

# Valley Springs Community Plan - DRAFT

Two citizen and community-prepared draft Valley Springs Community Plans were submitted to the Calaveras County Board of Supervisors & Planning Department in September-October 2010: the “Tofanelli Committee” plan<sup>1</sup> and the “CCOG” (Calaveras Council of Governments) plan<sup>2</sup>. The two draft community plans may be viewed for reference online<sup>3</sup>. Text from both of the plans has been combined in this 2016 Draft “blended” community plan.

## Location and Community Description

Valley Springs is an unincorporated, quiet, historical Sierra foothill town in the western part of Calaveras County, at the junction of State Routes 12 and 26... (see attached draft Valley Springs Location and Community Description)

## History

(see attached draft History and Development)

## Community Vision

(see attached draft Community Vision and Guiding Principles)

## Valley Springs Community Plan Goals, Policies, & Programs

### Issues unique to the Valley Springs Community Plan area by topic:

- Land Use
- Transportation/Circulation
- Economic Development
- Housing
- Public Facilities and Services
- Natural Resources
- Hydrology
- Cultural Resources
- Health and Safety
- Noise

These provisions provide specific direction for implementing the 2014 Draft County General Plan in the Valley Springs Community Area. Each topic area presented includes a goal or goals followed by the associated policies and implementation programs.

Provisions from the two draft community plans have been combined below, using **compatible provisions from each plan** that are **consistent with the draft county general plan**<sup>4</sup> (see attached chart ‘Community Plan Parts’ listing all provisions and

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<sup>1</sup> ‘Valley Springs Community Plan Update 2010-2035 Revised Draft September 7, 2010’, Citizens Committee. This plan was later revised. Text used in this 2016 “blend” document is from the ‘Revised Draft Feb. 8, 2011’ plan.

<sup>2</sup> ‘Valley Springs Community Plan Final Version October 2010’, Calaveras Council of Governments

<sup>3</sup> The 2010 ‘CCOG’ plan is posted on the CCOG Valley Springs CBTP page <http://calacog.org/project/valley-springs-cbtp/> and on the MyValleySprings.com website at:

[http://www.myvalleysprings.com/pdfs/2015/VS\\_community\\_plan\\_final\\_100810.pdf](http://www.myvalleysprings.com/pdfs/2015/VS_community_plan_final_100810.pdf)

The 2011 Revised ‘Tofanelli Committee’ plan is posted on the County General Plan Update page at:

<http://planning.calaverasgov.us/GeneralPlanUpdate.aspx>

<sup>4</sup> ‘Community Plan Parts’ Chart, submitted to Calaveras County Planning Department as part of ‘The Valley Springs Community Plan Proposals for the Calaveras County General Plan Update’, June 22, 2015

identifying matching 'Supportive Provisions of 2014 Draft General Plan'). **Issues outside the control of the County were not included.**

By combining these two compatible sets of goals, policies, and implementation measures, the result is a Valley Springs Community Plan that broadly represents the desires of both planning groups. As seen below, the two plans have "common ground" to build on. **In this draft blended provisions section, no wording of text from either plan has been changed**, and the original identifying provision numbers have been kept in order to facilitate reference to original documents.

The Planning Department will first review provisions for compatibility with the draft General Plan. Then, as a neutral party, Planning will work with representatives from both plans to edit this draft and create a "blended" version (with new numbering). **Goals and policies highlighted in yellow may be "blended"** to eliminate overlap, repetition, and to provide better flow and clarity. **Black text comes from the "CCOG" community plan; blue text in Times New Roman italic font comes from the "Tofanelli Committee" community plan.**

Implementation Program numbers listed after CCOG policies reference Chapter 8 of the CCOG community plan<sup>5</sup>, where the full text of those implementation programs can be found (see attached CCOG Chapter 8 Implementation Programs).

**Provisions can be logically followed as outlined in the example below:  
GOAL LU-1 > POLICY LU-1.1 > IMPLEMENTATION PROGRAM 1**

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## **Land Use**

**Goal LU-1** *Protect the rural, small-town character and local identity of the planning area.*

**Goal 6.1G-1** *To allow planned development while preserving the "Rural way of life and the small town atmosphere".*

### **SUBDIVISION DESIGN**

**LU-1.1** Encourage subdivisions designed with 1/2-acre lots or smaller arranged around shared open spaces, such as neighborhood greens.  
*Implementation Program 12*

**LU-1.2** Protect natural site features to make developments visually compatible with their environment.  
*Implementation Program 12*

**LU-1.3** Encourage open space or greenbelt buffers between subdivisions and external streets to protect open views to surrounding foothills and provide space for off-street trails, habitat conservation, and stormwater management.  
*Implementation Program 12*

**6.1 P-3** *Encourage developers/builders to design growth to accommodate a buffer in their planning if possible.*

**LU-1.4** Promote greenbelt areas for fire protection as part of conservation subdivision designs in high fire hazard areas.

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<sup>5</sup> 'Chapter 8 Implementation Programs' from CCOG Final Version Valley Springs Community Plan, October 2010

*Implementation Program 12*

**6.1 P-3** *Encourage developers/builders to design growth to accommodate a buffer in their planning if possible.*

### **COMMERCIAL DISTRICT DESIGN**

**LU-1.5** Encourage parking areas to be located behind buildings to hide them from view along SR 12 and SR 26. Parking areas should be generously landscaped to screen from view when adjacent to residential uses, and to provide shade for cars making the area more attractive to visitors and customers.

*Implementation Program 1*

**LU-1.6** Discourage use of perimeter fences and/or walls that would deter shared parking configurations or limit pedestrian connections between adjacent properties.

*Implementation Program 1*

**LU-1.7** Establish minimum building setbacks that provide space in front of buildings for on-site trails, stormwater retention basins, and/or oak tree preservation, and protect views of the surrounding foothills.

*Implementation Program 1*

**LU-1.8** Cluster commercial development around shared parking to preserve expansive views in the Commercial district.

*Implementation Program 12*

**LU-1.9** Encourage use of on-site pedestrian trails to connect adjacent commercial developments; provide connections to community-wide trails where possible.

*Implementation Program 12*

**LU-1.10** Encourage commercial signs in the Town Center and Commercial districts to be consistent with the rural community character.

*Implementation Program 5*

### **TOWN CENTER DISTRICT DESIGN**

**LU-1.11** Extend the grid street system found in the historic Valley Springs settlement.

*Implementation Program 20*

**LU-1.12** Establish building height limits to preserve the small-town character.

*Implementation Program 1*

**LU-1.13** Plan for civic space to allow for community events and informal gathering, including use as a farmers' market.

*Implementation Programs 1, 30*

**LU-1.14** Plan for space for a community center/senior center building located in or adjacent to the Town Center district near other amenities and bicycle and pedestrian paths to support walkability.

*Implementation Programs 1, 28, 30*

**LU-1.15** Encourage civic uses to locate in the Town Center.

*Implementation Program 30*

**Goal LU-2** 6.1G-2 To preserve open space and agricultural lands.

**LU-2.1 6.1 P-2B** Promote incentives to encourage open space land.

**Goal LU-3** 6.1G-3 To support maintaining a buffer between Valley Springs and adjacent existing town-sites. (Campo Seco, Burson, Jenny Lind and Paloma).

**LU-3.1 6.1 P-3** Encourage developers/builders to design growth to accommodate a buffer in their planning if possible.

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## **Circulation/Transportation**

**Goal CIRC-1** Improve traffic flow through the planning area with a priority on the SR 12/SR 26 intersection.

**Goal 6.2G-1** To eliminate traffic congestion at the intersection of state highways 12 and 26.

### **SR 12 ALTERNATE ROUTE**

**CIRC-1.1** Pursue construction of a SR 12 or other alternate route that would shift highway traffic from the center of historic Valley Springs to a newly constructed road south of the existing SR 12.  
*Implementation Program 13, 14*

**6.2 P-1** Calaveras County should plan for the future needs of public roads including SR highway 12/26 By-Pass. Refer to SR26 Map.

**6.2 Imp-1** Calaveras County should co-ordinate with other agencies to move forward with the Valley Springs ByPass to eliminate traffic congestion at the intersection of state highways 12 and 26.

### **KEY INTERSECTION IMPROVEMENTS**

**CIRC-1.2** Prioritize improvements to intersections identified in the Community Plan.  
*Implementation Program 14*

**CIRC-1.3** Incorporate traffic calming devices on roadways in the Town Center, Commercial, and Community Residential districts to slow traffic speeds in areas with high pedestrian activity.  
*Implementation Program 17*

**Goal CIRC-2** Increase opportunities for non-motorized circulation throughout the planning area.

### **PEDESTRIAN/BICYCLE TRAIL SYSTEM PLAN**

**CIRC-2.1** Require new development to accommodate pedestrian and bicycle facilities.  
*Implementation Programs 12, 16*

**CIRC-2.2** Develop a community-wide trail system that connects users within the planning area to each other and to the Hogan Reservoir and Mokelumne Coast to Crest trail systems.

**Goal CIRC-3 *Develop neighborhoods that promote circulation and emergency access.***

**NEIGHBORHOOD CONNECTIONS**

**CIRC-3.1** Ensure new subdivisions can connect to existing and/or future subdivisions using through streets, pedestrian and bicycle trails, and live end cul-de-sacs.

*Implementation Programs 17, 19*

*6.2 Imp-3 Calaveras County shall mitigate new development to incorporate improvements necessary to serve the transportation needs of Valley Springs.*

**CIRC-3.2** Provide multiple points of access in new developments to discourage concentration of traffic at a few intersections.

*Implementation Program 19*

**CIRC-3.3** Promote walkable block lengths in the Town Center and Commercial districts and set standards for residential block lengths.

*Implementation Program 21*

**CIRC-3.4** Soundwalls and gated residential areas that impede emergency access and detract from the area's rural character should generally not be used.

*Implementation Program 17*

**Goal CIRC-4 *6.2G-2 (Transit) To encourage safe, efficient, affordable public/private transit transportation especially for the disabled and special needs who require specialized transportation needs.***

**CIRC-4.1** *6.2 P-2 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 commutes*

*6.2 Imp-2 Improve public awareness and information for transit systems and schedules. Promote the distribution, display and availability of schedules in public places.*

*6.2 Imp-2A Promote appropriate commuter parking lots located in convenient and safe areas in Valley Springs by 2020.*

**Goal CIRC-5 *6.2G-3(Maintain LOS) To determine and assure that the impact of new development as designated on the Valley Springs Community Land Use Map does not adversely affect or overburden the existing levels of service and the flow of traffic in Valley Springs.***

**CIRC-5.1** *6.2P-3 Sufficient roads should be provided to serve the transportation and safety needs of the Valley Springs Community.*

**CIRC-5.2** *6.2P-3A New development should mitigate its impact on public services.*

*6.3 Imp-3 Calaveras County shall mitigate new development to incorporate improvements necessary to serve the transportation needs of Valley Springs.*



## **Economic Development**

**Goal ED-1** *Increase local employment opportunities, including jobs for area youth.*

### **JOBS/HOUSING BALANCE**

**ED-1.1** Promote a balance of commercial and light industrial development to residential development.  
*Implementation Programs 1, 22*

**6.3G-2** *To support commercial, light industrial development (also supports Goal ED-3)*

### **SUPPORT LOCAL BUSINESSES**

**ED-1.2** Encourage development of visitor-oriented businesses and supporting services to increase tourism potential associated with the area’s reservoirs.

*Implementation Programs 24, 25*

**6.3 P-3A** *Encourage co-operation and networking with the Valley Springs business community and recreation businesses to develop and promote the Tri-Dam area and the expansion of the recreational industry.*

**6.3G-4** *To promote existing walking and hiking trails located in the Jenny Lind Veterans Memorial Park including the Tri Dam areas and the Mokelumne Coast to Crest Trail (part of the Recreational Trail Act) as added recreational attractions for Valley Springs*

**Goal ED-2** *Provide access to continuing education training facilities that increase employment skills of area residents.*

**Goal 6.5G-3** *To encourage the continuation of higher education.*

### **EDUCATION AND TRAINING**

**ED-2.1** Provide land use designations suitable to accommodate employment training and continuing education centers.

*Implementation Program 1*

**ED-2.2** **6.5 P-3** *Support and plan for a future college campus.* **6.5P-3A** *Encourage campus locations to locate near existing infrastructure is to be provided by developer/builder.* **6.5P-3B** *Campus should be located in an area accessible to highways.*

**6.5 Imp-3** *Utilize available existing classroom space at local school sites until a larger population can support a college campus.*

**Goal ED-3** *Increase the local sales tax base.*

**Goal 6.3G-1** *To promote the economic prosperity for the Valley Springs Community.*

**Goal 6.3G-2** *To support commercial, light industrial development.*

### **EMPLOYMENT DEVELOPMENT AND ECONOMIC GROWTH**

**ED-3.1** Ensure sufficient land is zoned in the Town Center and Commercial districts for economic growth and employment generating uses.

*Implementation Program 1*

**6.5 P-2** *Encourage growth where infrastructure is in place or provided by developers /builders and/or applicant.*

**ED-3.2** Support the expansion of existing local-serving businesses and the development of new ones.

*Implementation Program 25*

**Goal ED-4**

**6.3G-3** *To promote tourism and recreation development in Valley Springs.*

**6.3G-4** *To promote existing walking and hiking trails located in the Jenny Lind Veterans Memorial Park including the Tri Dam areas and the Mokelumne Coast to Crest Trail (part of the Recreational Trail Act) as added recreational attractions for Valley Springs.*

**ED-4.1** **6.3 P-3** *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.* **6.3 P-3A** *Encourage co-operation and networking with the Valley Springs business community and recreation businesses to develop and promote the Tri-Dam area and the expansion of the recreational industry.*

*6.6 Imp-1A 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.*

*6.3 Imp-3B Recreational facilities should 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.*

*6.3 Imp-3C Encourage co-operation between Calaveras County, local businesses, landowners and business operators, and concessionaires of recreational facilities in the development of policies and planning to assure continued quality recreation opportunities and enhance the economic development of Valley Springs.*

**ED-4.2** **6.3 P-4** *Encourage and promote the use of public, federal, state and water district/utility trail and parks, used by schools, clubs, organizations, tourists and local citizens for walking, hiking, biking and equestrian attractions.*

*6.3 Imp-4 Encourage volunteers to promote the Coast to Crest Trail and other existing federal, state, water district/ utility and local trails by working with business operators and concessionaires of recreational facilities to provide signage and informational brochures and pamphlets.*

*6.3 Imp-4C Encourage co-operation and networking with volunteers and trail clean-up days to maintain the trails.*

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**Housing**

**Goal H-1** ***Provide diverse housing opportunities for existing and future residents.***

**HOUSING DIVERSITY AND AFFORDABILITY**

**H-1.1** Encourage higher-density housing in the Town Center district in close proximity to community services.

*Implementation programs 1, 23*

**H-1.2** Allow for a range of housing types, including single-family detached, single-family attached multi-family units, and mixed-use residential developments in the Town Center district.

*Implementation Program 1*

*Goal 6.4G-1 To encourage multiple uses as shown with the land use map to accommodate all types of housing for all income levels.*



## **Public Facilities and Services**

**Goal PS-1** *Plan infrastructure expansions to limit rural sprawl and maintain water quality and availability for area residents.*

**Goal 6.7G-1** *To ensure a safe water supply for Valley Springs.*

**6.7P-1** *To ensure access to adequate water from public and private water.*

### **PUBLIC SERVICES**

**PS-1.1** Prohibit residential development within the Community Residential district until public services are provided.

*Implementation program 18 [septic prohibited]*

### **INFRASTRUCTURE EXTENSIONS**

**PS-1.2** Extension of water in the Working Landscapes district should specifically be for agriculture and related uses.

*Implementation Program 31*

**Goal PS-2** *Provide access to recreation facilities, health care, and senior facilities.*

### **COMMUNITY CENTER**

**PS-2.1** Identify an appropriate site for a community center that would allow activities for all age groups, including meeting and gathering space for residents, organized activities for school children, and senior services.

*Implementation Program 28*

**PS-2.2** Encourage development of additional health services in the planning area, including medical clinics, which can serve residents routine healthcare needs.

*Implementation Program 1, 24*

### **PARKS AND RECREATION**

**PS-2.3** Encourage development of additional park and recreation facilities in the planning area.

*Implementation Program 17, 30*

**6.3 ImpP-3B** *Recreational facilities should 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. 6.3 Imp-3C Encourage co-operation between Calaveras County, local businesses, landowners and business operators, and concessionaires of recreational facilities in the development of policies and planning to assure continued quality recreation opportunities and enhance the economic development of Valley Springs. 6.3 Imp-4C Encourage co-operation and networking with volunteers and trail clean-up days to maintain the trails.*

**Goal PS-3** *6.5G-4 New development infrastructure should not create a financial burden on the citizenry. 6.7P-1A To ensure that new development does not overburden existing service levels.*

**PS-3.1** *6.3P-2A Ensure development does not financially impact existing residents. 6.5P-4A To assure existing citizenry shall not subsidize new development.*

*6.4 Imp-1 Calaveras County through mitigation measures should ensure that new development does not financially impact existing residents.*

**PS-3.2** *6.5P-4 To assure that new development as designated on the Valley Springs Community Land Use Map shall not adversely impact the existing levels of service for roads, sewers, water or other public services.*

*6.5 Imp-4 Encourage 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.*

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## **Natural Resources**

**Goal NR-1** *Protect the natural resources and rural qualities in the planning area.*

**Goal 6.6G-1** *To recognize the unique natural resources within the Valley Springs Community Plan boundaries*

### **HILLSIDE DEVELOPMENT**

**NR-1.1** Prohibit development on steep hillsides to the north and west of the historic Valley Springs settlement to protect natural resources and scenic views that frame the area.

*Implementation Program 2, 17*

### **FLOOD ZONE OVERLAY**

**NR-1.2** Prohibit development within the Cosgrove Creek floodplain to protect the natural resources, expansive views, and public health and safety.

*Implementation Programs 3, 17*

### **NIGHT SKY PROTECTION**

**NR-1.3** Protect the dark night sky by controlling light pollution (glare, light trespass, and sky glow).

*Implementation Programs 7, 17*

### **RIPARIAN BUFFER**

**NR-1.4** Protect the water quality and habitat value of the planning area’s rivers and streams with riparian buffer zones.  
*Implementation Programs 4, 17*

**OAK TREE HABITAT PROTECTION**

**NR-1.5** Protect oak trees, oak woodlands, and wildlife habitat.  
*Implementation Programs 12, 17*

**UNIQUE NATURAL RESOURCES**

**NR-1.6** *6.6P-1 Encourage public awareness of certain features of the unique natural resources identified as California physical, cultural and historic features within the Valley Springs Community Plan boundaries. ( Castle Rock and the Valley Springs Peak).*

*6.6Imp-1 Support as a local "point of interest" informational pamphlets/brochure and/or a Visitor Guide for the Valley Springs area highlighting certain features of the unique natural resources within the Valley Springs Community boundaries.*

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**Hydrology**

**Goal W-1** *Manage stormwater and runoff to protect property and water quality.*  
**Goal 6.7G-1** *To ensure a safe water supply for Valley Springs.*

**WATER SENSITIVE DESIGN**

**W-1.1** Incorporate water sensitive design techniques for new construction in the Town Center, Commercial, and Community Residential districts.  
*Implementation Programs 8, 17*

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**Cultural Resources**

**Goal CR-1** *Preserve character of Valley Springs’ history through urban design.*  
**Goal 6.8G-1** *To encourage the voluntary preservation and restoration of buildings, landscapes and trees.*

**CR-1.1** Encourage historic architectural design features for new construction and redevelopment in the Community Center Historic land use designation and along highways in the Town Center.  
*Implementation Programs 9, 17*

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**Health and Safety**

**Goal HS-1** *Protect residents and visitors from wildfire hazards.*  
**Goal 6.9G-1A** *To protect the citizens of Valley Springs from crime and fire hazards.*

**WILD FIRE PREVENTION**

**HS-1.1** Adopt a wildfire prevention strategy that includes site design and public education techniques.  
*Implementation Programs 10, 17*

**6.5P-2** *Encourage the installation of street signage for the emergency shelter throughout the Valley Springs Community.*

**Goal HS-2** *Deter criminal and gang activity in the community.*

**Goal 6.9G-1A** *To protect the citizens of Valley Springs from crime and fire hazards.*

**CRIME PREVENTION**

**HS-2.1** Incorporate Crime Prevention Through Environmental Design (CPTED) strategies for buildings in the Town Center and Community Residential districts.

*Implementation Programs 11, 17*

**SERVICES AND FACILITIES**

**HS-2.2** **6.9P-1** *Ensure access for emergency services for all residents.* **6.9P-1A** *Ensure access to Sheriff, law enforcement, and fire protection.*

*6.9 Imp-1 Calaveras County should provide necessary emergency services including law enforcement, and ambulance services.*

*6.9 Imp-1A Local fire departments to provide adequate fire protection.*

*6.9 Imp-1B Investigate and encourage future planning for local fire and law enforcement facilities.*

**Goal HS-3** *Encourage healthy food options in the community.*

**HS-3.1** Promote establishment of a regular farmers’ market located in the Town Center or Commercial Districts.

*Implementation Programs 26, 27*



**Noise**

**Goal N-1** *Protect residents from highway-related noise.*

**Goal 6.10G-1** *To maintain a quiet community*

**BUILDING SETBACKS**

**N-1.1** Require building setbacks for new residential construction along SR 12 and SR 26 to protect residents from highway noise.

*Implementation Program 1*

**6.10P-1** *To maintain a noise level that allows land use without burdening other citizens.*

**6.10Imp-1** *The Calaveras County noise Ordinance when completed by the Calaveras County Board of Supervisors will set the criteria for violations and enforcement.*

# Valley Springs Community Plan-DRAFT Community Description, History, Vision

- A. Location and Community Description**
- B. History and Development**
- C. Community Vision and Guiding Principles**

Note: Each topic contains a blend of text taken from both the “Tofanelli Committee” plan<sup>1</sup> and the “CCOG” plan<sup>2</sup>.

## **A. Location and Community Description**

### ***Location and Community Description--Draft Blend***

Valley Springs is an unincorporated, quiet, historical Sierra foothill town in the western part of Calaveras County, at the junction of State Routes 12 and 26. Tree- and 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.

Valley Springs lies at the junction of roads leading to New Hogan Lake, Pardee Reservoir, and Camanche Reservoir—the Tri-Dam area—and has become the main local supply for visitors using these lakes. Pardee Reservoir and New Hogan Lake are within 5 miles of Valley Springs, and Camanche Reservoir is a few miles farther. Besides providing water storage, these lakes draw thousands of weekend visitors and vacationers for boating, fishing, and camping. SR 12 also carries local and tourist traffic through town to higher parts of Calaveras County, including the Bear Valley-Mt. Reba area.

SR 12 serves as Valley Springs’ main street through its commercial center, and is lined with stores and restaurants. The historic Valley Springs’ 18-block street grid and residential neighborhood extends from this narrow commercial strip to the base of the hills north of town. The Valley Oaks Shopping Center and surrounding commercial, professional offices, restaurants, retail, and other services is distributed along SR 12 and SR 26. SR 26 leads south of Valley Springs to the Gold Creek and La Contenta neighborhoods, and is lined with additional businesses and services.

Well-kept, attractive buildings, architecture and landscaping along the main highways through Valley Springs contribute to community pride and encourage local residents and visitors to stop.

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<sup>1</sup> ‘Valley Springs Community Plan Update 2010-2035’, Revised Draft Feb. 8, 2011, Citizens Committee

<sup>2</sup> ‘Valley Springs Community Plan Final Version October 2010’, Calaveras Council of Governments

## **B. History and Development**

### ***History and Development—Draft Blend***

The Valley Springs town site was laid out in 1884 on an 18-block street grid with tree-lined streets named after flowers and trees. In 1885, the San Joaquin and Sierra Nevada Railroad was constructed from Brack's Landing on the Mokelumne River to Valley Springs in the east, and eventually became the property of Southern Pacific Railroad. The historic Valley Springs train depot was constructed around 1885. The rail line was extended 13 miles east to Kentucky House near San Andreas in 1925 to service the Calaveras Cement Company. An additional line was laid to the Mokelumne River to deliver supplies for the construction of Pardee Dam from 1924 to 1929. Passenger service on the rail line ended in 1932, but freight shipping continued until the cement plant closed in 1983. Since that time, the tracks have been removed, and the former railroad right-of-way has been segmented into smaller parcels and sold.

At the intersection of State Highways 12 and 26 in Valley Springs, a plaque is designated Registered California Historical Landmark No. 251, recognizing the historical significance of the railroad and train depot. The original train depot building is still standing, and is referred to by the Valley Springs community as the "Depot." The original Valley Springs settlement still contains the Valley Springs Elementary School, which serves students within town and from a broader area of western Calaveras County, along with the Jenny Lind Elementary School in Rancho Calaveras. The Jenny Lind Veterans community park and community hall are located adjacent to the Valley Springs Elementary School.

Development of areas along SR 26 to the south of the original Valley Springs settlement began in the mid-1960s. In 1965, developers combined several large ranches south of Valley Springs to create the Rancho Calaveras subdivision, which is outside the Valley Springs Community Area. The "Rancho" subdivision includes approximately 3,600 parcels ranging from 0.5 to 3.0 acres and covers approximately 6,000 acres, though many remain undeveloped. The La Contenta subdivision was developed north of Rancho Calaveras in 1975 to include 650 home sites and the La Contenta Golf Course, and now contains commercial and shopping centers. The Gold Creek subdivision north of La Contenta began construction in 2005. Other smaller-scale residential development occurred around Valley Springs, including the area known as Quail Oaks southwest of the Town Center.

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.

## C. Community Vision and Guiding Principles

### *Vision and Guiding Principles—Draft Blend*

#### **Vision**

Valley Springs will maintain a small-town rural atmosphere, framed by open space vistas, agricultural lands, oak trees, rolling hills with tree-covered ridgelines, Castle Rock, and other prominent natural features. New Hogan Reservoir will flourish as a community attraction and recreation destination, along with Pardee and Camanche Reservoirs, and the Mokelumne and Calaveras Rivers. Wildlife will continue to inhabit the surrounding community areas and coexist with local residents.

Valley Springs' historic core will evolve into a prosperous, walkable mixed-use district, preserving and building upon its original 18-block grid and cultural heritage as a farming, ranching, and late-1800s railroad town. The Town Center will serve as a focal point for tourism, commerce, public institutions, and public space for community interaction, while remaining a safe, attractive rural community.

A diversity of housing types within and adjacent to the Town Center will support local businesses and provide homes for residents of all ages and a variety of backgrounds.

A safe and effective transportation network will provide pedestrians, bicyclists, and motorists with complete and attractive routes that honor Valley Springs' natural surroundings, agricultural and ranching heritage, and respond to surrounding community needs, from rural edges to residential neighborhoods to the Town Center.

#### **Guiding Principles**

- Maintain the small-town ambiance, rural community character, design, and scale for present and future generations of Valley Springs' residents.
- Protect Valley Springs' unique natural, cultural, and visual resources, including Castle Rock, the Valley Springs Peak, oak woodlands and mature trees, dark night skies, peace and quiet, wildlife habitat, undeveloped open space, creeks and rivers, floodplains, and agricultural lands.
- Preserve view corridors along major roads with setbacks, landscaping, and minimum sign use.
- Expand Valley Springs' economic base and diversity with local businesses that provide shopping, services, and jobs in the Town Center that better serve the needs of residents and businesses.
- Large-scale industrial, businesses, and retail uses are envisioned for nearby areas such as the Toyon Industrial Area east of Valley Springs.

- Support existing, and encourage new, visitor and local-serving tourism and outdoor recreation businesses; educational, professional, and medical institutions; and new service commercial and light industrial businesses in the Town Center.
- Preserve and revitalize the original, unique gridded street system and historical buildings, including the 1862 Late House and grounds, and the railroad depot in the central core of Valley Springs. Ensure adequate parking and access to local highways, with sidewalks for access to the Town Center along the highways.
- Develop parks, trails, and recreational facilities near the Town Center for children, youth, vulnerable populations, and adults to safely and efficiently engage in both organized and spontaneous activities.
- Create greenway and park spaces for recreational and trail use utilizing the Cosgrove Creek and Spring Valley Creek riparian corridors, wetlands, and flood areas.
- Protect the community's local underground and surface water resources, wetlands, watersheds, and floodplains, and ensure new growth does not occur in floodplains or negatively affect water supply or water quality.
- Improve facilities and routes to support safe, efficient, and convenient motorized and non-motorized transportation, including walking and bicycling for users of all ages and abilities, and access to public transportation.
- Improve health, safety, and emergency services, including law enforcement and fire protection, to support Valley Springs residents' safety from crime and fire hazards. Encourage fire-safe planning, design, and public awareness of emergency shelters.
- Include a mix of housing types in new residential development to meet the needs of existing residents and future generations in all life stages and income categories, including senior housing.
- Encourage conservation subdivision design in new residential development, with buffer zones and protection of on-site open space and natural and historic resources, including but not limited to agricultural areas, woodlands, wetlands, trees, ridgelines, and wildlife habitat.
- Ensure new development keeps pace with the availability of public services and infrastructure by focusing growth where facilities and services currently exist. New development and subdivisions should have public sewer and surface water. Services to outlying areas may be limited and will reflect actual costs of providing those services.