

Valley Springs Community Plan Advisory Committee Meeting

Thursday, July 30, 2009

6:00 – 7:30 PM

United Methodist Church, 135 Laurel Street
Valley Springs, CA

Agenda

- I. Introductions and Sign-in
- II. Progress Report
 - VSPUD/CCWD/Landowners/Business Meetings
- III. Buildout Analysis
 - Boundary Maps
- IV. Break to View Maps
- V. Boundary Q&A
- VI. Next Steps
 - August 27
- VII. Public Comment
- VIII. Close

1. Progress Report

Tyler Summersett of Calaveras Council of Governments reported the following meeting activity that took place after the last Advisory Committee meeting in order to gather further input for developing boundary alternatives:

- a. Met with VSPUD
- b. Met with CCWD
 - i. AD 604- recognized it was missing
- c. Met with large parcel owners in greater Valley Springs area
- d. Sent invitations to business community- meeting scheduled for 8/7

Tyler explained the purpose of tonight's meeting is to review draft boundary alternative maps and the buildout analysis and ask the advisory committee if this is a good representation of what should be sent out to the community- did we capture all of the data inputs?

2. Presentation of buildout numbers and boundary options

Josh Lathan of EDAW explained the buildout analysis was conducted using existing zoning to show development potential for each boundary alternative, including both existing and allowable development. Jeff Goldman of EDAW added the buildout scenarios are not recommendations but instead what could happen under existing regulation. Much discussion ensued about the potential inclusion of additional data and how to clarify the information conveyed by the maps. Issues and refinements included:

- a. Large mobile home park at East Bay Municipal Utility District (EBMUD) property- buildout assumed parcel developed to maximum under existing zoning

- b. Show Coe property/manufacturing on Map C to show a progression of “accretion”
 - i. Put this on all maps
- c. Break out each component for the upcoming August 27 community workshop (e.g., AD 604)
- d. Check on zoning of “M” lands- there are additional adjacent industrial (M2) properties to west side of V-shaped industrial area- include this land as well (total should be around 700 acres)
- e. Clarify that boundary is for a community plan, not a Community Service District (CSD)
- f. Use 3 dot density maps- existing, potential, both
- g. Label projects (pink areas) on all maps- EDAW only has project numbers, not names
- h. Check on whether Hazel Cain’s property is part of subdivision as shown by County. County staff will send revised County projects list, which removes project from Ms. Cain’s property

3. Break to view maps, Q&A and suggestions

After viewing and discussing the draft maps prepared by EDAW, the following suggestions were identified for preparing the materials for the August 27 workshop.

- a. Make clear at August 27 community meeting that different options can be mixed and matched- people can create their own preferred boundary
 - i. Industrial properties in north
 - ii. Valley Springs existing town center
 - iii. AD 604 area
 - iv. Rancho Calaveras
 - v. La Contenta
- b. Add manufacturing area to Boundary C
- c. Add parcel lines to all maps
- d. Show existing Valley Springs Community Plan boundary as additional boundary alternative- “keep as is” option
- e. Show Valley Springs Benefit Basin
- f. Correct zoning to reflect uses (schools, veterans hall) that do not reflect residential zoning- this is part of General Plan update
- g. Show community subdivision areas more clearly (e.g., Rancho Calaveras, La Contenta, Quail Oaks)
- h. Separate map showing manufacturing zone and its significance (pros/cons)

4. For August 27 meeting

- a. August meeting should say what the plan is and what it is not. Need to clarify the purpose of the plan at the start of the meeting to put some fears to rest. Tyler explained that a set of FAQs will go out in advance of the meeting that will hopefully help.
- b. In community plan, include policy that any zoning errors/unzoned parcels be fixed/addressed
- c. Make industrial piece a separate option
- d. Be clear on what it would mean to include/exclude:
 - i. Rancho Calaveras

- ii. La Contenta
- iii. AD 604
- iv. Manufacturing Property
- v. Quail Oaks

5. Public Comment

- a. none