

# DRAFT

## Greater Valley Springs Planning Area Vision Plan for Land Use (2008-2028)

May 27, 2008

Greater Valley Springs Advisory Group for Land Use<sup>1</sup>

The vision for Greater Valley Springs Planning Area Land Use is to provide land use patterns that best serve all residents.

Our historic town center needs to be redeveloped as it is the starting point from which to develop walkable neighborhoods with a commercial and historical hub near the intersection of California Highways 12 and 26. Higher density housing and senior housing need to be a part of the historic town center for resident convenience to shopping and commercial services. Parks and recreational activities for all ages and activity levels need to be developed in the town. All existing developments including those south of the historic town site (e.g., La Contenta and Rancho Calaveras) need to be protected from flooding and be serviced by high quality utilities (potable water, sewer, and electric power) without rationing in “average” and “wet” rainfall years. Water rationing can be reduced by promoting conservation measures that get people used to using less water. Public pathways need to interconnect residential areas and New Hogan Reservoir to accommodate walkers and bicyclists. Also, our town needs to interconnect parks, nearby wildlife habitats, and conservation areas using natural connections e.g., flood plains and streambeds for pathways and trails.

New developments need to conform to architectural and continuity standards and be located such that they make Valley Springs a town not just an intersection. “Green” building and sustainable, conservation-based residential design should be encouraged. The commercial region needs to include shopping with wide selection and competitive pricing so residents don’t have to leave the Greater Valley Springs Planning Area to shop. We need to prohibit additional “strip mall” commercial development. High school and college campuses need to be developed within walking distance of residential areas to reduce vehicular traffic and provide high quality jobs. An

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<sup>1</sup> Marti Crane, Kevin and Lorey Oliver, Diane Stamer, Cindy Brown, Michael Irwin, Galen and Michael Hazelhofer, Jerry Dzakowic, Gary and Carol Barzee, and Muriel Zeller with inputs from gvsag.org comments.

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industrial area, e.g., Toyon commercial area, needs to be developed as light industrial to create jobs for the surrounding areas. Encourage clean industries to locate in the Greater Valley Springs Planning Area that support local tourism, water recreation, and local agriculture. The goal is to have our residents enjoy complete community life (shopping, entertainment, and employment) without having to commute elsewhere.

Agricultural land around Valley Springs needs to be protected from development by conservation options to maintain a buffer around Valley Springs that protects its natural beauty and “small town” atmosphere.

Water needs to be discharged year round into streams to establish wildlife habitats and provide groundwater percolation to recharge our aquifers.

Calaveras County needs to establish and enforce roadway standards to buffer between California Highways 12 and 26 and residential housing. The goal is to preserve and improve the ability of the road system to carry projected volumes of traffic and safely provide access to residential, commercial and industrial areas. Residents in the Planning Area need connector roads for California Highways 12 and 26 around the historic town center and widened shoulder paving of California Highways 12 and 26 for driving safety. Calaveras County needs to create scenic corridors by instituting and enforcing an oak preservation ordinance (e.g., the Oak Forest Management Plan) especially along California Highways 12 and 26 starting at the historic town center.

Calaveras County need to develop and enforce a plan to bring non-compliant development into Calaveras County building code compliance by setting specific time lines and consequences for persistent non-compliance.