

Some Pros & Cons Regarding the Calaveras County General Plan Update Alternatives A, B, and C

Cons of Alternative A:

- Costs taxpayers more money, because it promotes residential development that does not pay for itself.
- Promotes rural sprawl and the reduction of rural character.
- Discourages traditional towns and is less likely to preserve the feeling of separate, distinct communities.
- Has more than twice the potential impact on sensitive habitat areas, including oak woodlands.
- Encourages development that outpaces the ability of County government to provide infrastructure and services.
- Does not promote efficient use of roads and circulation systems.
- Decreases the ability of emergency services to access remote areas and increases response times.
- Increases the risk of wildfire damage to residences.
- Projects more growth potential in and adjacent to the FEMA 200-year floodplain.
- Includes inefficient land use and circulation patterns that negatively impact air quality.

Pros of Alternative B:

- Provides a diversity of densities for residential development.
- Provides for continued agricultural production by preserving large lots.
- Reduces the likelihood of conflict between residential and agricultural land uses.
- Reduces the likelihood of conflict between residential and agricultural water uses.
- Builds on the integrity of existing community centers.
- Provides sufficient residential density to justify new retail and commercial investment in community centers.
- Builds our economy on what we do best – agriculture, natural resources, tourism, recreation, and small businesses.
- Provides economic resilience through economic diversity and avoids undue reliance on major employers who may not stay the course.
- Provides for the efficient delivery of essential services (fire, EMS, law enforcement, etc.).
- Reduces response times for emergency services.
- Provides the density needed to justify the strategic location of new emergency service facilities.
- Provides for the efficient use, replacement, and expansion of essential infrastructure (water, sewer, roads).
- Maintains the scenic basis for tourism.
- Reduces the extent that development disturbs watershed lands (erosion, vegetation removal, etc.)
- Reduces the extent to which wildlife habitat is disturbed.
- Reduces the likelihood that mitigation for vegetation and wildlife habitat impacts will slow or impede development.

Cons of Alternative C:

- Stretches the County beyond its fiscal ability to provide the necessary infrastructure to support the level of economic and residential development in this alternative in this time frame.
- Could necessitate reductions in levels of service and reliability of public services resulting in increased traffic congestion, increased school class size, periodic mandatory water conservation, etc.

This flyer was prepared by the Calaveras Planning Coalition, a group of thirteen organizations and individuals united behind eleven Land Use and Development Principles. The Coalition is sponsored by the Community Action Project. To read the Principles and learn more, please visit www.calaverascap.com.