

## **Valley Springs/West Calaveras County baseline information and community concerns:**

### **B) Land Use**

Issue: Valley Springs Community Area Plan is 32 years old. The language, boundaries, and zoning is outdated (train has not run through town for 20 years). Need updated Community Goals, Community Specific Language, Community Boundaries, and Community Design (including design standards). No community or regional plans exist for Burson or Wallace. Development has been helter-skelter, communities are fragmented, and General Plan amendments have been allowed with no plan for growth or traffic. Residents are working on updating the Valley Springs community plan: they have created new Community Goals (April 2006), have created a planning website and hosted educational public meetings about planning, are actively seeking grant funding, and have formed a community plan committee to work on the new Valley Springs Area Community Plan and boundaries.

Constraint: County has not supported multiple and ongoing efforts by residents over the past 20 years to update their community plan. County has not sought grant funding nor provided funding or staff to help the community. County states no funding available except from developers.

Documentation: Existing 'Valley Springs Community Area General Plan 1974 to 1994'; Valley Springs Community Plan Survey Summary 1993; Valley Springs Community Goals April 2006 (MyValleySprings.com); Valley Springs Area Residential Development Map Feb. 2007 (MyValleySprings.com). Developers have drawn up their own community plan and boundaries and have shown in public and to Supervisor, attach Spring Valley Concept Plan.

Opportunity: update Community Plans concurrently with General Plan update. Work with residents, encourage public participation and use existing community groups to facilitate and publicize work on a new Valley Springs Area Community Plan.

# Valley Springs Community Area General Plan...



1974 to 1994

## 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 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.

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.



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

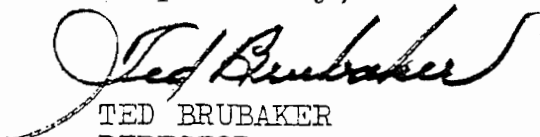
Gentlemen:

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  
CALAVERAS COUNTY, CALIFORNIA

---

BOARD OF SUPERVISORS

Marion Wimberly, Chairman

Leonard E. Anderson                      Donald L. Caffey

John R. Fischer                          Daniel J. Miller

Howard Bjorkman, County Clerk -

Richard A. Robyn, County Counsel

COUNTY PLANNING COMMISSION

Lee Johnson, Chairman

Lee Baccus                                  Daniel C. Bryan

Howard Little                              Guy Morrill

Edward C. Hunt                              Nancy Whittle

Ted Brubaker, Executive Secretary

Mary Hathaway, Planning Supervisor

Ellen Searby, Planning Technician

C. 1975 VALLEY SPRINGS COMMUNITY PLAN

The Court also requires a similar addition to Plan policies as is required for Murphy: The consistent zones need to be specified within the text of the Community Plan. The section in the Plan called "Development Policy" on page 2 needs to have the following text added to the Plan:

Land use designations are shown on the Community Plan map to indicate the density and intensity of land usage during the life of the Plan. The following chart shall indicate the zoning districts that are permitted under the land use designations:

DETERMINATION OF CONSISTENT ZONING DISTRICTS FROM LAND USE DESIGNATIONS: Valley Springs Community Plan

Density = the number of acres per dwelling units

Intensity = the number of persons per acre

(3), (6), (12) = number of units per acre

\*-no residential land uses permitted in this zone, except for one caretaker mobilehome per legal lot.

# - Density and intensity is the same as "Multiple family".

LAND USE DESIGNATION (from map)	Consistent zone	Public water, sewer		Public water, septic		Private well, septic	
		Density acres	Intensity persons	Density acres	Intensity persons	Density acres	Intensity person
Family Residential	R1	.16(6)	15.59	1	2.59	5	.52
Multiple Family Residential	R3	.08(12)	31.18	.16(6)	15.59	.33(3)	7.80
Public, Semi-Public	* PS	*	*	*	*	*	*
Commercial	C1	35% lot coverage#		35% lot coverage#		35% lot coverage#	
	C2	90% lot coverage#		75% lot coverage #		50% lot coverage#	
	CP	90% lot coverage		75% lot coverage		50% lot coverage	
		.08(12)	31.18	.16(6)	15.59	.33(3)	7.80
Industrial	M1	90% lot coverage*		75% lot coverage*		50% lot coverage*	
	M2	90% lot coverage*		75% lot coverage*		50% lot coverage*	
Recreation	REC	20	.13	20	.13	20	.13
Commercial Recreation	REC	20	.13	20	.13	20	.13
	C1	35% lot coverage#		35% lot coverage #		35% lot coverage	
	C2	90% lot coverage #		75% lot coverage #		35% lot coverage	
Agriculture Rural	RA	5	.52	5	.52	5	.52
	A1	20	.13	20	.13	20	.13
Agriculture Preserve	AP	50	.10	50	.10	50	.10
General Residential	RR	1	2.59	1	2.59	5	.52
Residential Community	R1	.16(6)	15.59	1	2.59	5	.52

## Valley Springs Community Plan

### DETERMINATION OF CONSISTENT ZONING DISTRICTS FROM LAND USE DESIGNATIONS:

Density = the number of acres per dwelling units

Intensity = the number of persons per acre

(3), (6), (12) – number of units per acre

\* - no residential land uses permitted in this zone, except for one caretaker mobilehome per legal lot.

# - Density and intensity is the same as "Multiple family".

LAND USE DESIGNATION (from map)	Consistent zone	Public water, sewer		Public water, septic		Private well, septic	
		Density acres	Intensity persons	Density acres	Intensity persons	Density acres	Intensity persons
Single Family Residential	R1	0.16(6)	15.59	1	2.59	5	0.52
Multiple Family Residential	R3	0.08(12)	31.18	0.16(6)	5.59	0.33(3)	7.80
Public, Semi-Public	PS	*	*	*	*	*	*
Commercial	C1	35% lot coverage#		35% lot coverage#		35% lot coverage#	
	C2	90% lot coverage#		75% lot coverage#		50% lot coverage#	
	CP	90% lot coverage 0.08(12)	31.18	75% lot coverage 0.16(6)	15.59	50% lot coverage 0.33(3)	7.80
Industrial	M1	90% lot coverage*		75% lot coverage*		50% lot coverage*	
	M2	90% lot coverage*		75% lot coverage*		50% lot coverage*	
Recreation	REC	20	0.13	20	0.13	20	0.13
Commercial	REC	20	0.13	20	0.13	20	0.13
Recreation	C1	35% lot coverage#		35% lot coverage#		35% lot coverage#	
	C2	90% lot coverage#		75% lot coverage#		35% lot coverage#	
Agriculture Rural	RA	5	0.52	5	0.52	5	0.52
	A1	20	0.13	20	0.13	20	0.13
Agriculture Preserve	AP	50	0.10	50	0.10	50	0.10
Rural Residential	RR	1	2.59	1	2.59	5	0.52
Residential Community	R1	0.16(6)	15.59	1	2.59	5	0.52

							4,5,12,26
							92,101,120,
							49,88,104
							J6,680,99
							16,205,880,
							124,580,2
							50,80,280

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 2

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## 4. Where do you shop for:

Groceries ---- Angels Camp	25	14							39
----- Bay Area	29	2	1		2		2		36
----- Lockford	33	8	6		2			2	51
----- Jackson	151	53	13	4	4	5		12	242
----- Lodi	71	29	11	2	4	2		8	127
----- Modesto	37	9	1		1	5		1	54
----- Sacramento	9	6	2	1	2				20
----- San Andreas	52	20	3	3		1		5	84
----- Stockton	293	66	18	16	12	14	5	30	454
----- Valley Springs	214	63	26	9	10	6	2	22	352
Clothes ---- Angels Camp	10	5	1		1			1	18
----- Bay Area	44	9	1		2		3		59
----- Jackson	76	20	9	1	7	3		3	119
----- Lockford					1				1
----- Lodi	92	44	23	4	8	2		14	187
----- Modesto	72	22	1	2	2	5	1	8	113
----- Sacramento	38	19	3		1	1		3	65
----- San Andreas	23	3	1	1	3			2	33
----- Stockton	351	91	23	18	18	17	3	43	564
----- Valley Springs	7	1	3	1	1	3		2	18
Housewares ---- Angels Camp	5	3						1	9
"----- Bay Area	27	4	1		1		2		35
----- Jackson	81	23	6	2	4	2		6	124
----- Lockford	2								2
----- Lodi	75	33	15	4	8	1		10	146
"----- Manteca	2							4	6
----- Modesto	62	17	1	2	1	4		3	90
----- Sacramento	29	14	2		2				47
----- San Andreas	12	3	2			1			18
----- Stockton	329	92	20	17	14	13	3	40	528
----- Valley Springs	25	10	4	1	2	3	1	3	49
Durable Gds. -- Angels Camp	7	3		1					11
----- Bay Area	35	4			2		1		42
----- Jackson	57	18	6	2	2	3		7	95
----- Lockford	1								1
----- Lodi	73	35	10	3	6	1		6	134
----- Manteca	9			1					10
----- Modesto	63	20	1	3	2	4	1	6	100
----- Sacramento	59	22	1		3			6	91
----- San Andreas	20	4	2			2			28
----- Stockton	320	90	24	18	16	1	3	39	511
----- Valley Springs	8	1	1	1	1	12		1	25
Other -- Bay Area	4					1			5
----- Jackson	1								1
----- Lodi	3	1							4
----- Modesto	2								2
----- San Andreas	6								6
----- Stockton	15	2							17
----- Valley Springs	8		1						9

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 3

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## COMMUNITY CHARACTER:

### 1. What do you like most about the Greater Valley Springs area?

a. Small town atmosphere	527	116	44	18	16	15	6	38	780
b. Rural setting	610	135	28	21	21	13	8	55	891
c. Proximity to recreation	332	84	17	10	13	8	2	21	487
d. Proximity to large cities	220	53	16	8	7	8	1	19	332
e. Scenic quality	409	92	17	15	10	13	3	29	588
f. Historic setting	215	36	15	10	7	4	1	16	304
g. Climate	227	63	21	11	5	8	1	18	354
h. Other:	21	11			5	3		1	41
i. No Opinion	18	1						1	20
TOTALS	2579	591	158	93	84	72	22	198	3797

### 2. What do you like most about living in this area?

a. Job opportunities	6	4							10
b. Schools	83	15	8	4	3	2		8	123
c. Security	186	58	15	10	7	4	1	17	298
d. Affordable housing	244	67	10	7	11	8	1	14	362
e. Convenient location	122	33	14	4	1	5	1	10	190
f. Proximity to recreation	197	60	10	5	10	8		12	302
g. Rural atmosphere	526	124	35	23	23	14	7	53	805
h. Other	30	7			3	4			44
i. No opinion	141	18	10	1		1		5	176
TOTALS	1535	386	102	54	58	46	10	119	2310

### 3. What do you dislike most about living in this area?

a. Inadequate employ. opp.	222	45	23	8	13	5	2	19	337
b. Traffic problems	105	36	11	3	2	5	3	8	173
c. Not enough affordable housing	45	1	6	2		1		2	57
d. Not enough shop. fac.	305	110	31	17	13	14	4	33	527
e. Not enough cultural act.	106	44	5	3	12	3	1	12	186
f. Growing too fast	181	32	19	11	9	8	4	13	277
g. Too crowded	43	5	7	4	2	1	2	3	67
h. High rate of crime	26	4	5	1	1		1	4	42
i. Growing too slowly	70	11	5	2	1	1	1	1	92
j. Inadequate public services	134	36	11	1	8	3		11	204
k. Nothing for teens to do	179	38	19	7	9	6	4	17	279
l. Lack of unified com. ident.	86	17	5	2	4	2	1	10	127
m. Inadequate dev. stds.	146	39	9	1	6	4	1	17	223
n. Other	77	14	7	2	5			6	111
o. No opinion	163	19	5	2	1	2		7	199
None		2							
TOTALS	1888	453	168	66	86	55	24	163	2901

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

4. Which of the following public services are needed, or in need of improvement? Which would you favor a local assessment for?

## NEED YES:

- a. Community center
- b. Public parks
- c. Future library
- d. Fire protection
- e. Public transportation
- f. Recycling center
- g. Urgent health care
- h. Ambulance service
- i. Water service
- j. Sewer service
- k. Larger post office
- l. Sheriff sub station
- m. Bike, hike, eques. trails
- n. Churches
- o. Schools
- p. Extended dump hours
- q. Yard waste collection
- r. HHW collection
- s. Other

164	49	11	7	8	6	3	15	263
222	79	16	8	8	5	1	14	353
277	75	14	12	12	8	5	16	419
372	99	23	13	12	10	5	28	562
175	43	22	7	11	5	2	13	278
272	59	18	7	8	6	3	21	394
241	56	15	9	5	6	3	23	358
205	55	12	6	3	3	2	17	303
200	39	11	4	11	3	2	16	286
337	32	11	7	10	4		21	422
112	33	15	2	7	3		9	181
264	84	23	6	11	11	1	28	428
184	60	12	6	11	4	3	19	299
102	29	8	4	3	2	1	8	157
181	36	20	6	10	2	1	14	270
88	25	16	4	8	3	2	8	154
155	44	16	7	6	2		7	237
206	53	16	7	6	4	2	19	313
12	5	1	2	2	3			25
3769	955	280	124	152	90	36	296	5702

## ASSESSMENT YES:

- a. Community center
- b. Public parks
- c. Future library
- d. Fire protection
- e. Public transportation
- f. Recycling center
- g. Urgent health care
- h. Ambulance service
- i. Water service
- j. Sewer service
- k. Larger post office
- l. Sheriff sub station
- m. Bike, hike, eques. trails
- n. Churches
- o. Schools
- p. Extended dump hours
- q. Yard waste collection
- r. HHW collection
- s. Other

68	19	6	3	6	2		8	112
100	46	7	5	4	2		10	174
133	45	5	5	6	4	1	11	210
230	60	7	12	10	7	1	20	347
73	12	4	2	2	1	1	1	96
83	13	4	3	1		1	4	109
72	17	3	6	1	1		3	103
70	19	1	4	1	1	1	3	100
92	19	3	2	6	1		10	133
214	17	3	4	6	3		15	262
40	8	4	1	2			2	57
129	40	5	5	6	4		16	205
68	22	3	1	5	1	1	6	107
21	5		1				2	29
103	22	6	4	3	1		3	142
28	9	5	2	2	1		4	51
58	13	5	3	1	1		1	82
77	16		1	1	1		4	100
7							1	8
1666	402	71	64	63	31	6	124	2427

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 5

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## NEED NO:

a. Community center	174	43	14	2	6	4	3	16	262
b. Public parks	145	32	10	1	5	2	3	15	213
c. Future library	101	30	11		3	1	1	10	157
d. Fire protection	67	14	8	1	3	1	1	7	102
e. Public transportation	177	50	10	2	4	2	2	18	265
f. Recycling center	113	37	9	3	2	2	2	9	177
g. Urgent health care	121	30	13	2	6	2	1	9	184
h. Ambulance service	114	27	12	2	5	1	2	11	174
i. Water service	141	34	10	2	3	2	2	11	205
j. Sewer service	129	37	9	2	3	3	3	10	196
k. Larger post office	189	49	12	5	7	3	3	17	285
l. Sheriff sub station	134	26	10	4	5	1	2	9	191
m. Bike, hike, eques. trails	161	30	17	3	4	1	1	12	229
n. Churches	174	46	15	4	6	3	3	14	265
o. Schools	125	31	10	1	2	1	3	12	185
p. Extended dump hours	183	45	10	3	5	2	3	14	265
q. Yard waste collection	158	37	10		6	2	3	16	232
r. HHW collection	123	32	12		5	1	2	13	188
s. Other	3		1					1	5
TOTALS	2532	630	203	37	80	34	40	224	3780

## ASSESSMENT NO:

a. Community center	122	34	6	2	4	3	2	7	180
b. Public parks	118	19	3	1	4	3	1	7	156
c. Future library	99	18	7	1	4	1	2	6	138
d. Fire protection	73	13	6	2	3	3	2	4	106
e. Public transportation	125	36	6	3	3	2	1	12	188
f. Recycling center	147	39	5	4	3	4	1	11	214
g. Urgent health care	135	30	11	3	5	4		9	197
h. Ambulance service	121	21	7	3	3	2		10	167
i. Water service	96	25	6	3	3	2		8	143
j. Sewer service	88	23	6	4	4	2	1	5	133
k. Larger post office	120	31	5	3	5	4	1	8	177
l. Sheriff sub station	104	24	6	2	4	1	1	7	149
m. Bike, hike, eques. trails	133	29	8	3	4	3		9	189
n. Churches	127	29	9	2	4	4		9	184
o. Schools	92	21	5	1	3	1	1	8	132
p. Extended dump hours	131	24	5	2	4	2	1	8	177
q. Yard waste collection	126	29	5	3	5	2	1	10	181
r. HHW collection	125	27	7	4	4	2	1	10	180
s. Other	8	2		2		2		2	16
TOTALS	2090	474	113	48	69	47	16	150	3007



# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 6

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## 5. What should the priorities be for the Greater Valley Springs Area Community Plan?

a. Traffic, roads, circulation	342	122	25	13	15	15	3	25	560
b. Land use	397	126	21	14	12	14	5	33	622
c. Environmental issues	239	58	19	10	6	4	2	20	358
d. Community services	147	38	13	3	8	5	1	12	227
e. Hwy. 12 & or 26 develop.	375	131	25	14	14	14	4	25	602
f. Water & sewer	390	44	13	10	12	6	1	20	496
g. Tourism & recreation	122	24	10	3	5	2	2	11	179
h. Economic development	253	69	21	5	12	7	1	19	387
i. Open space, wildlife	291	65	14	9	13	8	3	21	424
j. Resource production	79	6	8	2	2	3	2	6	108
k. Other	35	6	7		2	2		2	54
l. No opinion	51	5	5	2				4	67
TOTALS	2721	694	181	85	101	80	24	198	4084

## 6. What kind of community do you want this area to be in 20 years?

a. Semi-rural	483	121	26	19	16	14	7	45	731
b. Quaint, historic town	203	42	15	7	8	6	2	15	298
c. Small retail/commercial	274	78	14	9	7	10	1	24	417
d. Large retail/commercial	50	13	6		2	2	1	4	78
e. Small industrial center	119	26	7	4	4	5		9	174
f. Large industrial center	21	2	3					1	27
g. Retirement area	256	70	14	9	8	8	5	13	383
h. Env. clean businesses	284	72	18	11	6	4	1	21	417
i. Bedroom community	169	43	7	5	4		1	11	240
j. Jobs balance housing	239	52	21	8	11	8	1	13	353
k. Cater to rec. & tourism	107	18	11	4	7		1	10	158
l. Other	9	4		1					14
m. No opinion	39	1	5					3	48
TOTALS	2253	542	147	77	73	57	20	169	3338

## LAND USE:

### 1. Many people are attracted to this area because of its rural/open setting.

To preserve this character which of the following do you think should be done?

#### YES:

a. Designate area as a community plan	326	91	15	6	14	10	5	12	479
b. Cluster housing	356	106	19	10	13	13	2	24	543
c. Control density	521	122	26	15	16	15	8	40	763
d. Require more parks, riding trails, golf	344	100	16	11	14	9	5	21	520
e. Promote agriculture	210	41	11	11	10	7	5	22	317
f. Other	26	1	2		1				30
g. No opinion	39	5	10		2			4	60
TOTALS	1822	466	99	53	70	54	25	123	2712

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

1. Many people are attracted to this area because of its rural/open setting.  
To preserve this character which of the following do you think should be done?

NO:

- a. Designate area as a community plan
- b. Cluster housing
- c. Control density
- d. Require more parks, riding trails, golf
- e. Promote agriculture
- f. Other
- g. No opinion

78	15	4	3	2	1	2	12	117
170	32	9	4	3	1	4	14	237
60	17	6	2	5			5	95
122	27	7	2	4	4	1	13	180
125	36	8	1	3	4	1	9	187
8	3	1					1	13
28	5	4	2				1	40
591	135	39	14	17	10	8	55	869

1. Many people are attracted to this area because of its rural/open setting.  
To preserve this character which of the following do you think should be done?

NO OPINION:

- a. Designate area as a community plan
- b. Cluster housing
- c. Control density
- d. Require more parks, riding trails, golf
- e. Promote agriculture
- f. Other
- g. No opinion

154	27	9	3	1	3		11	208
89	10	3		1	1	1	5	110
60	12	4		1			2	79
116	19	6	3		2	2	6	154
163	32	6	3	2	3		6	215
36	9	2			3			50
42	10	4	3		2		4	65
660	119	34	12	5	14	3	34	881

2. What type of development would you like to see?

MANY:

- a. Single family
- b. Multi-family
- c. Rural residential
- d. Commercial
- e. Industrial, light
- f. Recreation
- g. No development
- h. Other

281	84	21	6	11	5	4	16	428
16	7	3		1		1	2	30
320	66	19	6	13	9	6	18	457
54	20	6	2	1	2	1	3	89
51	14	6	1	2	2	1	3	80
179	51	9	6	5	2	1	11	264
50	7	1	1	2		3	1	65
3							1	4
954	249	65	22	35	20	17	55	1417

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 8

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

2. What type of development would you like to see?

SOME:

- a. Single family
- b. Multi-family
- c. Rural residential
- d. Commercial
- e. Industrial, light
- f. Recreation
- g. No development
- h. Other

335	77	21	11	10	8	2	23	487
160	36	9	5	6	3		8	227
281	74	16	14	7	8	1	27	428
380	97	19	9	14	9	3	28	559
315	80	27	6	12	6	3	24	473
318	81	17	8	12	9	5	22	472
61	19	5		1	2	1	6	95
2								2
TOTALS	1852	464	114	53	62	45	138	2743

2. What type of development would you like to see?

NONE:

- a. Single family
- b. Multi-family
- c. Rural residential
- d. Commercial
- e. Industrial, light
- f. Recreation
- g. No development
- h. Other

33	7	4	1			5	8	58
305	80	18	7	9	6	6	23	454
32	2	4				2	3	43
96	16	5	3	2	1	3	9	135
156	34	6	6	3	3	3	11	222
46	7	7	4		3		6	73
84	18	8	2	3	1		9	125
4	4	1						9
TOTALS	756	168	53	23	17	14	69	1119

3. What type of housing or parcel size would you like to see in the area?

MANY:

- a. Low density
- b. Medium density
- c. High density
- d. Apt., townhouse, condo.
- e. Senior housing
- f. Mobile home parks
- g. Low/mod inc. housing
- h. Other

391	50	17	10	15	10	5	28	526
205	72	12	2	5	4	2	5	307
13	4			1			2	20
16	1							17
61	6	7	2	3		1	5	85
17	1	2	1		1		2	24
23	3	4	1	2	1		1	35
7	1						1	9
TOTALS	733	138	42	16	26	16	44	1023

SOME:

- a. Low density
- b. Medium density
- c. High density
- d. Apt., townhouse, condo.
- e. Senior housing
- f. Mobile home parks
- g. Low/mod inc. housing
- h. Other

240	94	17	11	4	7	3	21	397
357	78	16	7	12	6	2	21	499
79	32	4		4	2	1	5	127
158	53	8	1	9	6	1	8	244
410	112	26	10	15	15	3	30	621
198	33	8	5	8	7	2	12	273
245	39	13	7	9	12	3	17	345
2							1	3
TOTALS	1689	441	92	41	61	55	115	2509

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

3. What type of housing or parcel size would you like to see in the area?

NONE:

a. Low density	18	7	6	1	2			5	39
b. Medium density	70	9	10	8	2	5	2	15	121
c. High density	431	97	27	14	10	12	5	36	632
d. Apt., townhouse, condo.	388	92	23	12	11	8	5	34	573
e. Senior housing	133	20	7	6	2		3	11	182
f. Mobile home parks	360	92	21	10	11	7	3	30	534
g. Low/mod inc. housing	294	96	20	7	10	4	3	24	458
h. Other	8	6		1	2			2	19
TOTALS	1702	419	114	59	50	36	21	157	2558

4. Tourism and recreation are growing in Calaveras County. What do you think we should do about each of the following activities?

PROMOTE:

a. Special events	475	108	28	14	16	10	5	38	694
b. Dev. historic town theme	448	103	21	15	15	13	4	34	653
c. Bed & Breakfast Inns	400	91	20	13	14	8	3	30	579
d. Campgrounds, RV parks	338	63	18	15	13	11	1	28	487
e. Equestrian facilities	299	59	14	13	11	5	4	23	428
f. Tourist shops	296	71	17	13	13	5	2	23	440
g. Cottage industry	394	92	18	12	11	11	4	31	573
h. Golf courses	291	115	13	6	9	11	6	20	471
i. Other	10	4		1				2	17
TOTALS	2951	706	149	102	102	74	29	229	4342

4. Tourism and recreation are growing in Calaveras County. What do you think we should do about each of the following activities?

NO ACTION:

a. Special events	177	48	13	4	6	4	2	16	270
b. Dev. historic town theme	165	44	13	3	8	5	3	14	255
c. Bed & Breakfast Inns	192	53	16	3	6	7	4	13	294
d. Campgrounds, RV parks	197	64	16	1	6	4	5	19	312
e. Equestrian facilities	240	55	18	3	6	10	3	15	350
f. Tourist shops	231	53	15	3	6	9	4	16	337
g. Cottage industry	174	42	14	3	7	2	1	13	256
h. Golf courses	222	40	16	4	10	3	1	18	314
i. Other	3	2	3						8
TOTALS	1601	401	124	24	55	44	23	124	2396

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

4. Tourism and recreation are growing in Calaveras County. What do you think we should do about each of the following activities?

## DISCOURAGE:

a. Special events	45	6	4	2		1	1	2	61
b. Dev. historic town theme	47	6	8	1				3	65
c. Bed & Breakfast Inns	58	7	9	2	1	1		4	82
d. Campgrounds, RV parks	115	27	10	4		1	1	6	164
e. Equestrian facilities	64	13	9	1	1	2		6	96
f. Tourist shops	83	19	11	3	2	1	1	7	127
g. Cottage industry	49	8	8	2		2	2	4	75
h. Golf courses	88	6	14	2	1	2	1	8	122
i. Other	4	1	2					1	8
TOTALS	553	93	75	17	5	10	6	41	800

5. Should retirement be emphasized in our future growth?

a. Yes	504	128	39	19	18	18	6	39	771
b. No	121	25	8	3	7	2	1	8	175
c. No opinion	174	29	9	4	1	1	2	11	231
TOTALS	799	182	56	26	26	21	9	58	1177

If yes, which of the following services do you think are needed?

a. Health services	404	110	30	16	13	13	5	29	620
b. Nursing homes	136	36	12	7	3	4		6	204
c. Senior housing	266	59	26	10	8	9	2	15	395
d. Senior recreation	306	80	25	11	10	10	1	18	461
e. Senior transportation	290	70	25	11	9	11	3	18	437
f. Other	5	5			1			1	12
g. No opinion	84	14	7	4	1	1	1	5	117
TOTALS	1491	374	125	59	45	48	12	92	2246

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

6. What types of businesses would you like to see in our area. BE SPECIFIC.

a. Retail:

None	24	2						2	28
No opinion	378	64	33	15	7	10	5	22	534
No preference	149	45	9	4	6	1	1	11	226
Antiques	1			1					2
Appliances	5							3	8
Art	1								1
Auto dealer	1		1		1				3
Auto Parts	3								3
Bakery	6	2			1			1	10
Beauty shops	1	1							2
Books	1							1	2
Car Wash				1	1	1		1	4
Cleaners	7	1		1	1		2	2	14
Clothing	80	14	8	1	4	2	1	7	117
Computer								1	1
Cottage Industry	2	1			1				4
Deli	3	1	1						5
Discount stores	71	19	9	2	3	2		2	108
Drug stores	36	17	1		2	1	1	4	62
Fitness Center	2							3	5
Furniture	2								2
Gas, discount	5					1			6
Gas, full service	12	3	1	1		1	1	1	20
Gift shop	2			1					3
Grocery, Super market	172	38	9	7	8	7	3	16	260
Hardware	42	8	1		1			3	55
Health foods	4	2							6
Ice Cream	4	2						1	7
Laundromat				1					1
Light retail	5	2		1	1				9
Lumber yard	9	2	3					1	15
Major Department stores	80	17	2	2	4	2	1	6	114
Mini Mart	3	1				2			6
Mom & Pop	4					2			6
Music	1								1
Nursery, plants	8	2						1	11
Pet Store	1				1		1		3
Photo, 1 hr.								1	1
Shopping center	21	7		4				2	34
Small chains	11	3		1	1		1		17
Sports	11								11
Toy Store			1						1
Vacation Supply	1								1
Variety	14	7	1						22
Video	3		1						4

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## b. Financial:

None:	36	7	2				1	2	48
No Opinion	545	106	48	22	16	20	8	39	804
No Preference	100	33	6		2		1	7	149
ATM	23	5		1	2	1		2	34
Banks	137	29	5	6	6	2	1	11	197
Credit union	5		1					1	7
Income tax	4								4
Insurance Co.	4	2							6
Investments	4				1				5
Loan Co.	7				1				8
Planning		1							1
Real Estate		1							1
Savings & Loan	21	2	2		2			1	28

## c. Repair Services:

None	29	6						3	38
No opinion	495	101	44	22	14	17	6	30	729
No preference	147	42	8	2	3	2	1	13	218
Auto	127	27	6	2	3	3	3	12	183
Basic services	14	1	1		2				18
Bicycle	1	1							2
Boat	8	3				1		1	13
Car Wash									0
Computer	1					1			2
Electrical	19	3	1			1			24
Electronic	15	2	1	1		1	1	1	22
Furniture					1				1
Glass	3								3
Handyman	10	1			1				12
Heating & Air Conditioning	4								4
Home	16	6	1		1			1	25
Jewelry								1	1
Large appliances	35	9	3	3	4	1	1	4	60
Leather	1								1
Plumbing	15	1			1	1			18
R.V.	5		1						6
Satellite TV			1						1
Shoe	9	3			1				13
Small appliances	48	10	3	4	5		1	5	76
Small engine	8	1	1		3				13
Tire	1	1	1					1	4
Tractor	1								1
Well Drilling	1								1

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## d. Health Care:

None	26	4	1	1	1			2	35
No opinion	471	104	38	18	15	21	5	33	705
No preference	160	47	13	2	6			13	241
Ambulance	6	1						2	9
Clinic	56	3	1	1	1		2	4	68
Dentist	22	3	3	1	2			2	33
Doctor	35	7	3	1	2		1	4	53
Emergency	61	10	4	3	2	1	1	7	89
Extended care	12	3	1						16
Hospital	58	7	3	2			2	2	74
Kaiser	15	1				1			17
Nursing home	5	2	1		1				9
Oxygen Service	1		1						2
Rehabilitation center	7	1							8

## e. Hotels, Restaurants:

None	25	1	1					3	30
No opinion	413	72	29	15	11	12	7	28	587
No preference	115	41	13	2	4	1	1	16	193
Bed & Breakfast	33	8	2		1	1		2	47
Ethnic restaurants	30	3	1	1		1		5	41
Family restaurants	134	36	8	3	5	4		8	198
Fast food	100	21	8	3	4	2	2	9	149
Fine dining	89	22	4	2	4	5		4	130
Hotels	54	13	2	2	4	3		1	79
Ice cream parlor	3	2			1				6
Major chain restaurant	37	9	1		3	1		1	52
Motel	49	11	4	1	4	2		1	72
No fast food	11	1			1				13
Tourist type facilities	3								3
Variety of restaurants	96	11	4	3	6	3		9	132



# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 14

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## f. Entertainment:

None	32	2	1					2	37
No opinion	499	95	39	19	15	14	8	36	725
No preference	111	33	8	2	3	1	1	9	168
Amusement Park	2				1				3
Arcades	9	2					1	2	14
Archery range	1				1			1	3
Ball parks	9	6	1					2	18
Bars				1					1
Boating	2		2		2		1		7
Bowling	58	12	3	2		1		5	81
Cable TV		1						1	2
Car Racing		1							1
Country Western dances	3							1	4
Dancing	4							1	5
Drama theatre	39	8	1	2	1	1		5	57
Golf course	14	7	2	1	1	1			26
Gym	10	1						2	13
Health club	11	2						1	14
Library	1								1
Miniature golf	18	8	3		1			2	32
Movies	132	37	9	5	6	3	1	12	205
Multi Purpose Hall	5	4				1			10
Music concerts	3	2	1				1	1	8
Night clubs	4	1					1		6
Outdoor activities	18	3		1				4	26
Par course	2								2
Parks	4	3							7
Pistol range	2	1	1		2				6
Pool tables	1						1	1	3
Rec. Center	2	2						1	5
Roller skating	15	2	2	2		1		2	24
Senior center	4	2	1						7
Skating rink	20	3	2	2				2	29
Stables	1		1						2
Swimming Pool	6	1				2		1	10
Teen centers	29	4	1			1	1	3	39
Tennis	6	3	1	1		1		2	14
Water Sports					1				1

## g. Resorts:

None	75	9	2	1	1	1	2	4	95
No opinion	612	109	49	27	21	21	7	47	893
No preference	122	41	8	1	2		1	11	186
Convention/Conference	11	3							14
Country Club								1	1
Expand La Contenta		3	1						4
Lake Activities	3	4							7
Lodge, Recreation Area	2				1				3
RV	3					1			4
Ski Transportation	1								1
Small	1	2			2				5

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## h. Industrial:

None	84	16	3	3	2		2	5	115
No opinion	569	99	45	23	20	20	8	43	827
No preference	106	30	9	1	1	2		12	161
Light Clean Industry	44	16	2	2	3			2	69
Appliance Manufacture	2	1							3
Assembly					1				1
Construction	1								1
Electrical Generator	1								1
Electronics Mfg.	8		1						9
Car Manufacture	3								3
Food Mfg.	1								1
Logging								1	1
Recreational Products		1							1
High Tech	4	1	1						6
Sheet Metal	2								2
For Unskilled Labor					1				1
Cement Plant	2							1	3
Warehousing	1								1
Welding	1								1
Wood Products, Pellet Mill			1						1

## i. Agriculture:

None	33	9			4			2	48
No opinion	593	108	48	24	15	21	8	38	855
No preference	140	36	9	1	4	1	1	17	209
Dude Ranch				1					1
Farm animals	14	2	1	1		1			19
Farmers markets	7	1							8
Feed stores	4				1		1		6
Fishery			1						1
Meat packing plant	1		1						2
Nursery	2					1		1	4
Orchards	13	3		1				2	19
Organic Farming	1				1				2
Range Land, Ranching	11	1		1	1				14
Truck farms	10		1	1	1	1		1	15
Veterinarian				1					1
Vineyards	10	2						1	13
Winery								1	1
Small Farms	1		1						2
No Cattle	1								1

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

PAGE 16

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

j. Other:

None	1								1
Open Space & Wildlife	1								1
Trade School	1								1
Airport			1						1
Arts & Crafts	1								1
Chamber of Commerce		2							2
Child Care	1							1	2
College Courses	1		1						2
Community Center		1							1
UC Campus	1								1
Funeral Home	1								1
Lawyers	1								1
Hunting (Access)	1								1
Rail Transport		1	1						2
Zoo & Museum	1								1
Mail Order Business	1								1
Postal substation	1								1

7. If all services such as water, sewers, roads, etc. are available, should existing subdivisions be allowed to subdivide their land into smaller parcels.

a. Yes	170	40	19	5	11	5	1	20	271
b. No	506	111	25	16	13	12	7	30	720
c. No opinion	110	28	12	5	2	3	1	6	167
TOTALS	786	179	56	26	26	20	9	56	1158

8. Should commercial and light industrial development be limited to:

a. Hwy 12. from 1/2 mi. east of Valley Springs to second Lime Creek Rd.	364	102	19	14	12	9	6	34	560
b. Hwy. 26 from intersection of Hwy 12 in Valley Springs to Vista Del Lago	290	60	14	9	12	15	4	25	429
c. Other	37	11		2	8	1	1	4	64
d. No opinion	191	27	24	1	3	1	1	6	254
NONE	6	4							10
TOTALS	888	204	57	26	35	26	12	69	1317

9. What type of industrial development do you want?

None	30	3	1					4	38
a. Heavy industry	44	6	3		2	1	1	1	58
b. Light industry	364	90	24	6	17	12	2	24	539
c. Env. safe Industry	488	124	32	19	15	13	1	39	731
d. Other: high tech	5			2					7
d. Other	5	2	1	1	2				11
e. No opinion	89	17	10			2	1	4	123
Use Local Resources		1							
TOTALS	1025	243	71	28	36	28	5	72	1507

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## CIRCULATION:

1. In your opinion what are the transportation problems in this area now?

a. No problems	94	15	5	4	1	2	2	6	129
b. Inad. maint./const. roads	229	68	16	7	15	10	4	21	370
c. Too many dirt roads	63	10	3	3	20	3	3	11	116
d. Inad. Hwy connections	124	47	11	5	8	2	1	14	212
e. Too much traffic volume	99	32	18	8	4	5	1	12	179
f. Speeders	275	85	23	12	17	8	1	32	453
g. Other	81	26	5	4	3	4		4	127
h. No opinion	179	20	10	2		1	1	5	218
TOTALS	1144	303	91	45	68	35	13	105	1804

2. To improve circulation for future growth what is your opinion of each of the following:

## FAVOR:

a. Minimize 26 encroachmnts	272	93	25	7	11	11	5	20	444
b. Hwy 12 By-pass	173	62	23	4	3	5	3	18	291
c. Reconstruct Burson Rd.	266	73	25	7	11	11	6	19	418
d. Improve Warren Rd.	92	27	6	8	8	3		14	158
e. Improve Quail Oaks Rd.	137	52	12	6	18	4	1	13	243
f. Improve intersection & bridge @ Hwy 26 & Burson	354	89	20	13	14	14	6	37	547
g. Hwy 26 passing lanes	442	127	35	18	16	13	6	47	704
h. Hwy 26 pullouts	394	107	35	15	16	14	4	35	620
i. Reconstruct 26 @ Milton Rd	250	82	13	13	11	9	5	21	404
j. Connect Quail Oaks Rd. with Carol Land extension	49	17	6	3	12	2		5	94
k. Connect rd. thru Valley Hills Est. with Ross Rd.	105	15	5	3	8	2	1	3	142
l. Other	8	4	1	1					14
TOTALS	2542	748	206	98	128	88	37	232	4079

## OPPOSE:

a. Minimize 26 encroachmnts	65	8	4	5	4	2	1	14	103
b. Hwy 12 By-pass	210	43	12	8	9	4	3	20	309
c. Reconstruct Burson Rd.	106	22	10	6	3	4	2	25	178
d. Improve Warren Rd.	93	14	10	4	1	5	1	17	145
e. Improve Quail Oaks Rd.	86	11	5	2	4	2	1	14	125
f. Improve intersection & bridge @ Hwy 26 & Burson	38	7	5	5	1			5	61
g. Hwy 26 passing lanes	64	11	8	7	3	3	1	6	103
h. Hwy 26 pullouts	66	10	6	3	4	1	2	11	103
i. Reconstruct 26 @ Milton Rd	87	9	9	4	1	3	1	13	127
j. Connect Quail Oaks Rd. with Carol Land extension	90	14	8	3	8	4	2	15	144
k. Connect rd. thru Valley Hills Est. with Ross Rd.	97	13	6	2	3	1	2	13	137
l. Other	2		1						3
TOTALS	1004	162	84	49	41	29	16	153	1538

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

2. To improve circulation for future growth what is your opinion of each of the following:

NO OPINION:

a. Minimize 26 encroachmnts	239	28	18	8	4	3	2	14	316
b. Hwy 12 By-pass	208	28	11	7	3	3	1	12	273
c. Reconstruct Burson Rd.	220	30	15	6	1	1	1	6	280
d. Improve Warren Rd.	362	69	24	7	6	4	6	15	493
e. Improve Quail Oaks Rd.	346	56	23	11		4	4	19	463
f. Improve intersection & bridge @ Hwy 26 & Burson	202	33	15	5	3	1	2	8	269
g. Hwy 26 passing lanes	130	7	11	1	1	2	2	3	157
h. Hwy 26 pullouts	140	18	11	2	1	1	2	6	181
i. Reconstruct 26 @ Milton Rd	230	40	18	3	5	2	3	13	314
j. Connect Quail Oaks Rd. with Carol Land extension	400	79	27	12	1	6	5	23	553
k. Connect rd. thru Valley Hills Est. with Ross Rd.	342	76	28	12	2	8	4	28	500
l. Other	10		1		1				12
TOTALS	2829	464	202	74	28	35	32	147	3811

HOUSING:

1. Should developers be required to provide for the following in new subdivisions:

FAVOR:

a. Affordable housing	314	67	30	12	14	11	3	26	477
b. Low income housing	90	12	9	3	6	2	2	15	139
c. Housing for elderly	256	52	27	8	9	6	4	25	387
d. Handicap housing	168	38	19	5	8	6	3	20	267
TOTALS	828	169	85	28	37	25	12	86	1270

OPPOSE:

a. Affordable housing	209	61	13	4	6	4	5	25	327
b. Low income housing	341	105	20	8	9	11	6	34	534
c. Housing for elderly	156	43	6	3	7	5	3	19	242
d. Handicap housing	165	42	6	3	6	4	4	19	249
TOTALS	871	251	45	18	28	24	18	97	1352

NO OPINION:

a. Affordable housing	160	34	8	7	3	1	1	7	221
b. Low income housing	200	31	12	8	7	3	1	10	272
c. Housing for elderly	228	56	14	8	5	3	2	14	330
d. Handicap housing	282	65	18	9	7	4	2	17	404
TOTALS	870	186	52	32	22	11	6	48	1227

DESCRIPTION	RC	LC	VS	JL	QO	MLA	SVR	OTH	TOTAL
-------------	----	----	----	----	----	-----	-----	-----	-------

## CONSERVATION:

## 1. Should old town area of Valley Springs be preserved.

a. For	510	108	38	21	15	13	6	41	752
b. Against	65	27	7	1	3	2	2	8	115
c. No opinion	166	35	10	4	5	4	1	11	236
TOTALS	741	170	55	26	23	19	9	60	1103

## 2. Should developers be required to set aside space or contribute to a fund for development of public parks, recreation facilities, open space?

a. For	580	129	34	21	17	16	9	46	852
b. Against	59	13	4	2	4	1		9	92
c. No opinion	105	17	16	3		2		5	148
TOTALS	744	159	54	26	21	19	9	60	1092

## SAFETY:

1. Where do you believe reduced speed limits should be imposed?  
(See separate sheet attached)

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

1

DESCRIPTION	TOTAL		
<u>"SAFETY"</u>			
1. Where do you believe reduced speed limits should be imposed?			
Highway 26	56	Highway 26	
VS to Jenny Lind Rd.	15	at Jenny Lind	1
VS to Baldwin	11	at Baldwin	1
VS to Milton	11	at Milton	5
VS through Rancho	11		
VS to Silver Rapids	7	at Silver Rapids	4
VS to Vista Del Lago	7		
VS to Burson Rd.	5	at Burson	3
VS to County line	3		
VS east	3		
VS to Linden	2		
VS to Bellota	2		
VS to Garner	2		
VS to Stockton	2		
VS to Olive Orchard	1	at Olive Orchard	1
VS to Kirby	1		
VS to Warren	1		
VS to Nichols	1		
Silver Rapids to Jenny Lind	3		
La Contenta to Jenny Lind	2	at La Contenta	9
La Contenta to Linden	1		
Burson to Warren	1		
Burson to Ospital	1		
Baldwin west	1		
Garner to Warren	1		
Milton to Linden	1		
St. Andrews to Silver Rapids	1	at St. Andrews	2
Vista Del Lago south	1		
		at Hogan Dam	3
		at Mini Mart	1
Highway 12	14	Highway 12	
VS to Wallace	1		
VS to Burson	1	at Burson	2
Line Creek to Burson	1	through VS	2

# VALLEY SPRINGS COMMUNITY PLAN SURVEY SUMMARY

2

Valley Springs	38	General Areas	
5 mile radius	2	Residential	42
2 mile radius	1	Schools Zones	30
1 mile radius	2	Rancho	14
City & Surrounding Area	6	La Contenta	11
Daphne St.	5	Everywhere	8
Paloma	4	Business areas	8
Sequoia	2	Children playing	3
Side streets	1	All 2 lane roads	2
One-way street	1	Congested areas	2
Residential	1	All intersections	2
4-way stop at P.O. corner	1	Busy intersections	1
		Major intersections	1
Other Streets		Rural roads	1
Baldwin	50	New Hogan area	1
Vista Del Lago	37	Entrance to subdivisions	1
Hartvickson	34	Traffic checks indicate	1
Silver Rapids	7	Fire Dept.	1
Garner	7	Accidents occur	1
Berkesey	5	Whole county	1
Huckleberry	5	Quail Oaks	1
Olive Orchard	5	Mother Lode Acres	1
Burson	4	Dangerous roads	1
Milton	3	Deveoped areas	1
Quail Oaks	3	County roads	1
Bergsma	2	Non county roads	1
Hogan Dam	1	Narrow roads	1
Kirby	1	Church areas	1
Mann	1	Playgrounds	1
Southworth	1	Town of Burson	1
Pettinger	1		
Other responses			
No answer	612		
No opinion	71		
No	57		
More enforcement	47		
More signs	5		
Too slow	4		
No more rules or signs	3		
Improve Highway 26	2		
Limit passing	1		
Follow highway rules	1		
Straighten curves	1		
Let CHP set limits	1		
Fix roads	1		
Control trucks	1		
Have bike lanes	1		
Pedestrian crossing on 26	1		
Passing lanes	1		
Slow down signs on SR	1		
Keep out development	1		
More stop signs	1		



# Valley Springs Community Goals

- Allow orderly, planned, and controlled development while preserving our rural way of life and small town atmosphere
- Encourage preservation of open space, agricultural and range lands, wildlife habitat and corridors, wetlands and riparian zones, oak woodlands, archaeological sites, and recreational areas surrounding our community
- Preserve scenic views of open space, greenbelts, and oak woodlands, especially along highway corridors and surrounding New Hogan reservoir campgrounds and recreation areas. Valley Springs is a major “gateway” to Calaveras County and should showcase the natural beauty of the area for residents and visitors
- Promote tourism as a healthy, environmentally-friendly economic base for our community. The foothills, lakes and reservoirs surrounding Valley Springs attract visitors and bring in revenues to the county. Encourage planning and businesses that support tourism within the context of preserving open space and the beauty of our rural landscape
- Encourage commercial buildings that are architecturally in keeping with our rural, small-town character; discourage high-rise, boxy, and cookie-cutter designs; discourage chain-stores and limit fast-food franchises; encourage local and unique businesses; encourage residential/business mixed-use projects to promote the vitality and safety of commercial areas
- Encourage renovation, preservation, and infill of the historic “downtown” Valley Springs area
- Concentrate new residential and commercial development in existing community areas where shopping, services, schools, jobs, and infrastructure are available
- Provide a range of housing types for people with varying needs. Include senior communities and single adults, entry-level and workforce housing, and include well-designed, attractive apartments, duplexes, and town homes, screened from view of major highways and located within existing community centers for easy access to services
- Promote for community safety by planning for adequate medical, police, and fire protection facilities and access
- Provide an interconnected system of roads, bike paths, and pedestrian trails adequate to meet the circulation needs of the community and to connect citizens and tourists with recreational areas and community centers

-FIRST DRAFT, APRIL 2006-

*To comment, go online ([www.MyValleySprings.com](http://www.MyValleySprings.com)) or write:*  
MyValleySprings.com, P. O. Box 1501, Valley Springs, CA 95252

# Valley Springs Area Planned Residential Developments

Updated 2-16-07

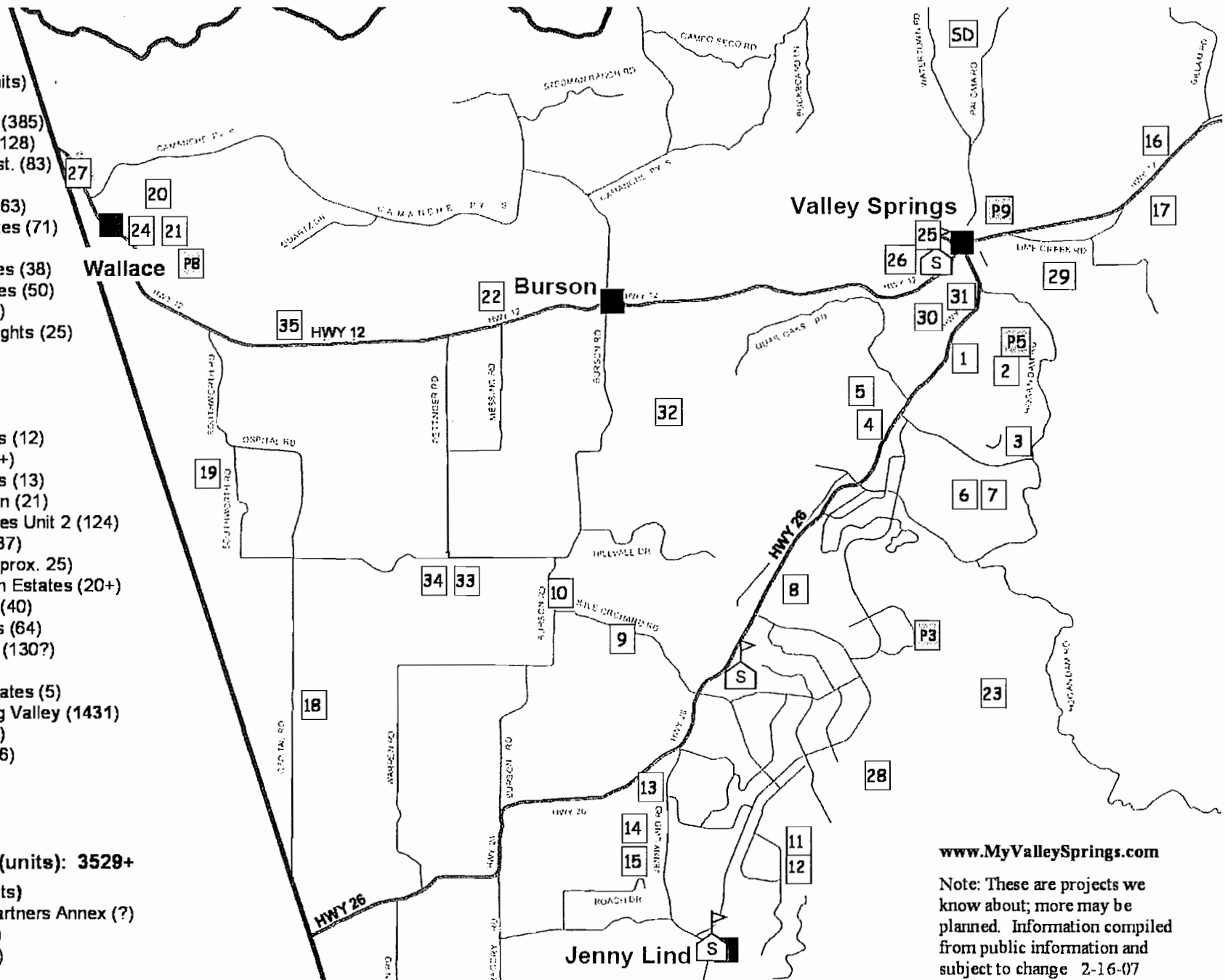
## Residential Projects: Current, Future, and Under Review (5+ units)

1. Gold Creek Estates (385)
2. Hogan Oaks 1 & 2 (128)
3. New Hogan Lake Est. (83)
4. Vista Plaza II (38)
5. North Vista Plaza (163)
6. Valley Springs Estates (71)
7. Del Verde (91)
8. Spring Ranch Estates (38)
9. Olive Orchard Estates (50)
10. Lucchesi Ranch (15)
11. Calaveras River Heights (25)
12. Eagle Ridge (6)
13. Bolin (18)
14. Briski (25)
15. Schroven (20)
16. Valley Creek Estates (12)
17. Calaveras West (38+)
18. The Ridge at Trinitas (13)
19. Stamper Subdivision (21)
20. Wallace Lake Estates Unit 2 (124)
21. Crestview Estates (37)
22. Las Tres Marias (approx. 25)
23. Lakeview Equestrian Estates (20+)
24. Mokelumne Oaks 1 (40)
25. Charboneau Estates (64)
26. Gann/ White House (130?)
27. Mendonca (6)
28. Calaveras River Estates (5)
29. Ponte Ranch/ Spring Valley (1431)
30. Mission Ranch (220)
31. Old Golden Oaks (96)
32. Don Parker (56?)
33. Sierra Greens (15)
34. Hollander (15)
35. Shively (5)

**Subtotal (units): 3529+**

## Proposed Projects (units)

- P3 New Hogan Lake Partners Annex (?)  
 P5 Hogan Oaks 3 (102)  
 P8 Higgins Ranch (600)  
 P9 Castle Rock (350)  
 SD San Joaquin Delta College campus



[www.MyValleySprings.com](http://www.MyValleySprings.com)

Note: These are projects we know about; more may be planned. Information compiled from public information and subject to change 2-16-07