

Dear Director Elliot,

In a email to Muriel Zeller on 5/4/23 you wrote:

"I envision this community plan exercise to be a collaborative effort where all points of view are considered, and no one point of view or perspective dominates the process. This is the only way that I think there can be consensus in bringing forward a Community Plan."

With that being said, my first concern is Copperopolis needs to protect the integrity of a small town community. This will be achieved when any tentative subdivision map under discretionary consideration for an extension of time will be conditioned to comply with the general plan in place at the time of the extension, or the extension will be denied.

My second concern is affordable housing. A percentage of a development should be affordable and occupied by households of moderate and low income. A developer may meet this requirement by alternative means that may include paying an in-lieu fee, off-site construction, land dedication, or acquisition and rehabilitation of existing units.

These are my two offerings for inclusion in our community plan.  
It is my hope they are seriously considered and implemented.

Sincerely,  
Ralph Copeland