



## **Section 1: GPU topics lists generated previously.**

An important first step in developing a comprehensive general plan update is identifying the issues that must be addressed in it, due to local conditions and circumstances. Over the last seven and a half years, the County has provided many forums for people to identify these critical issues. Throughout those years, the CPC has participated in those forums. Throughout those years, we have listened to the good people of Calaveras County, we have tried to identify the issues that they need addressed in the Calaveras County GPU, and we have communicated those needs to the County. Below is our attempt to summarize the critical issues that we have identified over this period.

If for any reason some of the topics listed below are not addressed in the Public Review Draft GPU text, we will be happy to help the County to identify feasible policies and available funding mechanisms to address these issues.

**A) The CPC's 11 Land Use and Development Principles.**

Since the inception of the GPU process in 2006, the CPC has promoted 11 land use and development principles. (Attachment 1, CPC Land Use Principles). Some of these principles were included in the County's Draft Vision Statement for the GPU. These principles have been included in Draft Community Plans. We hope that the County will follow these principles as it develops policies for the Public Review Draft GPU text.

**B) Issues from Mintier's critique of the 1996 General Plan.**

The Mintier Report identified a number of flaws in the 1996 General Plan. (Mintier & Associates, Calaveras County General Plan Evaluation, October 12, 2006.) One of the goals of the GPU process is to generate a general plan that does not have these flaws. Thus the GPU process must address these issues.

Regarding the Land Use Element, the Mintier Report indicated that the land use designation were inconsistently described, and recommended fixing this. Regarding the Circulation Element the report noted that there was insufficient evidence to demonstrate that the Circulation Element was correlated with the Land Use Element, and that the circulation diagram was out of date. Regarding the Open Space Element, the report recommended adding more background information on the regulatory framework for endangered species and habitat management, and considering minimum lot sizes larger than 40 acres to safeguard open space resources. Regarding the Noise Element, the report indicated that additional background information and updated noise contours are needed. Finally, the report indicated that the Safety Element needs additional background information, peakload water supply requirements, and emergency evacuation routes. We expect that the County will make these corrections in the GPU text.

**C) The CPC's topics list submitted in April 2007.**

On April 24, 2007, the Board of Supervisors and the Planning Commission held a joint session to discuss the GPU process. At that time, the CPC proposed a list of topics for coverage in each mandatory element of the GPU. (See Attachment 2, CPC GPU Topics List.) We continue to want these issues covered in the GPU.

A number of sources substantiate the validity of this list of issues for the GPU, and build upon it. Pursuant to the Government Code, “the degree of specificity and level of detail of the discussion of each such element shall reflect local conditions and circumstances.” (Gov. Code, Section 65301, subd. (c).) The documents referenced below identify the conditions and circumstances in Calaveras County that trigger a specific and detailed treatment of these issues in the GPU.

Also in our 2007 list of general plan topics, the CPC noted five topics to cover in the implementation plan: Administration-Fiscal, Form Based Codes, Tribal Involvement, Environmental Justice, and Collaborative/Community Project Review. In addition, during the CPC’s review of the Draft Baseline Report, it became clear that the County needs to identify a series of land use and development metrics for continuous tracking and annual reporting.

Within a year of completing the GPU, the County must complete GPU implementation plan. By following this plan and tracking the progress annually, the County can generate the information needed to make important budgetary decisions, and can produce the data used in the annual general plan implementation report submitted to the Governor’s Office of Planning and Research.

As pointed out in the OPR General Plan Guidelines, the best general plans consider implementation up front, during plan development. We at the CPC encourage the County to identify in the GPU the necessary implementation items, their timeline for completion, and their potential funding sources. This will help the County to promptly implement the GPU and thereby promptly reap its benefits.

#### **D) The topics raised in the CPC input to the Baseline Report, 2007-2008.**

One of the steps in the original GPU Work Program was the completion of a draft “Background Report.” (Mintier & Associates, Calaveras County GPU Work Program, December 1, 2006, pp. 7-9.) During the preparation of this report, the CPC submitted two volumes of information identifying important issues for coverage in the GPU. (Thomas P. Infusino, *Input for the General Plan Background Report*, 6/1/07.) The evidence and arguments in those two volumes substantiates the need for the GPU to deal with the following issues: **law enforcement (included in emergency response), fire hazard (included in fire safety), water, housing, roads, child care, naturally occurring asbestos, air quality, global climate change, peak oil (included in energy), cultural resources/historic preservation, open space, oak woodlands (included in the Conservation Elements treatment of biological resources), noise, and flooding.** Those comments also noted the need for a Valley Springs Community Plan, and the need for an implementation plan for the GPU.

The Draft Baseline Report prepared by the County also substantiated the need for the General Plan to address important topics. After reviewing the Draft Baseline Report, the CPC provided additional input. (Williams & Infusino, Comments on the Draft Baseline Report, March 11, 2008.) In addition to repeatedly identifying the need for current and accurate baseline data for the GPU and its EIR, that input emphasized the need to address a number of issues in the GPU. These issues include: **Ebbetts Pass Scenic Byway, affordable housing construction and inclusionary housing, traffic circulation in San Andreas, evacuation routes, road safety, road noise in Valley Springs, bicycle parking, air quality, updated and comprehensive development impact fees, the water element, solid waste management and waste diversion requirements, wastewater management capacity, flood management and low impact development, habitat conservation plan for protected species, electricity distribution in Valley Springs, habitat protection for unprotected species, an oak woodland management plan, climate change emission reduction and adaptation, county forestry rules, peak oil, and fire safety.**

**E) Topics raised in the Issues and Opportunities Report.**

The Issues and Opportunities Report identified key issues that should be addressed in the GPU. (Mintier & Associates, Public Review Draft Issue & Opportunities Report, June 2008.) These issues are:

**Community planning and open space protection;**

**Economic development, opportunities, and markets;**

**Infrastructure capacity, financing, and maintenance;**

**Transportation and mobility;**

**Public health and safety;**

**Housing affordability and diversity;**

**County government operations; and**

**Social infrastructure.**

**F) Topics supported in 60 letters from around the County gathered in 2011.**

The topics raised in the CPC's 2007 list were echoed by 60 residents throughout the county who signed letters of support in 2011. (Attachments 6a-6d, 60 Letters Supporting GPU Provisions.) They want a GPU that:

**Will preserve the uniqueness of our communities;**

**Will balance our infrastructure budget;**

**Will maintain scenic vistas;**

**Will preserve important wildlife habitat;**

**Will promote water reuse and conservation;**

**Will mitigate the impacts of new development;**

**Will protect working ranches, farms, and forest;**

**Will promote fire safety;**

**Will grow green jobs and businesses;**

**Will ensure timely implementation of plan provisions; and**

**Will assure continued opportunities for public participation in planning.**

We at the CPC hope that the GPU will address these issues.

**G) Additional Topics were raised in CPC Comments Regarding the Growth Projections.**

The CPC submitted comments on the Board of Supervisors' May 14, 2013 direction regarding the County's GPU population growth assumptions. (Attachment 10, Infusino, Final Growth Numbers Letter.) In that letter, the CPC identified a number of GPU policy recommendations to help the County to plan effectively for such growth.