**CPC Comments for BOS re. General Plan Draft & Map, BOS meeting 10/4/16**

Joyce Techel speaking on behalf of MyValleySprings.com & the Calaveras Planning Coalition

Calaveras Planning Coalition members have been involved in the general plan update process for over 10 years. We have attended, *and participated*, in *all* of the general plan public meetings & workshops. We have submitted hundreds of pages of suggestions and comments to the County. These comments are all in the administrative record. We have also posted all general plan-related meeting videos and documents online for the public and for the record. We want people to be aware that these records are available on the CAP / CPC website--calaverascap.com.

It is time for this plan to be completed. The Planning Commission-revised draft general plan is not a perfect document, and we have serious concerns about parts of it, but we support moving the project forward at this time to the next step—environmental review. Through an Environmental Impact Report (EIR), negative impacts and deficiencies of the draft will be examined. Suggestions for improvements, alternatives, & mitigations will be considered and offered. We support the Board of Supervisors (BOS) moving this process forward.

The following is a very brief summary of some issues of concern (details are in the record):

1. We thank the BOS for including *some* community plans in the general plan update, but important communities have been left out. *We support the current direction of the Planning Commission to also incorporate community documents for Valley Springs and Copperopolis into the general plan EIR* ***prior to completion***. These important community areas contain the bulk of Calaveras County’s growing population. They need to be addressed and included in the general plan.
2. We need to fix fiscal holes in the plan. We support a Fiscal Feasibility Analysis for Alternatives.
3. Revisions to the general plan draft by the planning commission over the past 15 months have increased its potential impacts. Those changes have created the need for increased mitigations in the general plan.
4. The draft general plan now contains no clear action plan to protect and preserve open space. This is a legal requirement. We need an Open Space Action Plan.
5. The revised land use map is a great improvement on the existing county map, but it still offers more existing approved vacant parcels for development than our county will need in the foreseeable future.
6. Some language in the 2014 draft was weakened by the planning commission, and is now too vague. As an example, the 2:1 Ag conversion mitigation was removed. We support strengthening and clarifying general plan language that is too vague.

The Calaveras Planning Coalition supports a general plan that finds the balance between the interests of new development and the interests of existing residents.

The Calaveras Planning Coalition will continue to participate in the general plan EIR process in order to try to improve the end product, which we hope is a comprehensive & legally defensible Calaveras County General Plan that will support a healthy, sustainable future for Calaveras County.