

## GREATER VALLEY SPRINGS ADVISORY GROUP

### Housing Topic Group\*

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## HOUSING VISION FOR THE GREATER VALLEY SPRINGS AREA 20 to 30 Year Goals

The greater Valley Springs area will continue to grow and attract a broad cross-section and variety of residents. We anticipate current population levels could potentially double in the next 20 to 30 years, depending on the ability to provide adequate water, sewer, public services, and infrastructure. Housing in the greater Valley Springs area has changed in the past 30 years. The population has grown, and working cattle ranches with scattered farmhouses have been gradually disappearing, replaced by workers and commuters in ranchettes and subdivisions. We want to provide for housing needs, yet maintain our rolling hills and open space. This goal is possible through wise planning and land use. The Valley Springs community will have a range of housing choices available to meet the needs of current and future area residents while continuing to preserve its rural quality of life. In order to achieve our vision, we will:

- **Encourage housing for all income levels, age groups, and special populations.** This includes adequate, affordable workforce housing, and housing that meets the needs of the elderly, senior communities, young adults, single-parent families, first-time homebuyers, and the mentally and physically challenged.
- **Encourage the location of childcare centers in new housing developments,** especially in affordable (workforce) housing.
- **Encourage and locate mixed-use residential/commercial projects, mixed-use residential/retail buildings, and medium- to high-density residential development (lot size less than one acre) within the core Valley Springs town center.** Housing options should include single family and multifamily housing, duplexes/ triplexes, condos/ town homes, quality mobile home parks, and quality, well-managed apartments. Development will be in areas that have or are near jobs, transit routes, and essential services such as public water and sewer, schools, shopping areas, and recreation. Location of development and site design to take into consideration local historical and geographical landmarks (such as the Late House, the Train Depot, and Castle Rock). Encourage “Cluster Housing” design, which balances denser housing with the preservation of large areas of open space on-site.
- **Locate low density housing & large-lot development (lot size one acre or more) in community-designated rural residential and rural agricultural areas.** Encourage “Cluster Housing” design in these areas.
- **Encourage infill development, rehabilitation, beautification, and other improvements in the historic residential neighborhoods and downtown Valley Springs.** Improvements may include better lighting, drainage, pedestrian & bike paths, sidewalks and landscaping, rehab of buildings, street improvements, and beautification programs. We encourage a Historical Preservation Plan to identify and preserve historic structures such as the Late House, the Train Depot, and other buildings and houses in our historic town center.

- **Locate and design new subdivisions for walkability and biking**, with pathways directed to parks, schools, shopping, transit stops, and other services.
- **Locate new housing outside flood plains, wetland areas, and set back from creeks, streams, and rivers** (especially Cosgrove and other local creeks, and the Calaveras River).
- **Encourage Water-Friendly Site Design in new residential developments.** Permeable and porous paving, bioretention areas (water/rain gardens, sunken basins), open/natural drainage, on-site detention storage & infiltration, tree conservation, and narrower streets can reduce stormwater runoff impacts to Cosgrove Creek flooding.
- **Encourage Energy- and Water-Efficient building and landscape design** in order to conserve our limited resources; use recycled water for irrigation wherever possible.
- **Buffer and/or screen subdivisions** from view from highways and major connector roads by using walls or setbacks along with landscape screening.
- **Preserve heritage oaks and oak woodlands** on building sites if at all possible
- **Approve new housing subdivisions only if levels of services to existing residents will not be reduced:** highways and local roads will remain at Level of Service C or better; adequate emergency access, fire protection, sheriff protection, water, sewer, and other services will continue to be provided at current levels.
- **Provide Emergency Services mitigation with the construction of new housing.** Mitigation fees or other mitigating Conditions will include impacts to facilities and staffing; all mitigation to be designated specifically for use in the Valley Springs area.
- **Provide Affordable Housing mitigation with the construction of new housing.** Mitigation options to include: 1) building 10% affordable housing units on-site or in the Valley Springs area, or 2) affordable housing fees; to be collected and administered by a County Housing Authority, fees to be put in a Housing Fund and designated specifically for housing programs in the Valley Springs area, Housing Authority staff to work with the community, stakeholders and non-profit groups to help implement local housing programs. Affordable housing may be encouraged by developing guidelines for incentives such as reduction of developer fees.

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