

GPAC COMMENT WORKSHEET FOR DRAFT GENERAL PLAN AND DRAFT EIR

COMMENTS BY: GPAC - General Recommendations Regarding Draft General Plan		DATE: <i>6 Dec 2010</i>
CHAPTER/ PAGE/ PARAGRAPH	COMMENTS	PROPOSED ACTION FOR GPAC's CONSIDERATION
	<p>Format of General Plan Goals The draft General Plan lacks policies, implementation measures, implementation responsibility and a schedule of action.</p> <p>The format used for General Plan goals and implementation does not meet the State's General Plan Guidelines. Per the Guidelines, a policy is a specific statement that guides decision-making and indicates a commitment of the City to a particular course of action. A policy is carried out by implementation measures or programs; in this Update they are combined. The General Plan is to be a policy document but combining implementation and policy effectively eliminates any policy direction.</p> <p>Also, the State's General Plan Guidelines provide direction on implementation. The general plan should identify, where appropriate, the local agencies responsible for carrying out implementing actions and a schedule of action.</p>	See Comments
	<p>Sustainability California law requires that cities commit to sustainability of natural resources and energy consumption. This requires that the city have meaningful policies and action plans in its new General Plan. The General Plan update does not fulfill this requirement.</p> <p>In the draft General Plan two symbols are used to denote adaptability and sustainability. Text on page XIV, intended to define these symbols, is puzzling and inconclusive. Further, placement of the symbols in the General Plan text appears to be arbitrary. It is not evident that their use is supported in</p>	See Comments

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	<p>the EIR nor is it clear why they are attached to the implementation policy.</p> <p>This method does not comply with existing law because there are no policies, implementation measures, responsible parties or schedules of action.</p> <p>The GPAC recommends that meaningful sustainability goals and policies be created as part of a sustainability element.</p>	
	<p>Development Impact Fee Program Development impact fee information is unavailable and there has been no public discussion.</p> <p>The Impact Fee Program is a component of the update; any recommendation of the General Plan should include knowledge and understanding of this Program. Impact fees are relevant to all development in the city's future and to the Land Use, Circulation, Recreation, and Safety Elements. The GPAC recommends that the General Plan not be adopted prior to release and public discussion</p>	See Comments
	<p>Consistency of Elements To date, the GPAC has reviewed the Land Use Element and has substantially reviewed the Circulation Element but has not reviewed the Conservation/Open Space, Housing, Noise, Recreation or Safety Elements. Additional concerns may be identified following the review of the additional elements. Following such review, the elements should be analyzed by the GPAC to ensure consistency among elements (as required by law).</p>	See Comments

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