Jackson/Sutter Creek Shuttle
- Route M - Jackson/Mace Meadow
- Route I - Sutter Hill/Ione/Camanche
- Route P - Jackson/Plymouth
- Route MKH - Sutter Creek, Jackson & Mokelumne Hill
- Route X - Amador Sacramento Express

Tuolumne County Transit: 209 532-0404

- Route 1 - Sonora
- Route 2 - Sierra Village/Sonora/Columbia
- Route 3 - Jamestown/Sonora/Columbia
- Route 4 - East Sonora/Tuolumne/Twain Harte



Tuolumne County Transit
 Tuolumne County Transit: 209 532-0404

- Route 1 - Sonora
- Route 2 - Sierra Village/Sonora/Columbia
- Route 3 - Jamestown/Sonora/Columbia
- Route 4 - East Sonora/Tuolumne/Twain Harte

-map not to scale-

*Predominant Land Uses (Cont.)
Public Utilities/ VSCP*

Calaveras Transit

*750 Industrial Way, San Andreas, California 95240
209-754-4450*

Calaveras Transit has been providing rural transportation solutions throughout Calaveras County and surrounding communities since 1999. The Transit services Calaveras County with connecting service to Tuolumne County, Amador County, San Joaquin County, and Sacramento.

*A Calaveras Transit bus stop is located on:
Daphne Street, Valley Springs.
(In front of the telephone building.)*

Calaveras Transit is currently modifying bus route schedules to improve on-time performance and better serve existing and potential passengers. The modifications are designed to increase ridership and continue to provide a reliable and convenient public transportation service to the community.

*Schedules are available on all Calaveras Transit buses as well as at:
Calaveras Transit office, 750 Industrial Way,
San Andreas County Public Works,
891 Mt. Ranch Road, San Andreas.*

Tickets may be purchased from any driver, by mail, or at the Calaveras Transit Customer Service Center in San Andreas.

Predominant Land Uses (Cont.)

Public Utilities/ VSCP

Valley Springs Public Utility District

P.O. Box 284, Valley Springs, California 95252 - 209-772-2650

Valley Springs Public Utility District furnishes well water and sewer services to the Valley Springs Community.

They have approximately 272 total meter connections. Comprising approximately 191 Residential, 74 Commercial, and 5 Agricultural customers.

Refer to maps pages 25, 26, & 27 for district boundaries and rate holder breakdown.

Calaveras County Water District

Highway 49, San Andreas, California 95249 - 209-754-3543

Calaveras County Water District provides services to Assessment District 604. A partial of Assessment District #604 is in the Valley Springs Community Plan designated on the 1974-1994 existing Valley Springs Community Plan boundary.

Map E, the preferred boundary map by Valley Springs ballot vote, is the existing 1974-1994 Valley Springs Community Plan Map and boundary. (See legend, page 30) Refer to pages 28 thru 32/ VSCP and AD 604 Boundaries.

Pacific Gas and Electric

P G & E furnishes electric service for the entire area.

Propane- Service

Propane gas service is distributed by individual companies.



VALLEY SPRINGS PUBLIC UTILITY DISTRICT

PO BOX 284 ♦ VALLEY SPRINGS CA 95252

(209) 772-2650 ♦ FAX (209) 772-3069

**August 2009
RATEHOLDER BREAKDOWN**

Water Only:	12	With 2" Meters:	8
Sewer Standby:	20	With 1" Meters:	2
Commercial:	63	With 3/4" Meters:	1

Single Family Residence : 5/8" Meters: **186**

**Multi-Family Residential
Breakdown:**

<u>Accts</u>	<u>Units</u>	
12	2	apartments
26	3	"
27	3	"
30	3	"
57	4	"
113	36	trailer crt
116	2	apartments
137	14	trailer crt
161	4	apartments
166	4	"
199	10	"
231	47	trailer crt
276	3	apartments

Accts: **13** **135**
Total units

Multi-Commercial Breakdown:

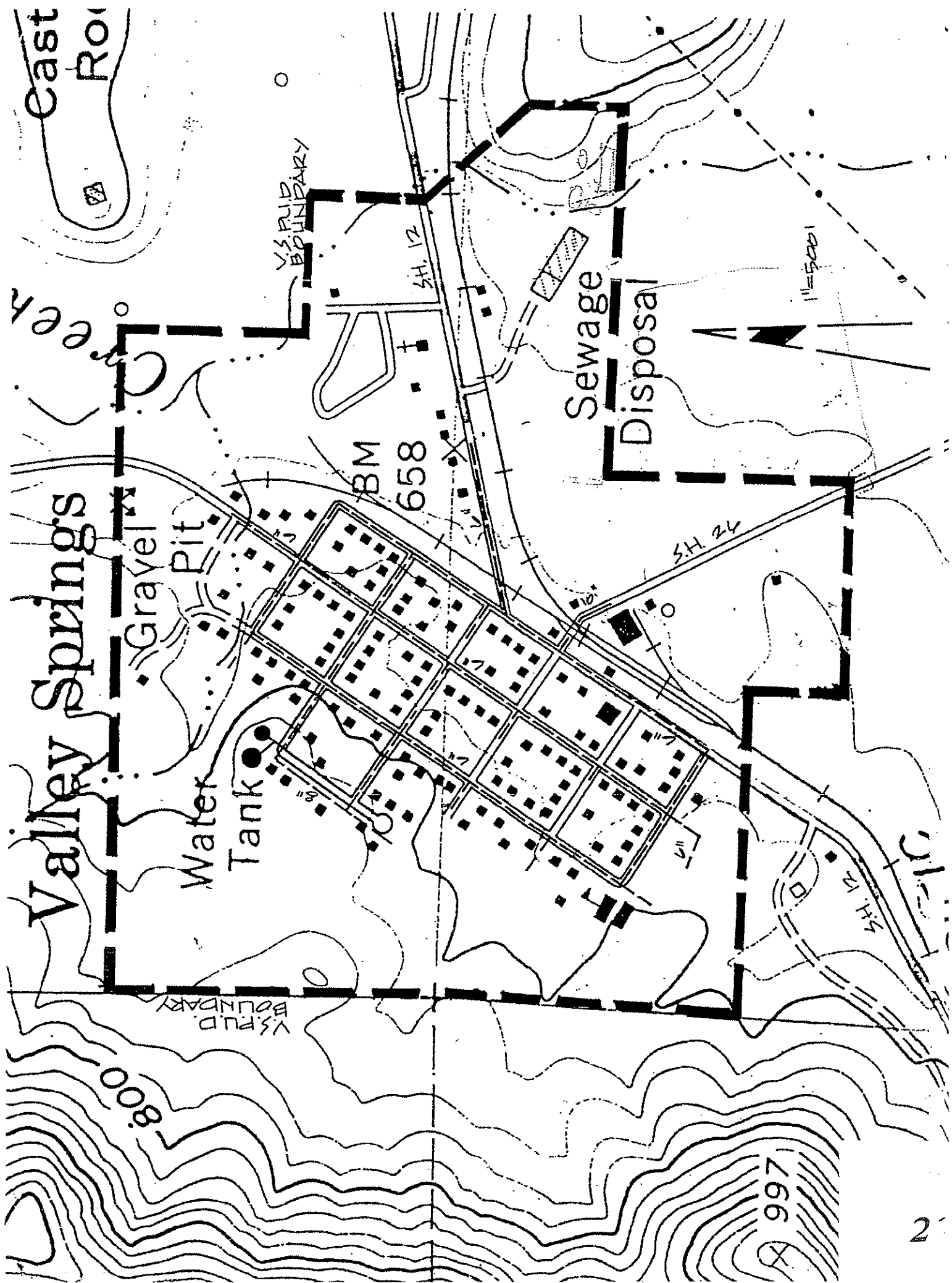
<u>Acct#</u>	<u>Units/Blds</u>	<u>Business</u>
181	2	Valley Inn
205	2	Tile & RE
208	2	CA Glass
222	2	Joan's
236	2	Zippy Mart
242	5	VS Lumber
<u>Acct: 6</u>	<u>Units: 15</u>	

Residential: (158 reg meters + 13 multi-accts +
15 sewer standby +
5 outside watering) = **191 Meters**

Commercial: (63 reg meters + 6 multi accts +
2 sewer standby +
3 outside watering) = **74 Total**

Agricultural: (2 troughs - Gann- School -
Baseball) = **5 Total**

Total Meter Connections: = 272 Total










Valley Springs Public Utility District Sanitary Service

Adopted by
Local Agency Formation Commission
of
Calaveras County
on
January 24, 2005
Resolution # 2005-01



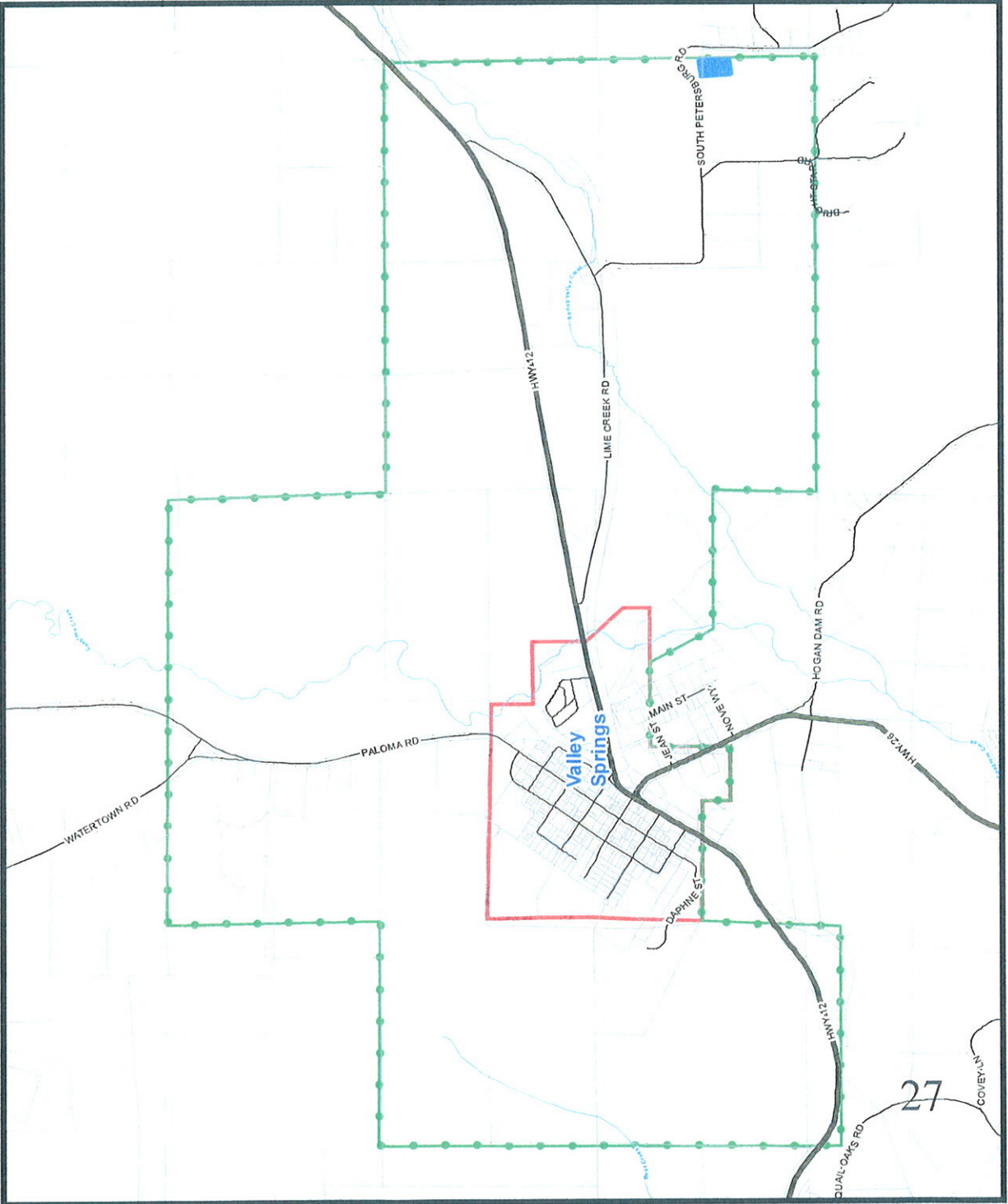
Legend

-  District Boundary
-  Sphere of Influence
-  Parcels
-  Roads
-  Highways
-  Main Rivers
-  Lakes

All district boundaries
are generalized and
are not to be used on
a parcel by parcel basis.



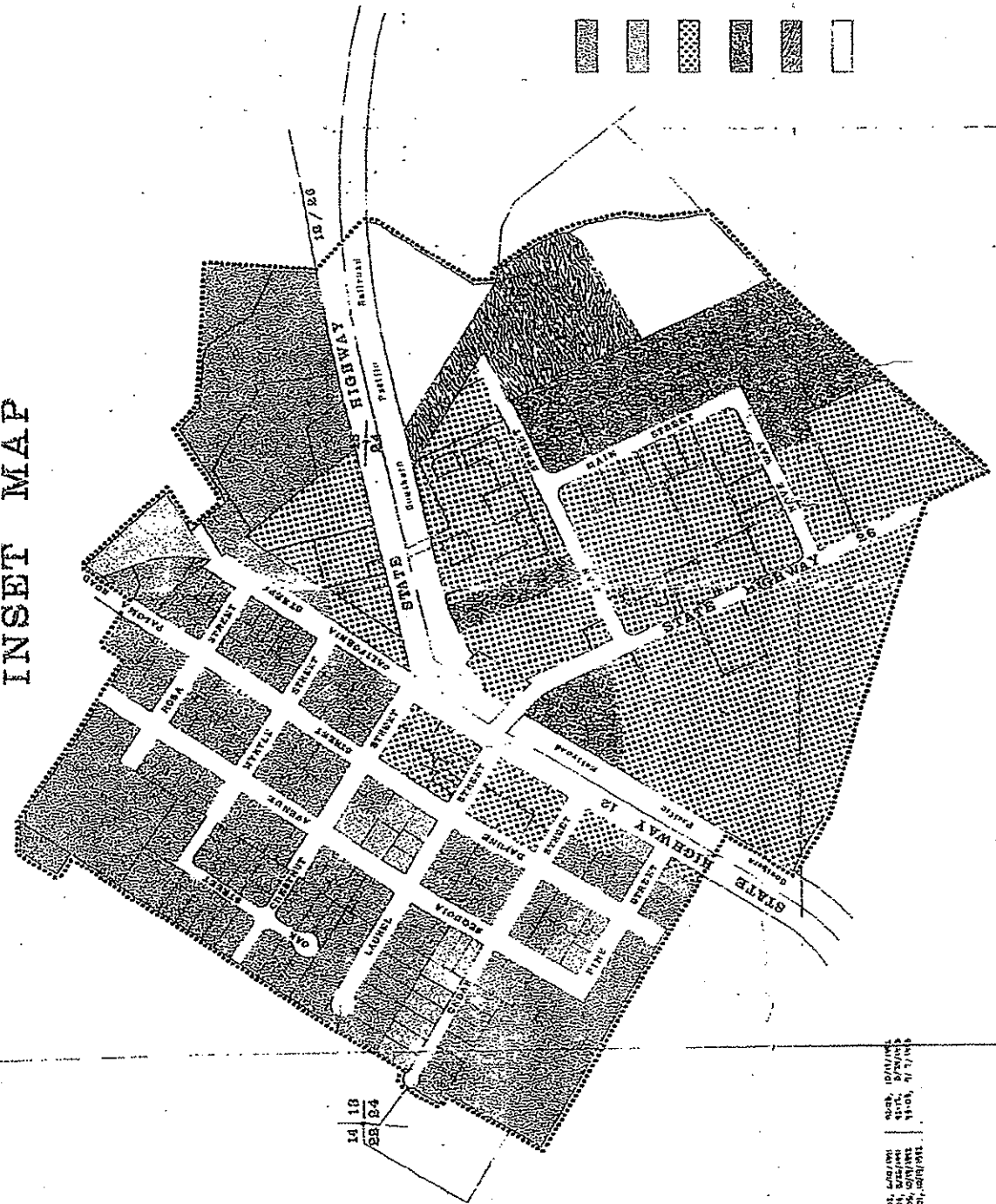
Map Design and Cartography
by
State of California
Department of Water Resources
December, 2005



INSET MAP



SCALE 1"=200'



LEGEND

- Single Family Resid.
- Multi Family Resid.
- Commercial
- Industrial
- Public
- Agricultural Rural

VALLEY SPRINGS COMMUNITY PLAN

INSET MAP FOR THE EXISTING 1974-75 VSCP BOUNDARY

Sheet 2 of 2

14 18
25 24

original adopted 3/10/1975

Amendments	01-21, 02/27/1975	02-08, 10/17/1975
01-22, 01/27/1975	01-23, 02/25/1975	01-24, 02/26/1975
01-25, 01/28/1975	01-26, 02/01/1975	01-27, 02/02/1975
01-28, 1/27/1975	01-29, 1/28/1975	01-30, 1/29/1975
01-31, 1/30/1975	01-32, 1/31/1975	01-33, 2/1/1975

Manufacturers, Sec. 607



VALLEY SPRINGS PUBLIC UTILITY DISTRICT
PO BOX 284 ♦ VALLEY SPRINGS CA 95252
(209) 772-2650 ♦ FAX (209) 772-3069

August 30, 2010

VALLEY SPRINGS
CITIZENS COMMITTEE
Valley Springs, CA 95252

Re: WATER/SEWER AVAILABILITY IN SPHERE

The District could serve all areas that are in our sphere of influence providing any new applicants were to cover the cost necessary for additional improvements to its water and sewer system.

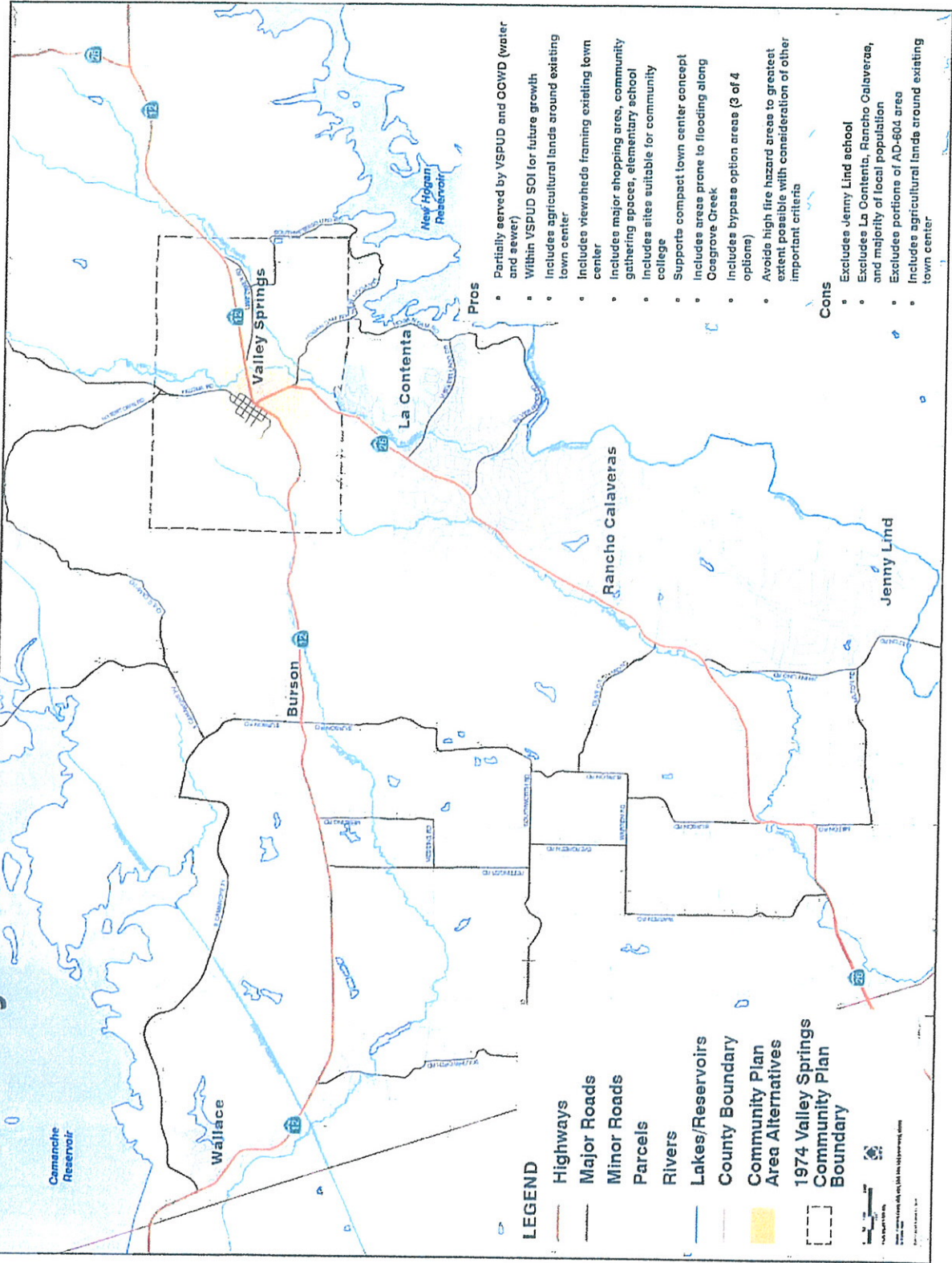
It is the District's policy to enter into a Conditional Will Serve Commitment upon receipt of a developer application and an approved tentative map, and upon the District's determination that there is sufficient sewer and water capacity available at that time to serve the subdivision or project. A Conditional Will Serve Commitment shall state that a final map must be recorded or County development approval must occur within two (2) years after the date of issuance of the Conditional Will Serve Commitment.

If sufficient water and sewer are not available the developer shall provide such. No cost shall be incurred on existing rate payers.

A handwritten signature in black ink, appearing to read "Michael D. Fischer".

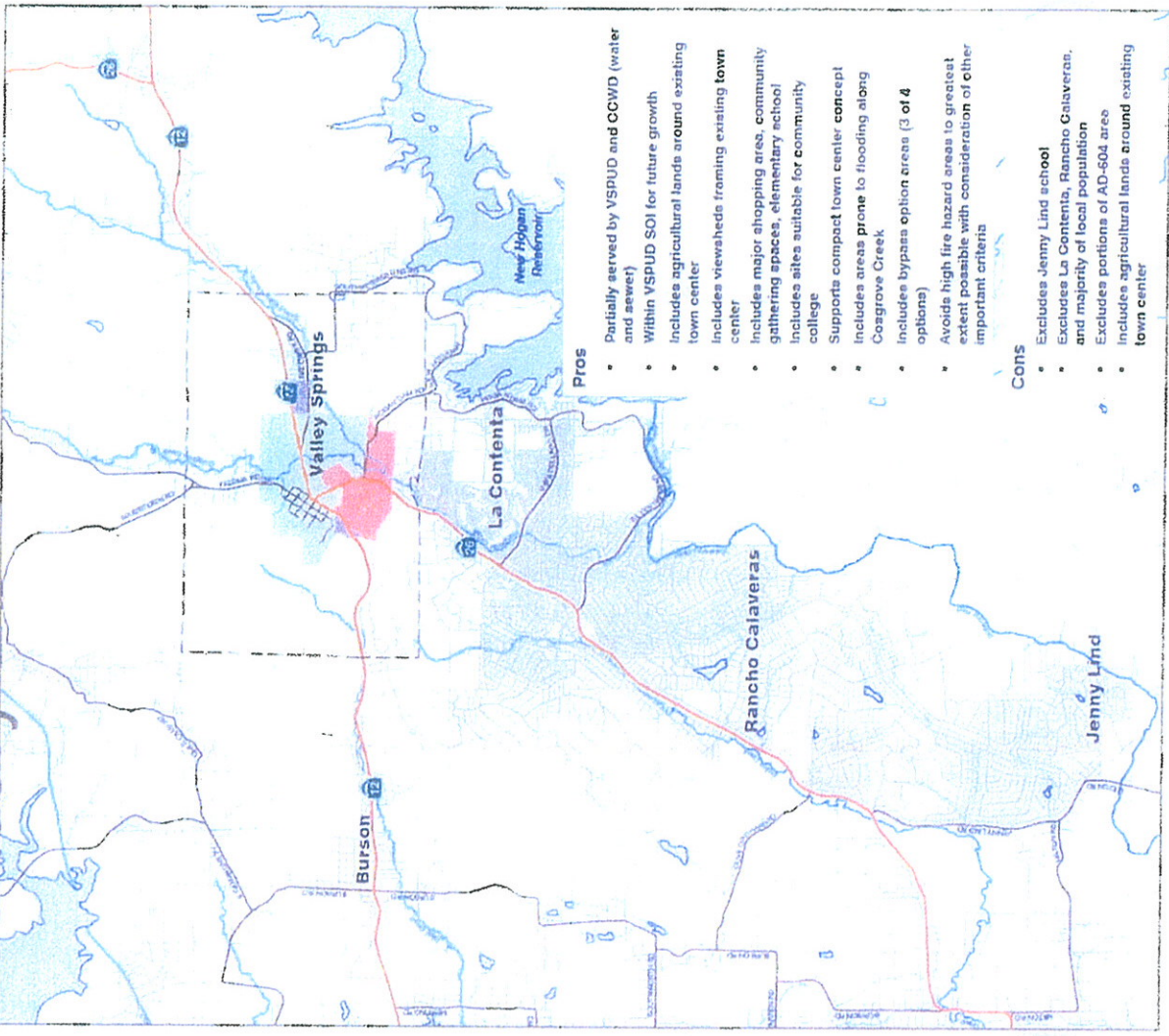
Michael D. Fischer
General Manager

Boundary E



Boundary E

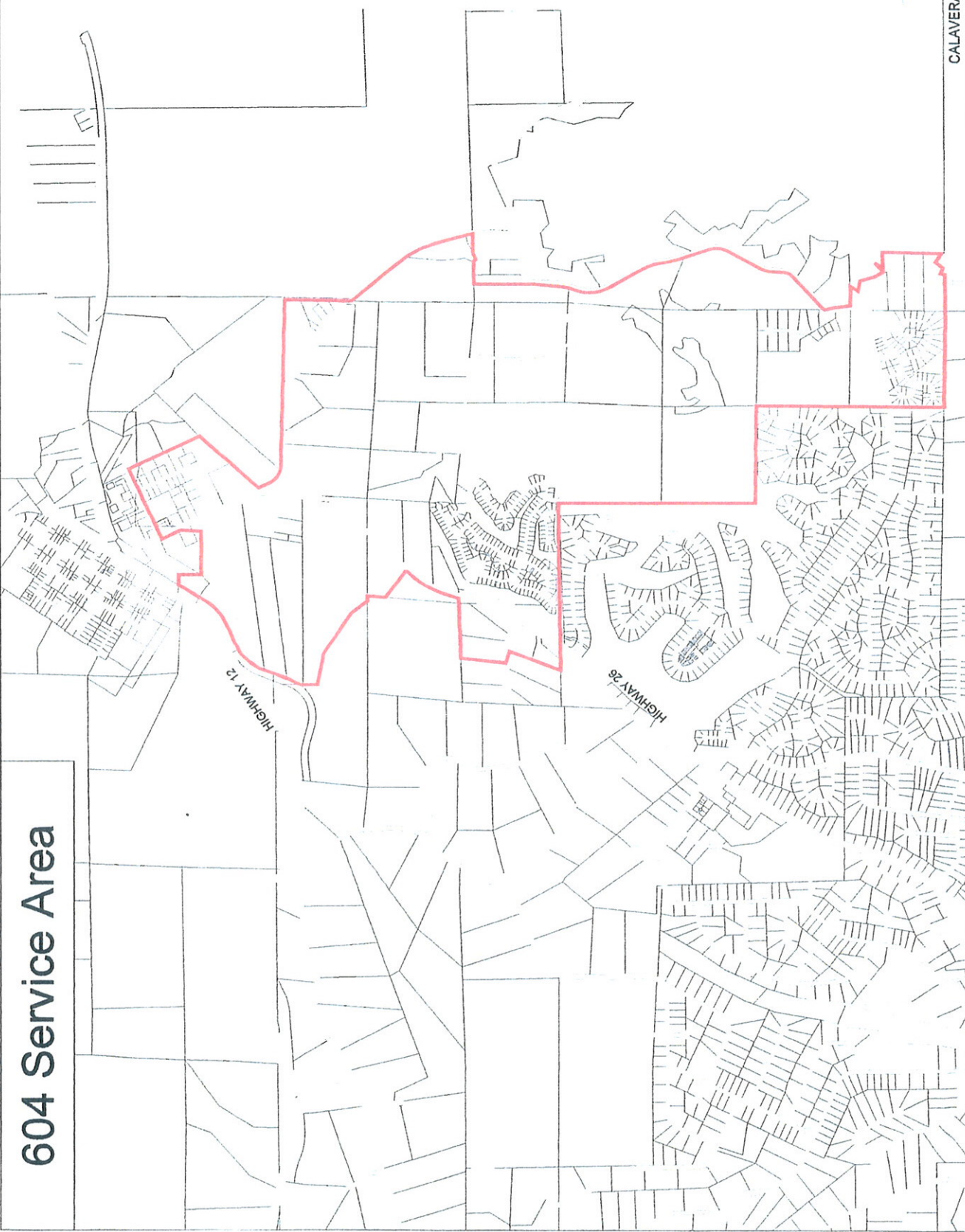
- Components**
- Valley Springs Town Center (partial)
 - Valley Springs Public Utility District Sphere of Influence (partial)
 - Assessment District 604 (partial)



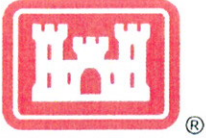


CALAVERAS COUNTY WATER DISTRICT

604 BOUNDARY



604 Service Area



Cosgrove Creek

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG®

Cosgrove Creek is a Section 205 project within the Continuing Authorities Program (CAP), authorized as part of the Flood Control Act of 1948 (PL 80-858), as amended for flood control. Calaveras County is the non-Federal sponsor for the project, and the Calaveras County Water District has an agreement with the county to provide project support. The Federal contribution limit for the project is \$7 million.



Cosgrove Creek is located within Calaveras County, Calif., and is approximately 9.8 miles long with a drainage area of 21 square miles. Roughly the upper two-thirds of the Cosgrove Creek watershed is used for grazed agriculture. This includes the sub-watershed of Spring Valley Creek, a tributary to Cosgrove Creek. New Hogan Lake is a man-made reservoir on the Calaveras River that separates the Calaveras into an upper and lower watershed. Cosgrove Creek is a tributary to the lower Calaveras River and enters downstream from the spillway of New Hogan Lake. Valley Springs, Rancho Calaveras, and La Contenta communities are located within the Cosgrove Creek and Valley Spring Creek watersheds. These watersheds maintain a functioning riparian corridor and wetland features are present.

The U.S. Army Corps of Engineers' primary objective with the project is to reduce flood risk associated with Cosgrove Creek for the communities of Valley Springs, La Contenta and Rancho Calaveras in order to prevent loss of life and property. To do that, three issues need to be addressed:

1. The lower third of Cosgrove Creek watershed, including Valley Springs, La Contenta, and Rancho Calaveras communities are subject to flooding.
2. Development has constrained the natural channel, leading to flooding of property.
3. Sedimentation and reduced channel capacity have resulted in excessive vegetation in the channel, exacerbating flooding.

Additionally, where possible, the Corps is looking to implement flood risk reduction measures that may also provide other benefits, such as conjunctive use of water, ecosystem restoration and recreation.

Current Schedule:

Select Plan, Host Public Meeting	January 2011
Release Draft Report	May 2011
Public Review Period	May - July 2011
Release Final Report	March 2012
Begin Design, Construction Phase	2013

U.S. ARMY CORPS OF ENGINEERS – SACRAMENTO DISTRICT

1325 J STREET, SACRAMENTO, CA 95814

WWW.SPK.USACE.ARMY.MIL

31A

*Predominant Land Uses
Church Directory*

CHURCH DIRECTORY

ASSEMBLY OF GOD

Valley Christian Center

2475 Silver Rapids Rd., Valley Springs 772-2090
 Sunday School 9 a.m. • Donuts & Fellowship 10 a.m.
 Morning Worship 10:30 a.m. • Eve Worship 6 p.m.
 Bible Study & Youth Group - Wed. 7:00 p.m.

BAPTIST

First Missionary Baptist Church

272 Cedar Street, Valley Springs, 772-9722
www.fmbc-valleysprings.com
 S.S. 10 am Worship 11 am Eve Worship 6pm
 Wed. Service 7 pm

Glory Bound Fellowship SBC

189 Pine St. - Veterans Hall - Valley Springs
 Sunday Service - 4:00 p.m.
 (209) 768-5091

CATHOLIC CHURCH

Holy Cross Catholic Church - Linden

18633 E. Front St., Linden 95236 • Ph. 887-3341
 Weekend Mass: Sat. 5p.m. / Sun. 9:30 a.m.
 11:30 a.m. (Spanish)
 Conveniently located for Valley Springs Residents

CHURCH OF CHRIST

Valley Springs Church of Christ

703 Paloma Rd Valley Springs 772-9553
 Sun. Bible 10 am, Worship 11 am Eve Worship 6 pm

COMMUNITY CHURCH

Clements Community Church

"Church on the Hill" downtown Clements
 Hwy 12 • 727-0123
 Sunday School 9:30 am Church following at 10:30

Stone Corral Community Church

9441 Hwy 26 (near Jenny Lind Curve) - Valley Springs
 Pastor Chuck Poindexter 824-2986 • Church Office 334-2312
 Church 786-2448 • website: www.stonecorralchurch.com
 SS 9 am - Worship 10:15 am - Wednesday Bible Study 7:00 pm

COMMUNITY CHURCH (cont)

Paloma Community Church

Sun. - Worship 10 a.m.
 6291 Church St. (just north of sign) Paloma 772-1605
 Pastor Lansing Waters

COVENANT CHURCH

Good Samaritan Church

4684 Baldwin St., Valley Springs - 772-9548 (www.gsccc.net)
 Services: 9am Traditional & 10:30am Contemporary
 Rechurch Worship - Wednesdays 6pm
 Variety of programs and studies for children, youth and adults.

San Andreas Community Covenant Church

261 Treat Ave., San Andreas (behind Wells Fargo Bank) 754-3881
 Sunday Worship Service: 9 AM & 10:30 AM
 Other Ministry Opportunities go to www.sacccc.net
 Anna's Place Coffee House: Fri. & Sat. 6:00 - 9:00 p.m.

LUTHERAN

Foothill Evangelical Lutheran Church - LCMS

225 Hwy 12 Valley Springs 772-0940
 S.S. and Bible Class 10:00 am Worship 11:00 am

Shepherd of the Hills Lutheran Church

772-0115
 1919 Vista Del Lago, Suite 8
 (La Contenta Plaza) Valley Springs
 Sunday Service 10:30 am. Bible Study Monday 6:30

METHODIST

Community United Methodist Church

135 Laurel, Corner of Laurel & Sequoia Sts. Valley Springs 772-2429
 Sun. Worship 8a.m. Praise - 10:30 a.m. Traditional
 Tues Bible Study 6pm - Youth Group Thursdays 6:30-8:30 p.m.
 No Rules Church - First Sat. of Month 4:30 p.m.

NON-DENOMINATIONAL

Calvary Chapel of Valley Springs

81 Hwy 12, Valley Springs • 772-9845
 Sun. Worship 10 am-11:15 am & 6pm-7pm
 Wed 6:30 p.m. - Bible Study; Children's Church & Youth Group

PENTECOSTAL

Burson Full Gospel Church

Corner of Burson Rd & Hwy 12 772-9310
 S.S. 9:30 Worship 10:30 am Eve Service 6 pm

San Joaquin Delta College

5151 Pacific Ave.

Stockton, California 95207

209-954-5151



For nearly 70 years, San Joaquin Delta College has provided excellent, affordable education to students throughout the communities they serve.

On March 2, 2004, Measure L, a \$250 million bond measure, successfully passed. This bond measure, the first since 1969, is improving the College and Education Centers. Measure L represents a large portion of the College's \$307 million Facilities Master Plan and only includes the most critical needs of the College. Measure L also provides for the establishing of new education centers in local communities throughout the region. Valley Springs may have a College Campus in the future.

Predominant Land Uses (Cont.)

Education

VSCP

The Valley Springs Elementary School

The Calaveras County Unified School District manages the Valley Springs Elementary School.

Educational instruction are provided for pre-school age, kindergarten through the sixth grade. Students graduate and attend Toyon Middle School.

Valley Springs Elementary Multi-Purpose/Gym

The Valley Springs Elementary School Multi-purpose building is also used for large public meetings and community fund raisers when available. The school also uses the building as a cafeteria, gym and uses the stage for concerts and plays.

Toyon Middle School

The Toyon Middle School located at the Toyon intersection on Highways 26 and 12 serves the seventh and eighth grades from the Calaveras County Unified School District. Students graduate and attend Calaveras High School.

Calaveras High School

Calaveras High School is located in San Andreas. All students that graduate from the Calaveras Unified School District attend CHS or other alternative schools in the area.

Calaveras County Library

The Calaveras County Library is located behind the Valley Springs Elementary School. A new building and location with parking and convenient hours.

Predominant Land Uses (Cont.)

Economic Development

Economic Development

Valley Springs is one of very few places in Calaveras County with flat land adjacent to highways, water, power and sewer providing an area suitable for light industry and commercial growth. It's prosperity and future growth are apparent with popular recreational attractions nearby and the rural lifestyle to allow freedom to grow and prosper.

(page 2, 1974-1994 VSCP stated that "Expansion of single family homes should be to the north and east, a relatively level area easily served by water and sewer." Refer page 83-92).

Population

Population of Valley Springs Town site is approximately 577 people. Based on the Valley Springs Public Utility customers of approximately 191 residential meter connections or households and a family factor from the 2000 U.S. Census the average household size was 2.67 and the average family size was 3.02. Population data within the remaining approximate 2 miles x 3 miles consisting of approximately 3,840 acres of the Valley Springs Community boundary is not available.

Commercial/ Shopping Center

The Valley Oaks Shopping Center has commercial businesses and restaurants along Highway 12 to the Mini Mart on Lime Creek Road and Highway 26 to Hogan Dam Road and also representing the existing commercial areas on Jean St., Nova Way, Main Street and Mangili Road.

(See land use map for areas with zoning that are not developed).

Predominant Land Uses (Cont.)

Residential

VSCP

Residential, Mixed Use Housing

The main residential area extends from the commercial area on California Street and Highway 12 to the base of the hills north of town. There are ten apartments with approximately 38 units and approximately 186 single family residences served by the Valley Springs Public Utility District. There are three mobile home parks; The Sequoia, Valley Springs Mobile Park, and Castle Rock Mobile Home Park with a total of approximately 97 units.

Assessment District #604 (partial) served by CCWD has infrastructure already in place for future development. (Page 31). (VSPUD boundaries, page 27) Quail Oaks is also a partial subdivision included since 1974-1994 VSCP. The Land Use Map (page 48) identifies residential, mixed use housing for future development.

Agriculture/ Ranches

Cattle and livestock ranching provides the open space surrounding the Valley Springs Community. There are agriculture preserves (Williamson Act) and large tracts of land that are used for livestock pasture. The ranchers are good stewards of the land and can maintain open space, visual resources for the community. The residents of Valley Springs prefer the rural atmosphere and the country lifestyle.

Predominant Land Uses (Cont.)

Emergency Services

Medical Emergency Services

A doctor's office with medical facility are located at the Valley Oaks Shopping Center in Valley Springs.

The Mark Twain St. Joseph's Hospital is a 14 mile drive to San Andreas. There is a Heli-port located on the hospital grounds. Ambulance service is available county wide. Valley Oaks Center has a full time pharmacy.

The Foothill Fire Department is located across Highway 12 from the Valley Oaks Shopping Center and responds to medical aide and emergency 911 calls as well as fire calls. (refer page 38,38A- Foothill Fire Protection District).

Law Enforcement

The Calaveras County Sheriff's Dept. responds to emergency calls from their office in San Andreas. The economic crises has eliminated needed officers and are currently understaffed and underpaid compared to other areas. Response time depends on the demand for emergency calls within the county. Offenders are caught, arrested and then released because they have no jail space. A new jail is in the process of being built funded from Measure J, a \$31 million bond measure that will provide about half of the construction costs of a new jail and courts facility, with another \$30 million that county officials plan to receive through state grants.

The California Highway Patrol provides law enforcement on State Highways for the motorists. The CHP headquarters is in San Andreas.

Predominant Land Uses (Cont.)

Emergency Services

VSCP

California Department of Forestry and Fire Protection

CAL FIRE

1855 New Hogan Parkway, Valley Springs, California 95252

209-772-1330

The California Department of Forestry and Fire Protection (CAL FIRE) are dedicated to the fire protection and stewardship of over 31 million acres of California's privately-owned wild lands. In addition, the Department provides varied emergency services in 36 of the State's 58 counties via contracts with local governments.

CAL FIRE does not have a contract with Calaveras County. Their primary role is wild land fire suppression. CAL FIRE responds to all incidents with an "Automatic Aid Agreement" with Jenny Lind Fire Department and Foothill Fire Department.

CAL FIRE Department's firefighters, fire engines, and aircraft respond to an average of more than 5,600 wild land fires (172,000 acres) each year.

Beyond its wild land fire fighting role, CAL FIRE answers the call more than 350,000 times for other emergencies each year. The Department responds to medical aids, hazardous material spills, swift water rescues, search and rescue, civil disturbances, train wrecks, floods, earthquakes and more. Because of the Department's size and major incident management experience, it is often asked to assist or take the lead in disasters. Each year over 2,000 personnel attend the CAL FIRE Academy in Ione, California.

*Predominant Land Uses (Cont.)
Emergency Services
VSCP*

Foothill Fire Protection District

Administrative Office, Station No. 1

3255 Helisma Rd., Burson, California 95225 209-772-0202

Station No. 2

129 E. Highway 12, Valley Springs, Ca. 95252 209-772-1268

Foothill Fire Protection District is a volunteer Fire Department that was organized in 2000 and is managed by an elected five member board. The Valley Springs Fire Department was re organized and became Foothill Fire Protection District eventually covering a much larger area than Valley Springs.

The fire department has 19 volunteer fire fighters, with four paid positions, An Administrator, Fire Chief, Assistant Chief, and a Battalion Chief.

The Foothill Fire Protection District covers an 84 square mile area including the Town sites of Campo Seco, Burson, Valley Springs and Wallace and is funded through Calaveras County property taxes.









There is a Mutual Aid Agreement between San Andreas, Mokelumne Hill, Jenny Lind and Clements Fire Departments for emergencies if needed. Foothill Fire Dept. responds to 911 emergency calls and are first responders for medical aid, and fire protection calls.

CAL FIRE is seasonal and also has a Mutual Aid Agreement from May through November to assist the Foothill Fire Department.

Protected by Foothill Fire District



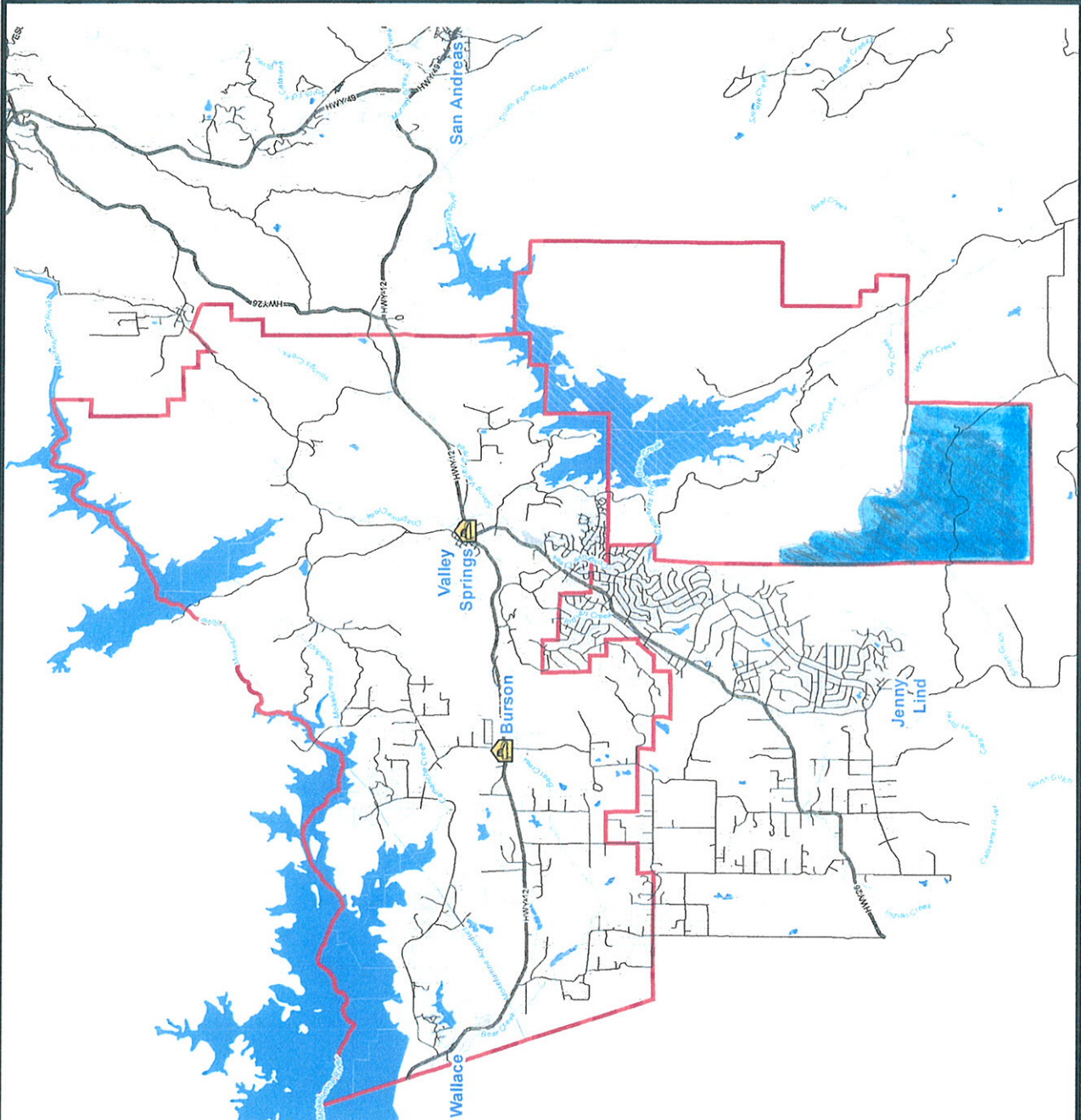
Legend

-  Foothill Fire Stations
-  Foothill Fire District
-  Protected by Foothill
-  Parcels
-  Roads
-  Highways
-  Main Creeks
-  Lakes

All district boundaries are generalized and are not to be used on a parcel by parcel basis.



Map Prepared and Checked by
The Planning Commission
By Charlotte County GIS
San Andreas, CA 95249
July, 2005



38A



*Photo Courtesy: Foothill Fire Protection District
Valley Springs, California*

02/09/2010

38B

*Predominant Land Uses (Cont.)
Major Transportation Routes
VSCP*

Major Transportation Routes

The Major Transportation Routes are State Highway 12 and 26 that intersect at Valley Springs.

In 2003 the California Dept. of Transportation (Caltrans) engineered a realignment of State Route/Highway 26. The By-Pass alternative route would eliminate traffic congestion at the intersection of highways 12 and 26 in Valley Springs. However, the right of ways and funding sources need to be secured to proceed with the project in the realignment location.

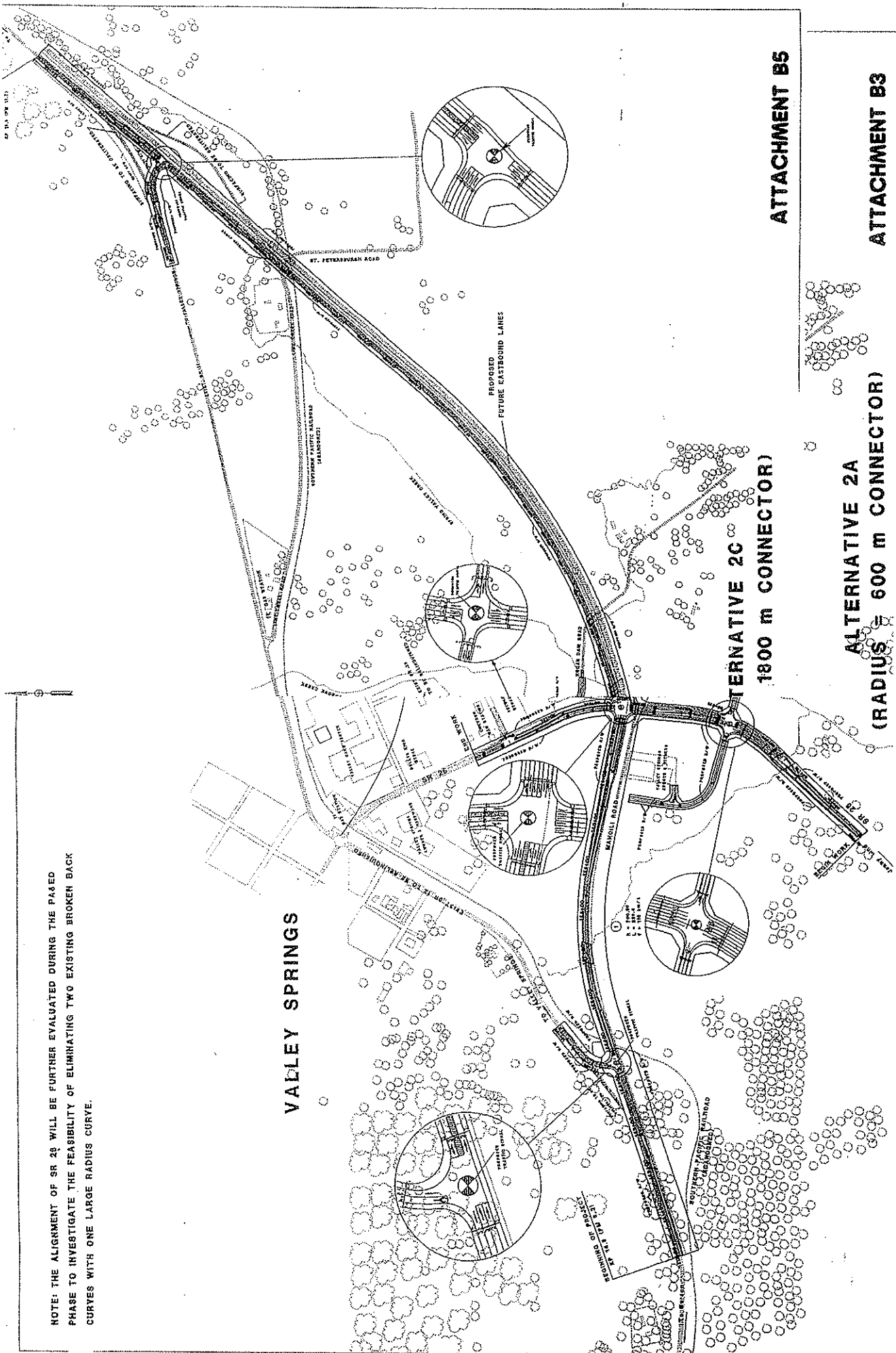
The County of Calaveras State Route 12 and State Route 26 Project in Valley Springs has proposed operational improvements to the intersection to alleviate peak-period congestion. Workshops have been held for public input and possible solutions in 2010.

A community survey of Valley Springs resulted in support for a By-Pass, a close second was a 4 way stop light at the intersection. Third was a no project and the State Highway Roundabout alternative was not supported. (pages 76-79)

Caltrans is responsible for maintenance and safety of all State Highways including the intersection and Highways 12 and 26.

NOTE: THE ALIGNMENT OF SR 28 WILL BE FURTHER EVALUATED DURING THE PAASD PHASE TO INVESTIGATE THE FEASIBILITY OF ELIMINATING TWO EXISTING BROKEN BACK CURVES WITH ONE LARGE RADIUS CURVE.

VALLEY SPRINGS



ATTACHMENT B5

ATTACHMENT B3

ALTERNATIVE 2C
1800 m CONNECTOR

ALTERNATIVE 2A
(RADIUS = 600 m CONNECTOR)

LEGEND

- ALTERNATIVE ALIGNMENT 1, 10,000 LF
- ALTERNATIVE ALIGNMENT 2, 10,386 LF
- ALTERNATIVE ALIGNMENT 3, 10,400 LF
- ALTERNATIVE ALIGNMENT 4, 10,376 LF
- ALTERNATIVE ALIGNMENT 5, 4,800 LF
- ALTERNATIVE ALIGNMENT 6, 13,640 LF
- ALTERNATIVE ALIGNMENT 7, 1,705 LF
- ALTERNATIVE ALIGNMENT 8, 2,418 LF

Previously identified "bypass" alignments for discussion purposes



**VALLEY SPRINGS
STATE ROUTE 12/26
BYPASS ALTERNATIVE
ALIGNMENTS**



EXHIBIT
AUGUST 2010

**VALLEY SPRINGS
STATE ROUTE 12/26
INTERSECTION IMPROVEMENTS**



**MINIMUM
ALTERNATIVE**

LEGEND

(P) PROPOSED

(E) EXISTING

(P) PAVEMENT

(P) STRIPING

(P) SIDEWALKS

(E) APPROX. PROPERTY LINES

(E) MAINTAIN EXISTING
FULL ACCESS DRIVEWAYS

(P) LIMITED TO RIGHT-IN,
RIGHT-OUT ONLY

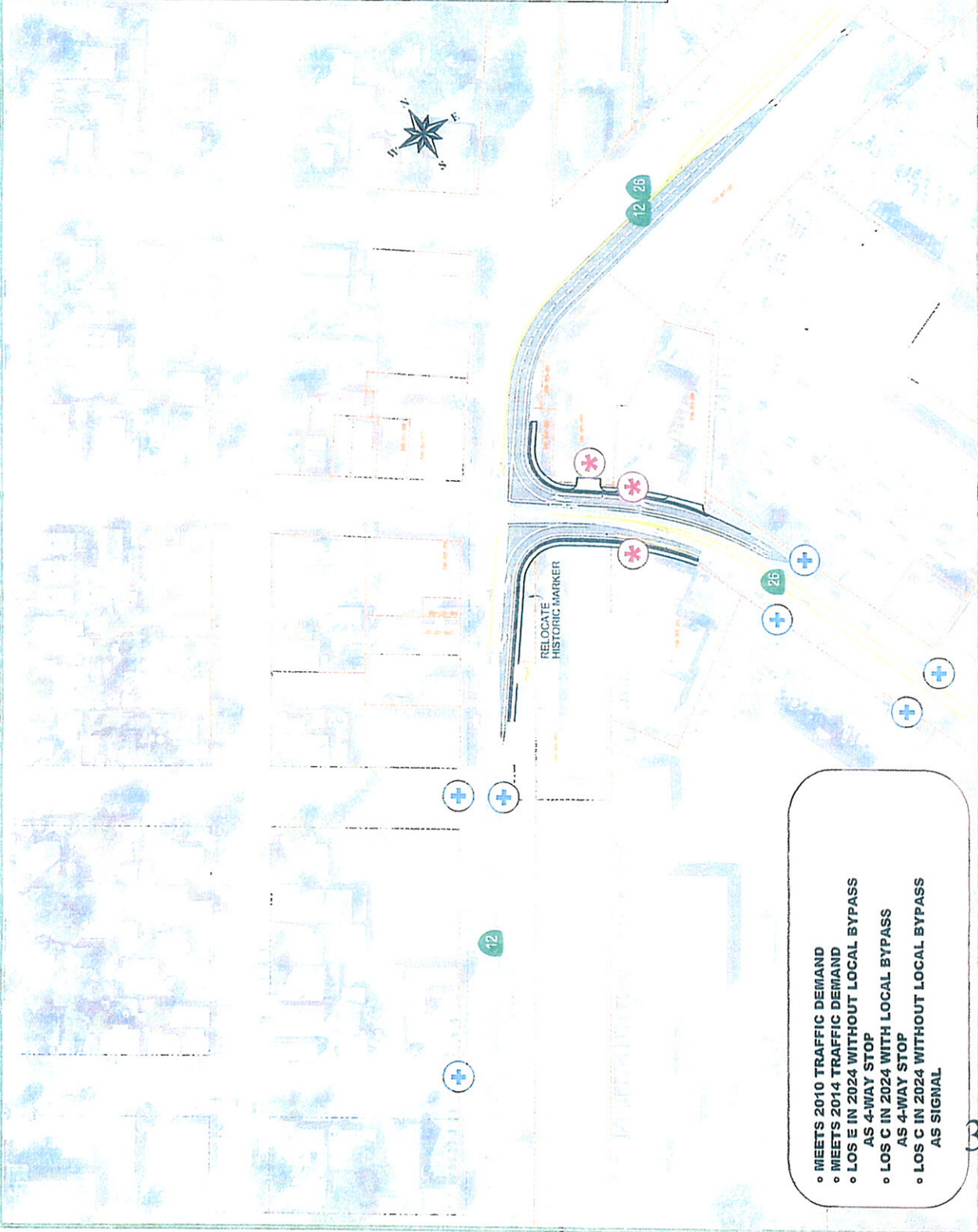
(P) LOSS OF ACCESS TO
STATE HIGHWAY

(P) LOSS OF ON-STREET PARKING



SCALE: 1" = 100'
0 10 20 30 40 50

AUGUST 2010



- MEETS 2010 TRAFFIC DEMAND
- MEETS 2014 TRAFFIC DEMAND
- LOS E IN 2024 WITHOUT LOCAL BYPASS
AS 4-WAY STOP
- LOS C IN 2024 WITH LOCAL BYPASS
AS 4-WAY STOP
- LOS C IN 2024 WITHOUT LOCAL BYPASS
AS SIGNAL

39C

Valley Springs Public Streets

The original 18 block grid of Valley Springs consists of the following streets.

- | | |
|------------------------|------------------------|
| <i>1. California</i> | <i>6. Oak St.</i> |
| <i>2. Cedar St.</i> | <i>7. Pine St..</i> |
| <i>3. Chestnut St.</i> | <i>8. Rose St.</i> |
| <i>4. Laurel St.</i> | <i>9. Sequoia Ave.</i> |
| <i>5. Daphne St.</i> | |

(Merges into Paloma Rd. and Watertown Road).

Outside the original grid are the following streets.

Castle Rock Drive (Castle Rock Mobile Home Park)

- | | |
|----------------------------|----------------------------|
| <i>10. Lime Creek Road</i> | <i>13. Nova Way</i> |
| <i>11. Jean St.</i> | <i>14. Hogan Dam Rd.</i> |
| <i>12. Main St.</i> | <i>15. Hwy 12 & 26</i> |

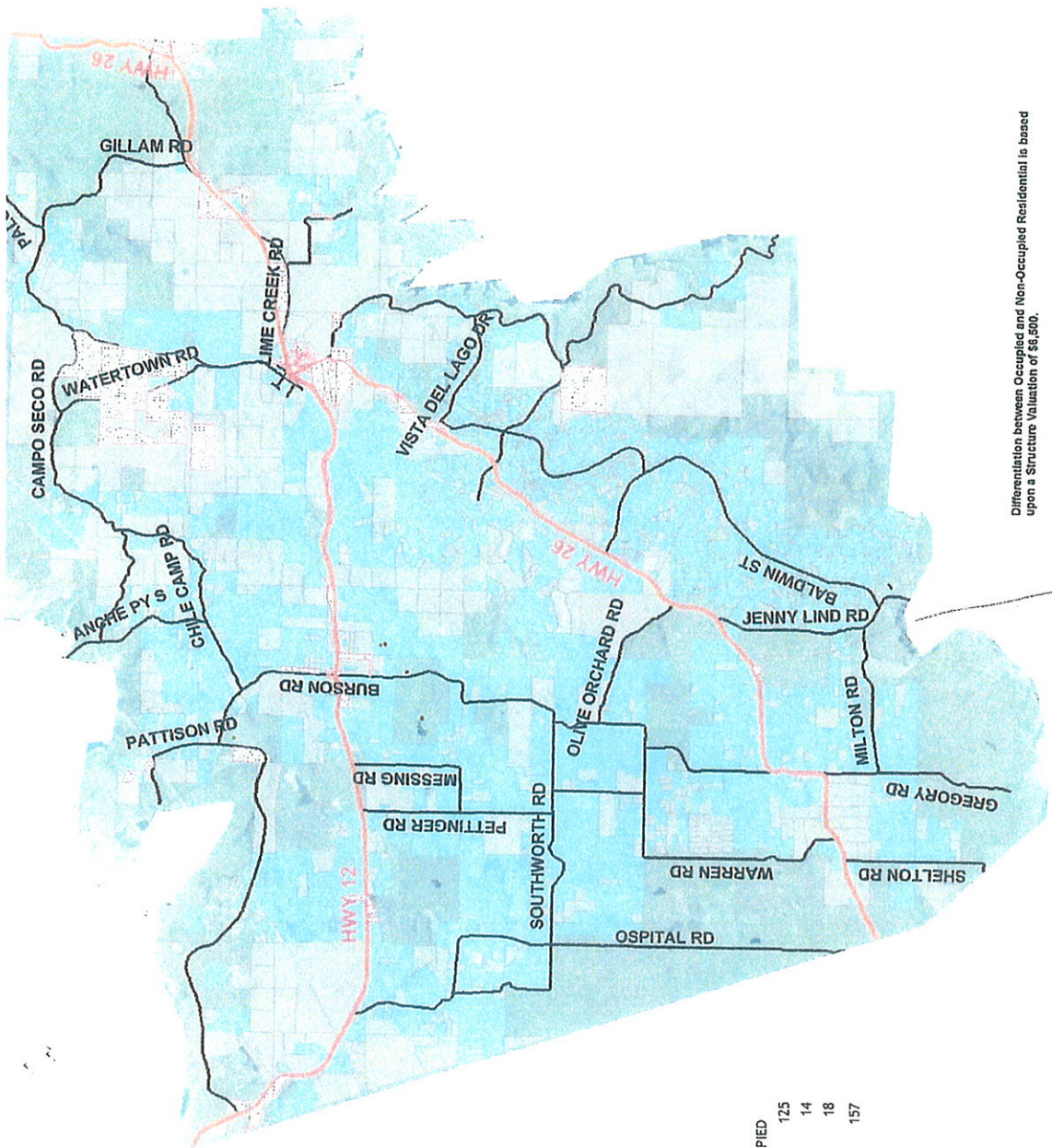
Valley Springs is an unincorporated town and the maintenance for roads and repair is the responsibility of Calaveras County funded through gasoline tax revenues, distributed to the county from the state and federal government. Calaveras County also has applied for Grants to fund road repair and construction.

Mitigation for impacts on County roads is also collected from new development for financing road construction and maintenance.

- 1. The Valley Springs Benefit Basin- Public Roadway Boundaries (page 40A)*
- 2. Calaveras County Rim Fees*

VALLEY SPRINGS BENEFIT BASIN--PUBLIC ROADWAY BOUNDARIES

Exhibit A



Legend

- OCCUPIED PARCELS 2004
- VACANT PARCELS 2004
- COMMERCIAL PARCELS
- State Highways
- Main Roadways

COMMERCIAL ZONING CLASS

	ACREAGE	
	VACANT	OCCUPIED
COMMERCIAL	197	125
BUSINESS PARK	323	14
RURAL COMM & INDUST.	93	18
Total	613	157

40A



Differentiation between Occupied and Non-Occupied Residential is based upon a Structure Valuation of \$8,500.

Section 4: Issues



VSCP- Section 4: ISSUES

Land Use

- 1. Allowing planned development and the protection of property rights. To maintain the rural way of life and small town atmosphere.*
- 2. Loss of agricultural lands to public open space.*
- 3. Allow open space between the existing Town sites from growing into each other.*
- 4. Grant applications are applied for without full disclosure and public review.*
- 4. The loss of private lands to wildlife and endangered species habitat, while thousands of public open space acres surround Valley Springs in the TriDam Area.*

ISSUES (Cont.)
Section 4- VSCP

Transportation/Circulation

- 1. Traffic congestion at the intersection of Highways 12 and 26.*
- 2. Safe, affordable public/private transportation.*
- 3. The jeopardy of property rights regarding improvements by grant driven projects that effect private property.*
- 4. Impacts of future development on the levels of service on existing roads.*

ISSUES (Cont.)
Section 4-VSCP

Economic Development

- 1. Shortage of job generating land uses and employers in Valley Springs.*
- 2. Shortage of commercial, light industrial development.*
- 3. Shortage of Tourism and Recreation development.*
- 4. Lack of promotion for recreational attractions.*

Housing

- 1. Lack of housing for all income levels.*
- 2. Existing residents should not subsidize new development.*

Public Facilities and Services

- 1. Lack of involvement for the J.L. Veterans Memorial Community Center.*
- 2. Public awareness of the Emergency Shelter.*
- 3. Continuation of higher education and a college campus.*
- 4. The effects of new development does not create adverse effects and overburden infrastructure.*

ISSUES (Cont.)
Section 4-VSCP

Natural Resources

- 1. Natural unique resources within the Valley Springs Community boundaries aren't identified.*

Water

- 1. To ensure a safe water supply for Valley Springs.*

Cultural Resources

- 1. Preservation of historical buildings, landscapes and trees.*

ISSUES (Cont.)
Section 4- VSCP

Health and Safety

- 1. Health, safety and emergency services.*
- 2. Law enforcement and fire protection services.*
- 3. Safety from the threat of crime and fire hazards.*

Noise

- 1. Lack of a Noise Ordinance.*

Section 5: Land Use Designations

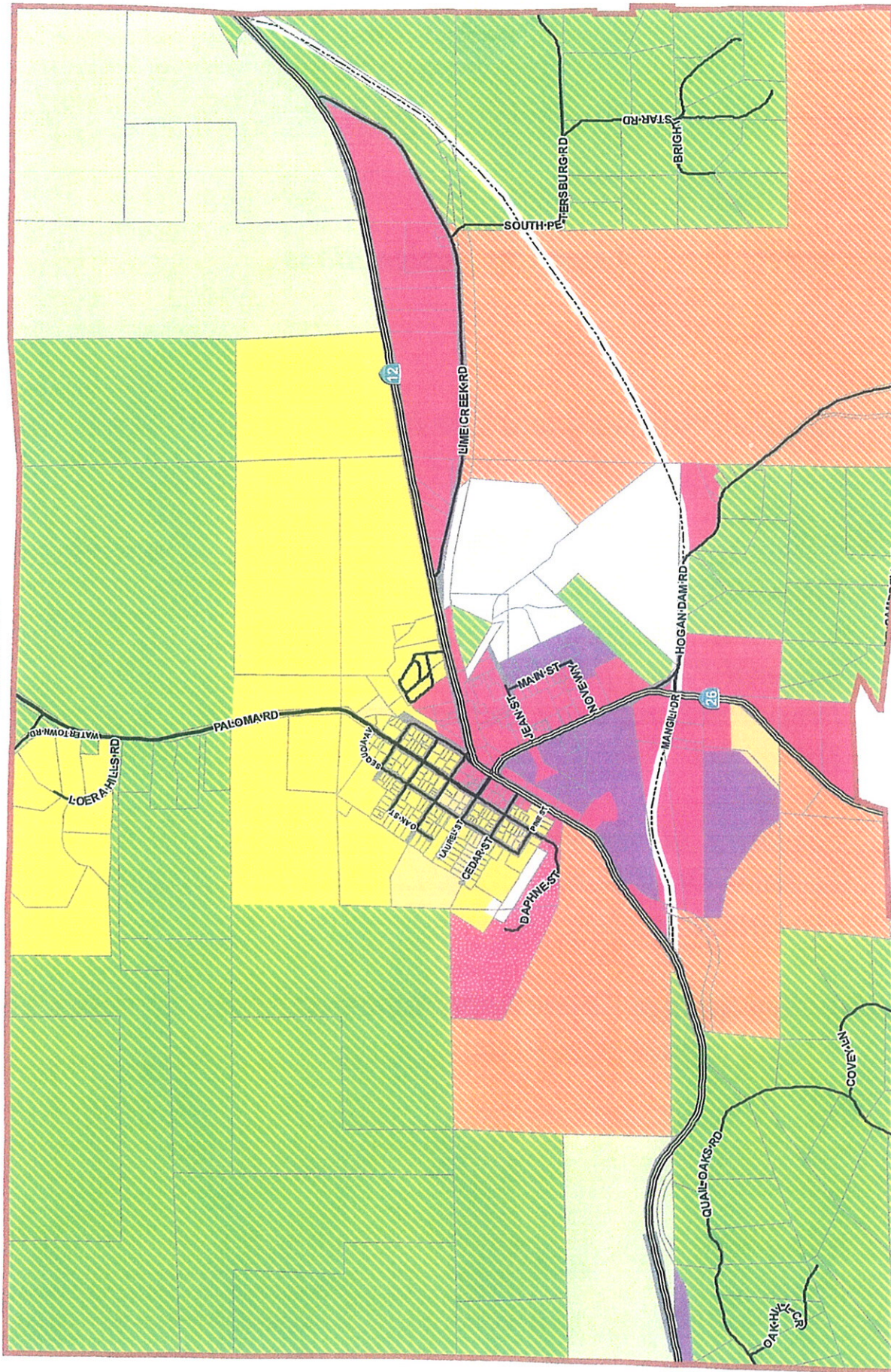
Section 5: Land Use Designations

Maps – Proposed Land Use Designations

1. *Valley Springs Community Plan* Page 48
Proposed Land Use Map- May 27, 2010
2. *General Plan Update-Alternatives Report* 49-54
Proposed Land Use Designations-Feb. 2010
Table B-1
3. *Table 1/ Calaveras County General Plan* 55
Update- Draft Consolidated Land use
Designations Dec. 08
4. *Valley Springs Community Plan Area Map* 56
6 square miles= 3,840 acres

Valley Springs Community Plan - Proposed Land Use

May 27, 2010



CALAVERAS COUNTY GENERAL PLAN UPDATE
 Alternatives Report

TABLE B-1
 GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS

Category/ Designation	Code	Minimum Acreage (Parcel Size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Natural Resource Lands					
Agricultural Lands	AG	40 to 80	1 per parcel	—	The purpose of this designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Allowed uses include all land-dependent and non-land-dependent agricultural production and related activities.
Public Lands	PL	40	—	—	The purpose of this designation is to preserve and protect lands that are publicly- and quasi-publicly-owned whose purposes include habitat and resource protection, forestry, mineral production, agriculture, public uses, and low intensity recreation uses. Applies to publicly-owned natural resource lands, including USFS land, BLM land, and State-owned land. Allowed uses are determined by the entity owning the land.
Biological Resource	BR	40	1 per parcel	—	The purpose of this designation is to preserve and protect areas containing sensitive biological habitat. Applies primarily to watershed areas adjacent to lakes and reservoirs, including publicly- and utility-owned watershed resource lands such as EBMUD properties surrounding reservoirs and PG&E lands along the Mokelumne River, and forest areas outside of USFS land. Properties with conservation easements are also included (e.g., California Wildlife Conservation Board areas near Sheep Ranch, Department of Fish and Game properties, and Mother Lode Land Trust properties).

TABLE B-1
 GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS

Category/ Designation	Code	Minimum Acreage (Parcel size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Timber Resource	TR	40	1 per parcel	—	<p>The purpose of this designation is to preserve and protect timber lands from conversion to other uses and encroachment of incompatible land uses that may adversely impact timber production.</p> <p>Applies to land in private ownership where significant timber production resources have been identified. Intended to distinguish timber resource land that doesn't have Timber Production Zone (TPZ) status from TPZ land.</p>
Timber Production Zone	TPZ	160	1 per parcel	—	<p>The purpose of this designation is to encourage the production of timber, to protect immature trees so that they may eventually be harvested, and to provide for restricting uses of timber land to the production of timber products in compatible uses.</p> <p>Applies to land in private ownership designated as a Timber Production Zone consistent with the requirements of the California Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976. Intended for those areas dedicated to the growing, conserving, and production of timber in areas of sufficient size to be economically feasible.</p>
Parks and Recreation	PR	—	—	—	<p>The purpose of this designation is to provide land for recreational uses.</p> <p>Applies to publicly-owned parks and recreation facilities (e.g., city, County, and State parks facilities). It also applies to privately-owned facilities (e.g., community- or homeowner association-operated facilities).</p> <p>Allowed uses include public, quasi-public, and private recreation uses, either exclusively or in combination with compatible or ancillary uses. The construction of new residences or general commercial uses is not allowed.</p>

**TABLE B-1
GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS**

Category/ Designation	Code	Minimum Acreage (Parcel Size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Water Body	WB	—	—	—	The purpose of this designation is to delineate water bodies from lands with other designated uses. Applies to the reservoirs and lakes within the county, including Camanche, Pardee, New Hogan, Salt Springs, Copperopolis, Tulloch, and New Melones Reservoirs and smaller lakes and ponds.
Residential					
Residential-Agricultural	RA	5 to 40	1 per parcel	—	The purpose of this designation is to provide for rural residential and smaller-scale agricultural uses including limited animal husbandry, and family garden, orchard, or supplementary agricultural income. Applies to agricultural lands that have been subdivided into 5 to 40 acre lots. Each lot allows for one single family home.
Residential-Rural	RR	1 to 5 (varies by services available)	1 per parcel	—	The purpose of this designation is to provide for rural residential uses with a range of lot sizes from one to five acres. One-acre minimum lot sizes are allowed in areas served by public water. Five-acre minimum lot sizes are required in areas without public water service. Allowed uses include detached single family homes and accessory structures, with keeping a limited number of livestock.
Residential-Low Density	RL	—	1.0 to 6.0	—	The purpose of this designation is to provide for single family residential development in urban areas served by public water and sewer systems. Allowed uses include detached single family homes and accessory structures.

TABLE B-1
 GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS

Category/ Designation	Code	Minimum Acreage (Parcel Size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Residential- Medium Density	RM	—	7.0 to 12.0	—	The purpose of this designation is to provide for single family or multi-family uses in urban areas with public water and sewer service. Allowed uses include detached single family homes, duplexes, mobile home parks, and multi-family units such as condominiums, townhouses, and apartments.
Residential-High Density	RH	—	12.0 to 20.0	—	The purpose of this designation is to provide for higher density residential uses in urban areas with public water and sewer service. Allowed uses include attached single family homes, duplexes, and multi-family units such as condominiums, town houses, and apartments.
Mixed Use					
Community Center-Local	CCL	—	1.0 to 12.0	0.1 to 0.5	The purpose of this designation is to provide for smaller rural towns and service centers with relatively compact clusters of residences, commercial, industrial, and public service uses serving one or more smaller local communities. These areas include a mix of residential, commercial, public, and industrial uses similar to the traditional development pattern of rural communities. This designation concept differs from traditional land use designations in that the General Plan will establish a boundary for each community center and then specify a mix of desired land uses within the community center in the community plan section of the Policy Document. Applies only within community plan and Town Center boundaries. The community plans and vision statements would be expected to address the community centers in more detail including specific text policies, and possibly conceptual plans. It is expected that these will provide a general guide to future development, rather than prescribing a set of absolute permitted uses, densities, or intensities applicable to each parcel.

**TABLE B-1
 GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS**

Category/ Designation	Code	Minimum Acreage (Parcel size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Community Center-Historic	CCH	—	TBD	0.1 to 2.0	The purpose of this designation is to preserve and protect the historic commercial core of existing communities. Applies only within community plan areas. The community plans would be expected to address the community centers in more detail including specific text policies.
Community Center-Regional	CCR	—	1.0 to 20.0	0.1 to 1.0	The purpose of this designation is to provide for larger-scale service centers with combinations of residences, commercial, industrial, and public service uses serving countywide or regional needs. These areas allow uses with higher densities and intensities than those found in the Community Center-Local designation. Applies only within community plan areas. The community plans would be expected to address the community centers in more detail including specific text policies.
Commercial/Industrial					
Commercial	C	—	—	0.1 to 1.0	The purpose of this designation is to provide for a broad range of general and heavy commercial uses found in neighborhood, community, thoroughfare, and highway settings. Allowable uses include retail, stores, offices, services, institutional, public, semi-public, and religious uses.
Commercial- Recreation	CR	—	—	0.1 to 1.0	The purpose of this designation is to provide for a range of privately-operated recreational uses, including marinas and similar facilities, resorts, campgrounds, golf courses, and outdoor sports and athletics complexes.
Office/Business Park	O	—	—	0.1 to 2.0	The purpose of this designation is to provide for a mix of commercial, office, public and semi-public, and light industrial uses that are compatible with adjacent commercial and residential uses through adherence to landscaping, buffering, and design standards.

**TABLE B-1
 GENERAL PLAN UPDATE PROPOSED LAND USE DESIGNATIONS**

Category/ Designation	Code	Minimum Acreage (Parcel size)	Residential Density (units/acre)	Floor Area Ratio (FAR)	Description
Industrial	I	—	—	0.1 to 0.67	The purpose of this designation is to provide for a broad range of light and heavy industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, and similar uses.
Other					
Public Services	PS	—	—	0.1 to 1.0	The purpose of this designation is to provide for public, quasi-public, or public utility sites such as schools, community centers, libraries, schools, airports, cemeteries, fire stations, sewer and water treatment facilities, and power substations.
Urban Planning Area (Angels Camp)	UPA	—	varies	varies	Applies to the area under the jurisdiction of the City of Angels (Angels Camp).
Right of Way	ROW	—	—	—	Applies to major publicly-owned transportation rights of way such as streets and highways.

Table 1
Calaveras County General Plan Update
Draft Consolidated Land Use Designations
Dec-08

Category/Designation	Code	Minimum Acreage (Parcel size)	Residential Density (units/acre)	Floor Area Ratio (FAR)
Natural Resource Lands				
Agricultural Lands	AG	40 to 80	1 per parcel	-
Public Lands	PL	40	-	-
Biological Resource	BR	40	-	-
Timber Resource	TR	40	-	-
Timber Production Zone	TPZ	160	-	-
Mineral Resource	MR	10 to 40	-	-
Parks and Recreation	PR	-	-	-
Water Body	WB	-	-	-
Residential				
Residential-Agricultural	RA	5 to 40	1 per parcel	-
Residential-Rural	RR	1 to 5 (varies by services available)	1 per parcel	-
Residential-Low Density	RL	-	1.0 to 6.0	-
Residential-Medium Density	RM	-	7.0 to 12.0	-
Residential-High Density	RH	-	12.0 to 20.0	-
Mixed Use				
Community Center-Local	CCL	-	1.0 to 12.0	0.1 to 0.5
Community Center-Regional	CCR	-	1.0 to 20.0	0.1 to 1.0
Community Center-Historic	CCH	-	TBD	0.1 to 2.0
Commercial/Industrial				
Commercial	C	-	-	0.1 to 1.0
Commercial-Recreation	CR	-	-	0.1 to 1.0
Office/Business Park	O	-	-	0.1 to 2.0
Industrial	I	-	-	0.1 to 0.67
Other				
Public Services	PS	-	-	0.1 to 1.0
Urban Planning Area (Angels Camp)	UPA	-	varies	varies
Right of Way	ROW	-	-	-

One Acre = 43,560 square feet
One square mile = 640 Acres
Six square miles = 3,840 Acres



Section 6: Policies and Programs



*Overlooking Valley Springs
from the Jenny Lind Veterans Memorial District Park
Nature Walking Trail*

Section 6: Policies and Programs
Valley Springs Community Plan

Land Use

Goal No. 1:

*To allow planned development while preserving the
“Rural way of life and the small town atmosphere”.*

To protect property rights.

Policy:

*Ensure that future development shall be consistent with the
existing Zoning and Land Use Map within the 2010 Valley Springs
Community Plan. (Section 5. Land Use Designations & Map-Pages 47-56)*

*Ensure that future changes in the Valley Springs Community Plan
represent the landowners and citizenry within the boundaries of the
Valley Springs Community Plan.*

Implementation:

*Calaveras County shall enforce specific ordinances, action and rules
necessary to enforce the intent of land use policies in the Valley Springs
Community Plan.*

*Landowners shall be notified by first class mail of any proposed changes
within the Valley Springs Community Plan boundaries.*

A public hearing shall be scheduled as per California State Law.

Section 6: VSCP Policies and Programs, Land Use (Cont.)

Goal No. 2:

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.

Policy:

Inform land owners of open space opportunities.

Ensure open and clear communication for the need and uses of open space and agricultural lands.

Promote incentives to encourage open space uses.

Implementation:

The Calaveras County Board of Supervisors should consider changing policy to allow "Agricultural Preserve Contracts" for open space with ten year contracts and limited restrictions, lowering or eliminating income or production requirements on Agricultural Preserve lands.

Any notification to landowners shall be sent by first class U.S. Mail.

Goal No.3:

To support maintaining a buffer between Valley Springs and adjacent existing Town-sites. (Campo Seco, Burson, Jenny Lind and Paloma.)

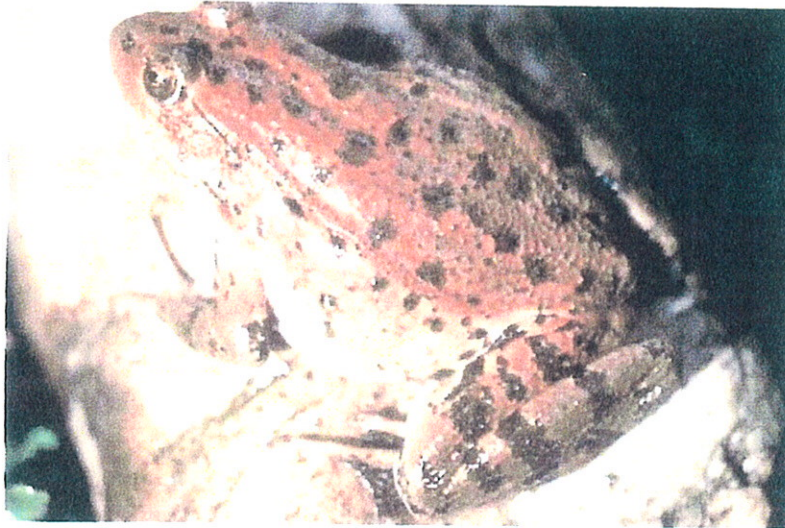
Policy:

Encourage developers/builders to design growth to accommodate a buffer in their planning if possible.

Implementation:

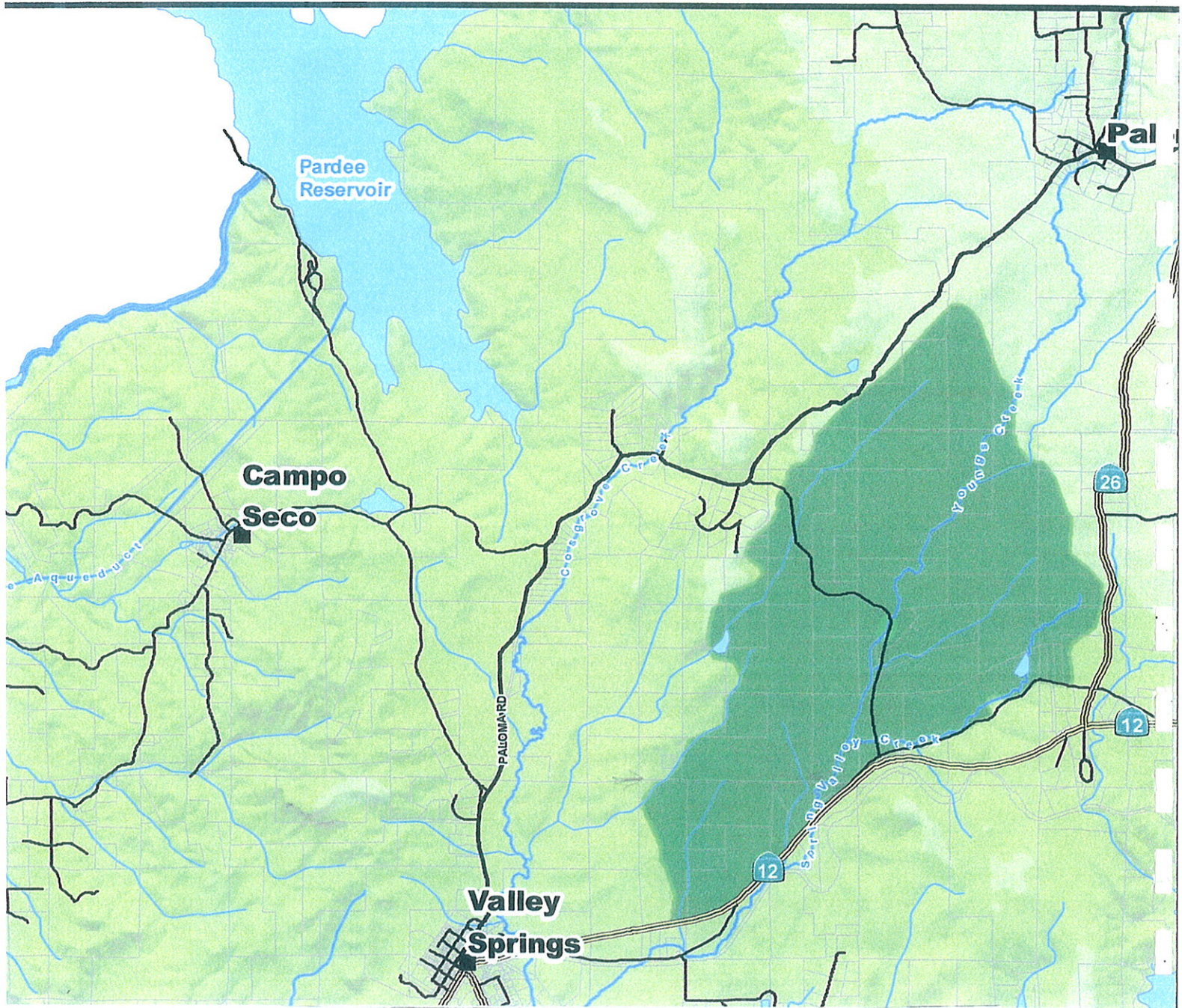
Calaveras County shall remove regulatory obstacles to property owners wishing to provide open space and agricultural uses of their property subject to the right of the neighboring property owners and the public.

California Red-legged Frog *Rana draytonii*
(*Rana aurora draytonii*)



Red-legged frog

The California Red-legged Frog is a threatened species.



*Red Legged Frog Habitat
Approximately 180 Acres-Portion within the
Valley Springs Community Plan Update*

Section 6: VSCP Policies and Programs, Land Use (Cont.)

Goal No. 4:

To seek and acquire any grant for the Valley Springs Community shall be with landowners support and permission only.

Policy:

Calaveras County shall require full disclosure to the landowner for all grants affecting their land use and future land use planning within the Valley Springs Community boundaries prior to the application process.

Implementation:

All residents and landowners within the Valley Springs Community Plan boundaries must receive a 30 day written notification of full disclosure and intent sent by first class U.S. mail before any application is sent requesting grant funds.

All grant contracts that have requirements to fulfill upon acceptance of grant funds must be disclosed to the Valley Springs residents and landowners prior to the application process and disclosed in the written 30 day notice of full disclosure and intent.

Goal No. 5:

To encourage wildlife habitat programs on the Tri Dam Reservoir public lands that surround Valley Springs.

To recognize the red legged frog critical habitat that was designated by US Fish & Wildlife Service as shown on the "Red Legged Frog Habitat Map" on page 59.

Policy:

Support the continued open space uses including wildlife habitat within the Tri-Dam Reservoir areas where thousands of acres of land and water are available in man made lakes, reservoirs and dams managed by federal and water district/utilities where Safe Harbor Agreements may be in effect.

Recognizing the designation of red legged frog habitat as identified within the VSCP area by the US Fish & Wildlife Service.

Implementation:

The Red legged frog habitat boundaries ordered by the US Fish and Wildlife Service shall be identified on the Valley Springs Land Use Map.

Section 6: Transportation / Circulation- VSCP

Goal No. 1:

To eliminate traffic congestion at the Intersection of Highways 12 and 26.

Policy:

Calaveras County shall plan for the future needs of public roads including Highway 12/26 By-Pass (Caltrans 2003 Alignment SR26 Map/page 39A)

Implementation:

Calaveras County shall co-ordinate with other agencies to move forward with the Valley Springs By-Pass to eliminate traffic congestion at the Intersection of Highways 12 and 26. (Maps-pages 39A, 39B, 39C)

Goal No. 2:

To encourage safe, efficient, affordable public/private transit transportation, especially for the disabled and special needs who require specialized transportation needs. (pages 22-23 Calaveras Transit)

Policy:

Support the use and expansion of existing and future transit for the Valley Springs Community including bus, ride-sharing, car and van pools and parking areas for commuters.

Implementation:

Improve public awareness and information for transit systems and schedules. Promote the distribution, display and availability of schedules in public places.

Promote and designate appropriate commuter parking lots located in convenient and safe areas in Valley Springs by 2020.

*Section 6: Transportation/Circulation
VSCP Update*

Goal No. 3:

To determine and assure that the impact of new development as designated on the Land Use Map does not adversely effect or overburden the existing levels of service and the flow of traffic in Valley Springs.

Policy:

Sufficient roads shall be provided to serve the transportation and safety needs of the Valley Springs Community.

New development shall mitigate its impact on public services.

Implementation:

Calaveras County shall mitigate new development and incorporate improvements necessary to serve the transportation needs of Valley Springs.

(Page 40-Map – VS Benefit Basin- Public Roadway Boundaries and Rim Fee's).

Section 6: Hiking, Bike Trails
VSCP- Transportation/ Circulation (Cont.)

Goal: No. 4

To encourage additional walking, bike trails only at the request or solicitation and a 2/3 ballot vote by resident and property owners within the Valley Springs Community boundary.

Policy:

Valley Springs residents shall promote usage and identification of existing trails by voluntary advertising.

New trails shall require a majority (51%) ballot vote and not affect private property rights.

Implementation:

Encourage business owners to display trail maps and locations.

There shall be no encroachment on private land without landowners expressed written permission and or compensation.

All landowners shall be required to be notified by a written 30 day notice sent by first class U.S. Mail describing the proposed project.

All costs shall be funded by the proponent.

The written 30 day notice shall include the following:

A map showing location from start to finish.

Funding sources.

Responsibility for liability Insurance.

Maintenance

Cost Projections of project.

Request for landowners written permission

Compensation for the use of affected land.

Only after the affected landowners written permission has been secured and the issue of compensation, mutual agreement, for the proposed use of the land will the ballot vote proceed.

A majority (51%) ballot vote by the residents within the Valley Springs Community boundary is required for approval.

Section 6: Economic Development

Goal No. 1:

To promote the economic prosperity for the Valley Springs Community.

Policy:

Streamline and simplify the regulatory process.

Implementation:

Possible tax and fee incentives to encourage the development of new business.

Shall encourage an Economic Feasibility Report be completed for Valley Springs so that there is a data base for future decisions.

To Include a study past, present and future needs for housing, commercial, recreational and light industrial lands for the Valley Springs Community.

Section 6: VSCP- Economic Development

Commercial, Light Industrial Development

Goal No. 2:

To support commercial, light industrial development.

Policy:

Encourage growth where infrastructure are in place or provided by developers/builders and/or applicant.

To ensure development does not financially impact existing residents.

Implementation:

Simplify and streamline the approval and permit process.

Direct Calaveras County to develop a policy program for tax incentives for new business.

Section 6: VSCP - Economic Development Commercial Development/ Recreational

Goal No. 3:

*To promote tourism and recreation development in Valley Springs.
The Tri- Dam area contributes to the recreational development and local economy.*

Policy:

*Encourage a Valley Springs Committee to develop an Activity Center
Or Visitors/Tourism Bureau for promotion and information of local,
regional, state and federal recreation areas and activities.*

*Encourage co-operation with the Valley Springs business community and
recreational businesses to develop and promote the Tri-Dam area and the
expansion of the recreation industry.*

Implementation:

*Local, State, Federal and EBMUD Recreation business owners should
supply pamphlets advertising their facilities and activities with maps for
display accessible for the public.*

Recreational facilities will update signage and street signs.

*Recreational facilities shall upgrade and expand where possible; offering
more variety in family fun, relaxation, and sports, such as boating, water
sports, and water skiing. At the same time highlighting the historical,
cultural sights, natural resource points of interest, and adventure activities.*

*Ensure co-operation between Calaveras County, local business,
landowners and business operators of recreational facilities in development
of policies and planning to assure continued quality recreation
opportunities and enhance the economic development of Valley Springs.*

*Section 6: Policies and Programs
Economic Development*

Recreational Development Coast to Crest Trail

Goal No. 4:

To promote the Mokelumne Coast to Crest Trail (part of the Recreational Trail Act.) as an added recreational attraction for Valley Springs.

The Coast to Crest Trail when completed will provide approximately 300 miles of hiking, equestrian and walking trails connecting with other existing trails throughout California.

To promote existing walking and hiking trails located in the Jenny Lind Veteran District Memorial Park and Tri-Dam area.

Policy:

Encourage and promote the local, federal, state and EBMUD trails to be used by schools, clubs, organizations, tourists and local citizens for walking, hiking, biking and equestrian attractions.

Encourage volunteers to work and to help maintain the trails.

Implementation:

Encourage volunteers to promote the Coast to Crest Trail and other existing federal, state and local trails by working with business operators of recreational facilities to provide signage and informational brochures and pamphlets.

Encourage co-operation with volunteer and trail clean-up days to maintain the trails.

Signage to promote the Coast to Crest Trail and other existing federal, state and local trails shall be furnished by business operators/ owners of the recreational facilities and Calaveras County.

Ensure co-operation between Calaveras County, local business, organizations, 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.

Section 6: Policies and Programs
VSCP Housing

Goal No. 1

To provide multiple uses as shown with the land use map to accommodate all types of housing for all income levels.

Policy:

Encourage development of infrastructure as the responsibility of the developer/owner applying for the permit.

Implementation:

Direct Calaveras County through mitigation measures to ensure that new development does not financially impact existing residents.

Section 6. Policies and Programs

VSCP - Public Facilities and Services

Goal: No. 1

Support the Jenny Lind Veteran's Memorial District and the approximately thirty acre community park and nature hiking trail used by the Valley Springs Community.

Policy:

To honor and respect our Veteran's and their facilities.

Implementation:

The Valley Springs Community and Calaveras County should support the use of the Veteran's Memorial facilities. Encourage citizens to volunteer for their upkeep and maintenance.

Encourage continued education and awareness of our Veteran's and their military service.

Goal: No. 2

To encourage public awareness of the emergency shelter location at The Jenny Lind Veterans Memorial Building.

Policy:

To install street signage for the emergency shelter throughout the Valley Springs Community.

Implementation:

Direct Calaveras County to notify the Valley Springs residents of the location of the emergency shelter.

*Section 6. Policies and Programs - VSCP
Cont. Public Facilities and Services
VSCP Update*

Goal: No. 3

To encourage the continuation of higher education.

Policy:

Support and plan for a future college campus.

Campus location shall be where infrastructure is available or provided by developer/builder. Campus site should be located in an area accessible to highways.

Implementation:

Utilize available existing classroom space at local school sites until a larger population can support a college campus.

Encourage interest and participation in available higher education located in the Valley Springs Community.

Goal No. 4

New development infrastructure shall not create a financial burden on the citizenry.

Policy:

To assure that the impact of new development as designated on the Land Use Map shall not adversely effect or overburden the existing levels of service for roads, sewer, water or other public services.

To assure existing citizenry shall not subsidize new development.

Implementation:

Direct Calaveras County through mitigation measures to ensure that the new development does not financially impact existing residents or overburden existing levels of service for public infrastructure.

Section 6. Policies and Programs - VSCP

Natural Resources

Goal No. 1:

To recognize the natural resources of Valley Springs.

Policy:

Encourage public awareness of certain features of the unique natural resources within the Valley Springs Community Plan boundaries.

An example:

Castle Rock - A huge rock formation classed as a "Pillar".

A California physical, cultural and historic feature.

Viewed from highway 12 across from Lime Creek Road.

Valley Springs Peak – Classified as a "Summit".

A California physical, cultural and historic feature.

Viewed from the fork of Watertown Road & Paloma Rd.

Implementation:

Support as a local "point of interest" informational pamphlets/brochure and/ or a Visitors Guide for the Valley Springs area highlighting certain features of the unique natural resources within the VSCP boundaries.

Encourage volunteers or the Visitors Bureau to combine and develop a "Points of Local Interest" brochure and inventory and co-ordinate with the historical inventory of Valley Springs.

Section 6. Policies and Programs - VSCP

Water

Goal No. 1:

To insure a safe water supply for Valley Springs.

Policy:

To provide access to adequate public and private water providers and to ensure that new development does not overburden existing service levels.

Development shall not infringe on use or development of private water rights.

Water infrastructure shall be the responsibility of the developer/builder and/or applicant.

Implementation:

All projects and water quality shall conform to current regulations of Calaveras County and the State of California.

*Section 6. Policies and Programs - VSCP
Cultural Resources*

Goal No. 1:

To encourage the voluntary preservation and restoration of buildings, landscapes and trees.

Policy:

Identify historical buildings, landscapes, trees, points of interest and areas of historical significance and historical setting.

Implementation:

Interested Landowners and volunteers shall compile information of historical significance and inventory the Valley Springs Community.

Section 6. Policies and Programs- VSCP

Health and Safety

Goal No. 1:

To protect the health, welfare and safety for the Valley Spring's residents.

Policy:

Ensure access for emergency services for all residents.

Implementation:

Calaveras County shall provide for necessary County emergency services including Sheriff, (law enforcement), fire protection and ambulance services.

Law enforcement and Fire Protection

Goal No. 2

To protect the citizens of Valley Springs from crime and fire hazards.

Policy:

Assure access to Sheriff, law enforcement, and fire protection.

Implementation:

Calaveras County shall provide law enforcement and fire departments.

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

Section 6. Policies and Programs- VSCP

Noise

Goal No. 1

To maintain a quiet community.

Policy:

To maintain a noise level that allows land use without burdening other citizens.

Implementation:

The Calaveras County Noise Ordinance when completed by Calaveras County Board of Supervisors will set the criteria for violations and enforcement.

Section 7 : Additional Information

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

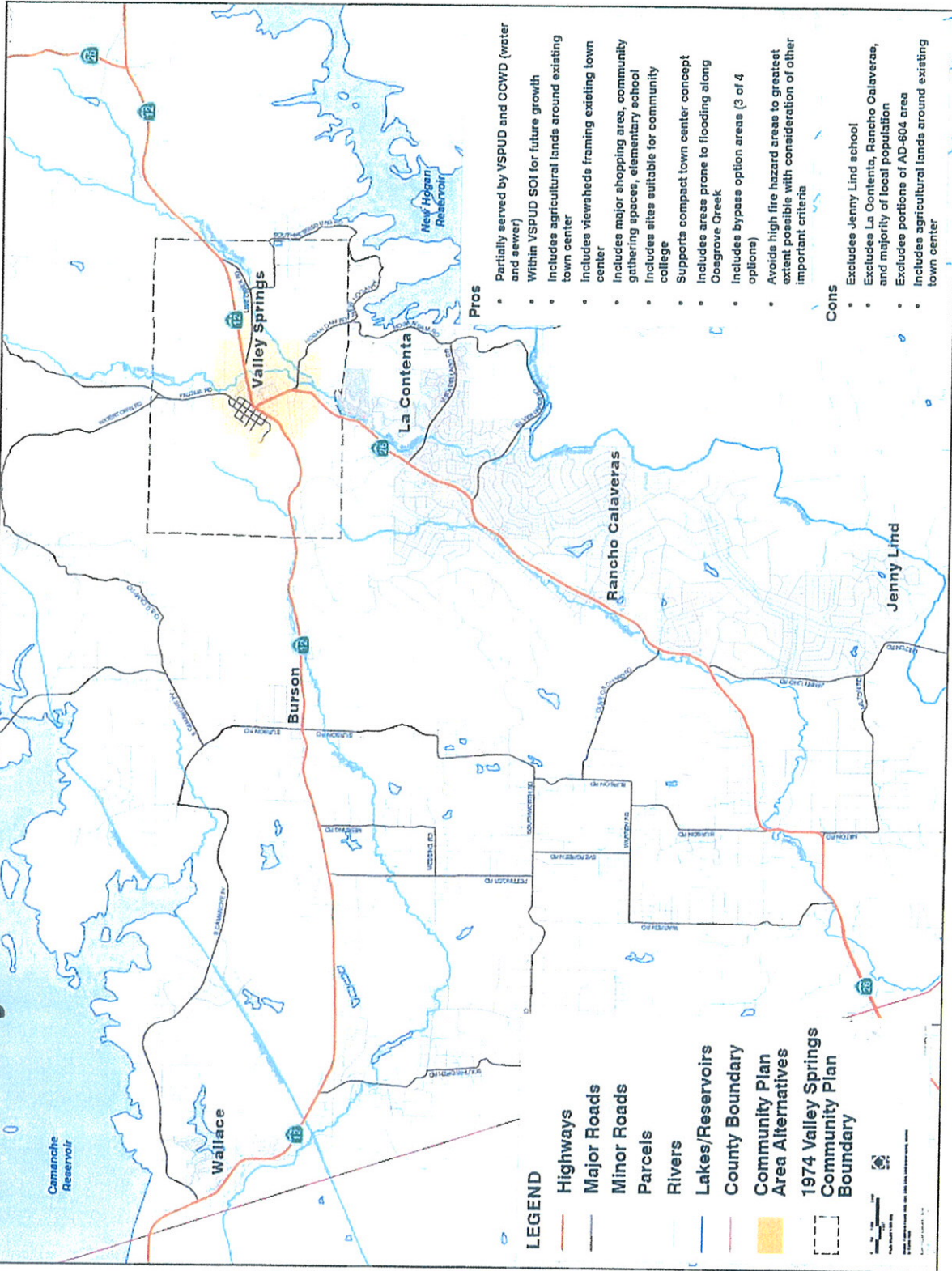
5. Do you want Valley Springs to become a City?

Yes 13 No 202

6. Would you support a college campus?

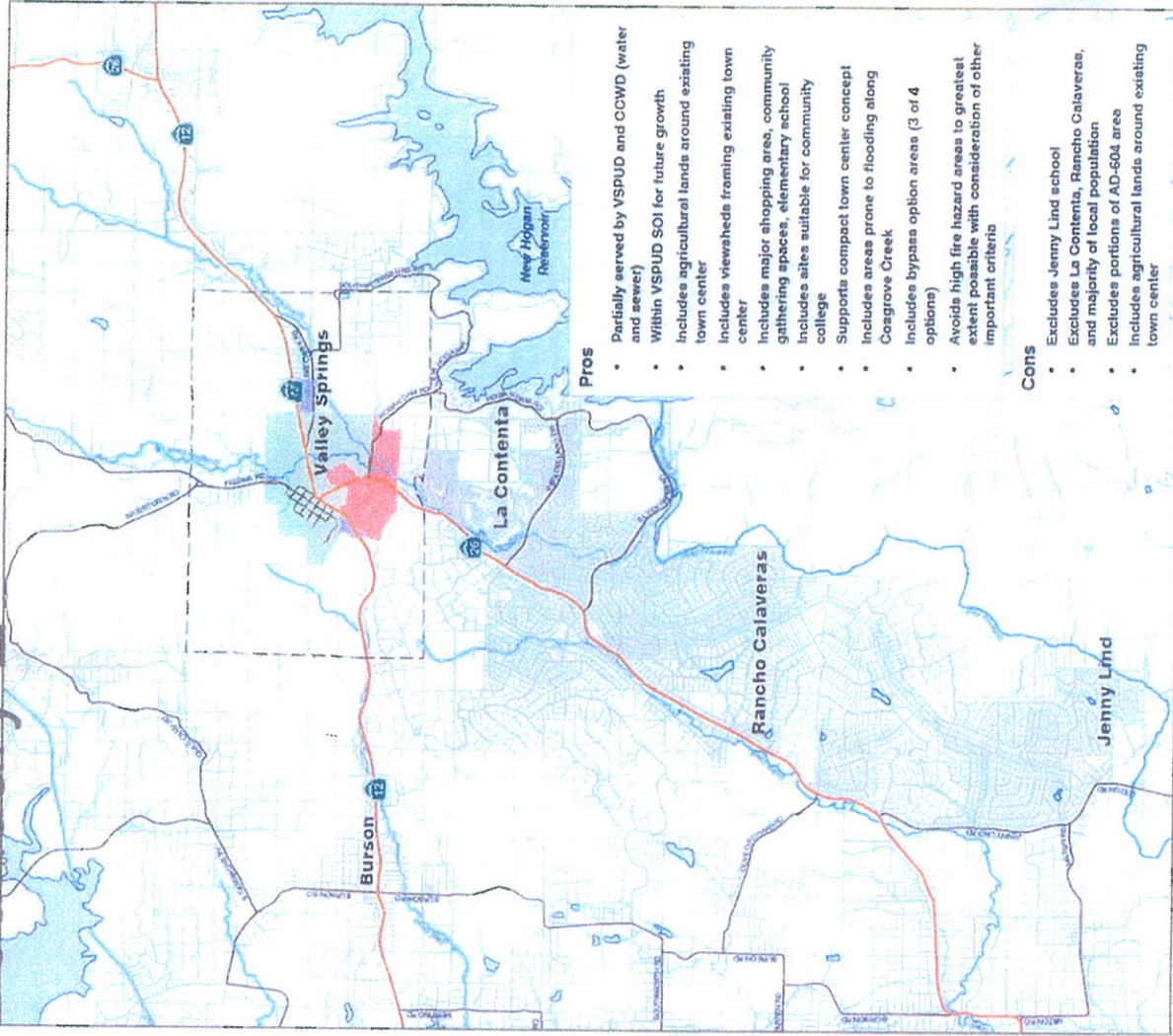
Yes 69 No 139

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 COWD (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 Coagrove 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.

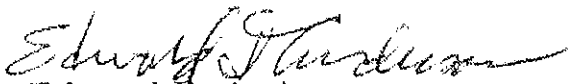
Burson.
Campo Seco.
Jenny Lind,
Rancho Calaveras,
Wallace.
Gold Creek.
La Contenta.
and Quail Oaks

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.

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: _____

EAC
627 property owners and Residents
AS OF Dec. 15, 09

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

Serving the communities of Valley Springs, Burson and Wallace

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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.

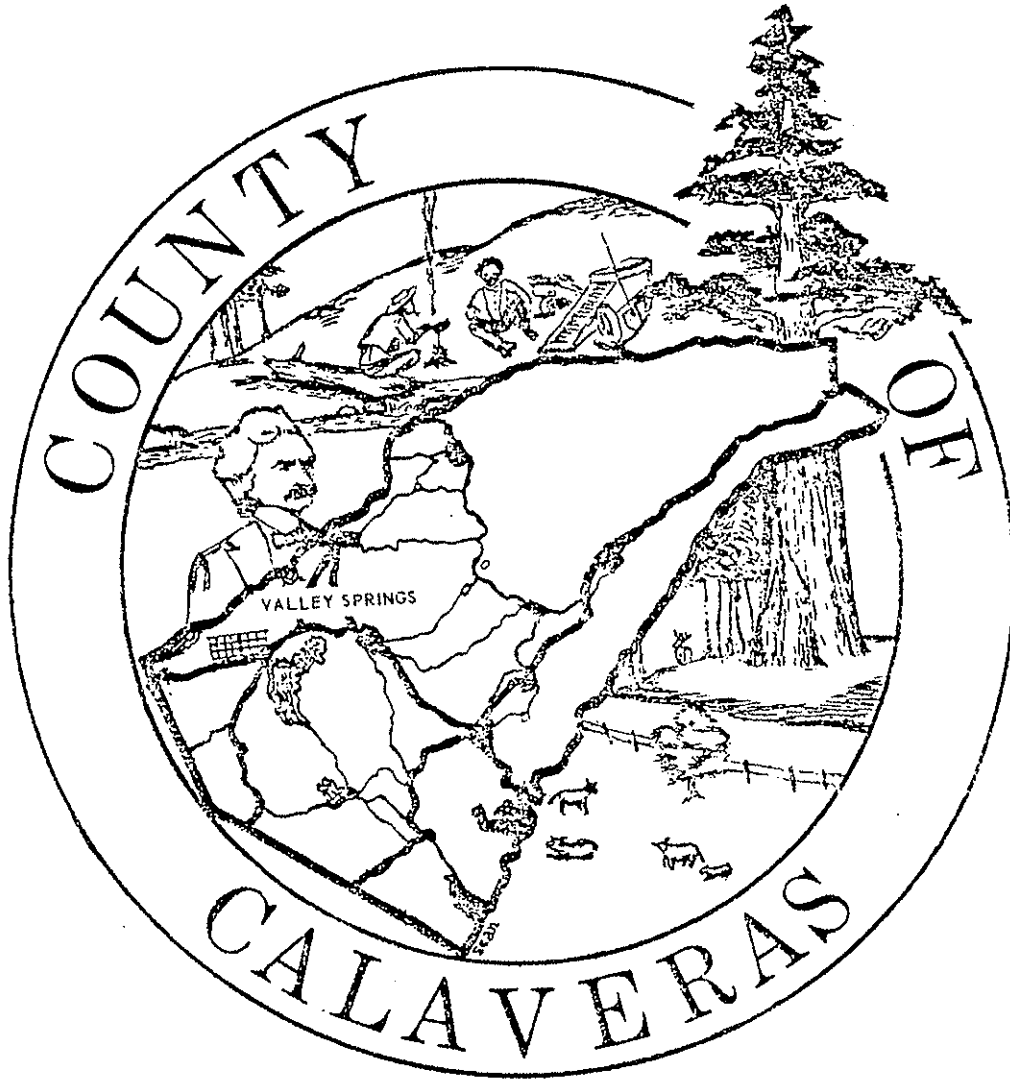
Community plan boundaries up for a new vote

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)

**VALLEY SPRINGS
COMMUNITY AREA
GENERAL PLAN....**



1974 to 1994

VALLEY SPRINGS COMMUNITY AREA GENERAL PLAN
CALAVERAS COUNTY, CALIFORNIA

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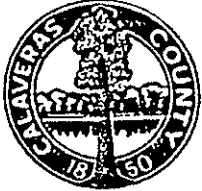
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TED BRUBAKER,
Director

CALAVERAS COUNTY
DEPARTMENT OF
BUILDING AND PLANNING

Government Center Telephone 209-754-4247
SAN ANDREAS, CALIFORNIA 95249

February 5, 1975

Honorable Board of Supervisors
County of Calaveras
Government Center
San Andreas, California

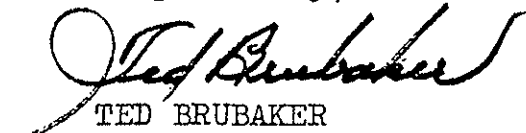
Gentlemen:

We are pleased to submit herewith the Valley Springs
Community Area General Plan which was approved by
your Planning Commission on November 7, 1974.

This plan was prepared at your direction by the Planning
Commission with active assistance of staff and residents
of the community of Valley Springs.

We are confident that the plan, which attempts to
recognize and coordinate the long range desires of
the community, both private and public will prove
to be of substantial benefit to the County in serving
as a guide for the orderly growth of Valley Springs.

Respectfully,


TED BRUBAKER
DIRECTOR

TB:jw

VALLEY SPRINGS COMMUNITY AREA
GENERAL PLAN

Valley Springs is a quiet Sierra foothill town at the junction of Highways 12 and 26. Brush-covered hills rise to the north and west of town with flat and rolling grassland to the south and east. At an altitude of 660 feet Valley Springs has an average annual rainfall of about 20 inches.

A railroad, originally planned to run from the Mokelumne River to Calaveras Big Trees, ended at Valley Springs in 1884. The townsite was laid out with 18 blocks and tree-lined streets. In 1926 the railroad was extended to the cement plant in San Andreas.

Two large reservoirs, Pardee and Hogan are within 5 miles of Valley Springs with Camanche Reservoir a few miles farther. Besides providing water storage, these lakes draw thousands of weekenders and vacationers for boating, fishing, and camping.

Valley Springs lies at the junction of the roads leading to Hogan and Pardee Reservoirs and has become the main local supply center for visitors using these lakes. Highway 12, which serves as the town's main street through its commercial center, also carries most local and weekend traffic to higher parts of the county and the Bear Valley - Mt. Reba area.

A route has been adopted by the State Division of Highways passing Highways 12 and 26 around Valley Springs. However, funds available for highway building have shrunk while costs have grown. Recently thought has been given to "unadopting" the route.

Daily trains pass through Valley Springs carrying cement from the Flintkote plant in San Andreas.

The population of Valley Springs is about 1,060 (based on the Post Office estimate of 399 households and a family factor of 2.66 valid in the 1970 census of the county).

Stores and restaurants line Highway 12, with three quarters of them on its north side. The main residential area extends from this narrow commercial strip to the base of the hills north of town.

An elementary school serves kindergarten through eighth grade students from the town and a wide area of western Calaveras County. Adjacent to the school is a park area being developed by the townspeople. Valley Springs has a community hall, post office, fire station and several mobile-home parks.

Valley Springs is one of very few places in the county with flat land adjacent to railroad, highways, water, power and sewer, providing an area suitable for light industry. With popular recreational attractions nearby, its prosperity and future growth seem certain.

DEVELOPMENT POLICY

The people of Valley Springs recognize that the community will develop and grow. This general plan is their statement of how and where they want it to grow. The plan should result in an attractive, pleasant community.

The community will encourage development in a compact area economically served by utilities and services.

The community will discourage strip development along the roads and highways leading from the town.

"Clean" industries not producing excessive noise will be encouraged to establish between the railroad track and the adopted route alignment for Highways 12 and 26, to provide increased employment opportunities for the residents.

Commercial activities will be located along Highway 12 within the community. An additional area sufficient for a shopping center or several businesses is located on both sides of Highway 26 between the proposed alignment and the railroad tracks.

The sewage treatment plant is being expanded and acreage has been allowed for future expansion if needed.

Multiple family residential areas should be ample and close to shopping and other facilities.

Expansion of single family homes should be to the north and east, a relatively level area easily served by water and sewer.

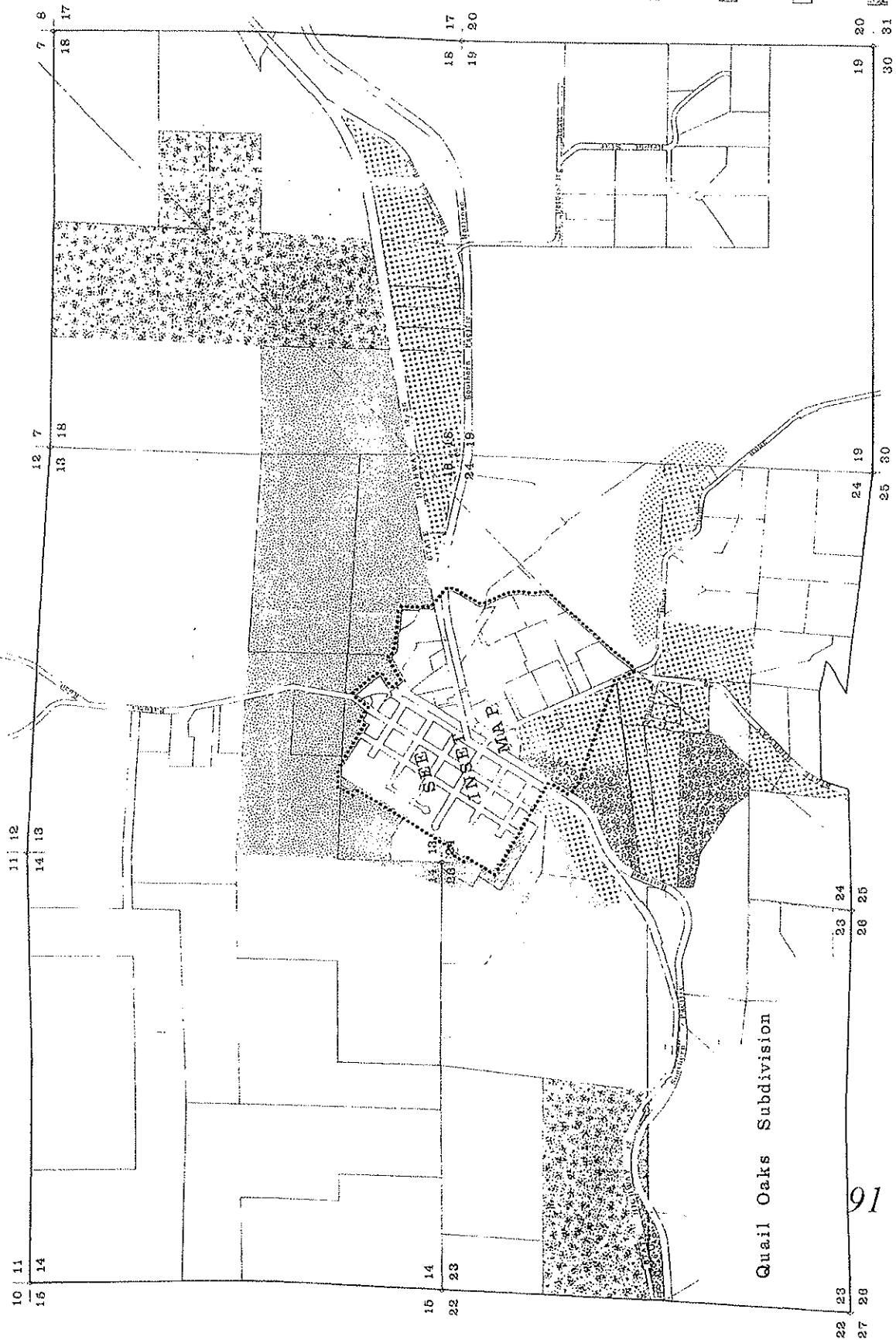
The community park will be developed as the residents decide, to provide facilities for all age groups.

Well-kept, attractive buildings along the main roads through town contribute to community pride and encourage visitors to stop. A small, landscaped rest area near the intersection of Highways 12 and 26 could be enjoyed by visitors and local residents in the downtown area.

Space is available in the commercial area for a bank and a medical building.

Valley Springs has room for planned growth instead of sprawl. It will remain an attractive community for residents and visitors.

VALLEY SPRINGS COMMUNITY PLAN



SCALE
1"=600'

LEGEND

- Single Family Residential
- Multi Family Residential
- Commercial
- Commercial Recreational
- Industrial
- Public
- Agricultural Rural
- Agricultural Preserve

Quail Oaks Subdivision

91

Original dated 7/15/1935

Amendment	Date	By	File No.
1	7/15/1935	City of Valley Springs	43-22
2	1/17/1936	City of Valley Springs	43-11
3	1/17/1936	City of Valley Springs	43-25
4	1/17/1936	City of Valley Springs	43-26
5	1/17/1936	City of Valley Springs	43-27
6	1/17/1936	City of Valley Springs	43-28
7	1/17/1936	City of Valley Springs	43-29
8	1/17/1936	City of Valley Springs	43-30
9	1/17/1936	City of Valley Springs	43-31

Map drawn Dec. 1937

