


## Calaveras County Taxpayers Association

### Land Use Advocacy Comparison Chart

Is more government control needed?	Are property rights real?	What is best for the future and our children?		
<p><b>United Nations Agenda 21 - Smart Growth</b></p> <p><b>ICLEI</b> <b>International Council for Local Environmental Initiatives</b> Local Governments for Sustainability</p> <p>“Our campaigns, programs, and projects promote Local Agenda 21” <a href="http://www.iclei.org/index.php?id=global-programs">http://www.iclei.org/index.php?id=global-programs</a></p> <p><b>Climate Action Handbook</b> <a href="http://www.iclei.org/documents/USA/documents/CCP/Climate_Action_Handbook-0906.pdf">http://www.iclei.org/documents/USA/documents/CCP/Climate_Action_Handbook-0906.pdf</a></p> <ul style="list-style-type: none"> <li>• Mixed use neighborhoods</li> <li>• Create compact walkable urban communities</li> <li>• Projects in the central city core and adjoining areas must contribute to affordable housing</li> <li>• Walkable neighborhoods</li> <li>• Create a more attractive, healthier, energy efficient city</li> <li>• Preserve open space</li> <li>• Give incentives and bonuses for development in existing downtown areas and areas near public transit</li> <li>• Promote transportation options such as bicycle trails, commute trip reduction programs, incentives for car pooling and public transit</li> <li>• Cost effective actions to reduce global warming pollution</li> <li>• stakeholder involvement</li> </ul> <p>Note: This bullet list is a compilation of information from the Climate Action Handbook.</p> <p><b>ICLEI is a Division of the United Nations</b></p>	<p><b>EPA</b> <b>Environmental Protection Agency</b> <a href="http://www.epa.gov/smartgrowth/about_sg.htm">http://www.epa.gov/smartgrowth/about_sg.htm</a></p> <p><b>Smart Growth Principles</b> The Smart Growth Network developed a set of ten basic principles:</p> <ol style="list-style-type: none"> <li>1. Mix land uses</li> <li>2. Take advantage of compact building design</li> <li>3. Create a range of housing opportunities and choices</li> <li>4. Create walkable neighborhoods</li> <li>5. Foster distinctive, attractive communities with a strong sense of place</li> <li>6. Preserve open space, farmland, natural beauty, and critical environmental areas</li> <li>7. Strengthen and direct development towards existing communities</li> <li>8. Provide a variety of transportation choices</li> <li>9. Make development decisions predictable, fair, and cost effective</li> <li>10. Encourage community and stakeholder collaboration in development decisions</li> </ol> <p><b>The EPA is a core funder of ICLEI</b> <a href="http://www.iclei.org/index.php?id=591">http://www.iclei.org/index.php?id=591</a></p>	<p><b>Calaveras General Plan Update</b> Mintier Harnish <a href="http://co.calaveras.ca.us/cc/Portals/0/Dept/Planning/pub/GPU/CalGPU_Final_Alternatives%20Report_2010-02-18_final_FULLL.pdf">http://co.calaveras.ca.us/cc/Portals/0/Dept/Planning/pub/GPU/CalGPU_Final_Alternatives%20Report_2010-02-18_final_FULLL.pdf</a></p> <p><b>Guiding Principles</b></p> <ul style="list-style-type: none"> <li>• Communities will provide a range of housing types and affordability so people of all income levels can live in the same community.</li> <li>• Communities will have clear boundaries and be separated from one another by working landscapes, greenbelts, or parks.</li> <li>• Communities will have distinct centers where shopping, medical services, childcare, schools, jobs, and infrastructure are available.</li> <li>• Open space, wildlife habitat, scenic vistas, agricultural lands, forests, rivers, and lakes will be protected and maintained for wildlife habitat, productive grazing and agricultural lands, and recreation.</li> <li>• Development will not outpace the ability of County government to provide adequate services and infrastructure or reduce the level of service provided to existing communities.</li> <li>• Highways and streets will be well-maintained and well-connected. Public transit and bike and pedestrian facilities will provide choices for travel within communities and to major destinations.</li> <li>• Government services will be efficient and effective with measurable results.</li> <li>• Through community involvement and volunteerism, residents will be active participants in guiding Calaveras County towards a common vision for the future.</li> </ul>	<p><b>MyValleySprings.com*</b> <a href="http://www.myvalleysprings.com/smartgrowth.html">http://www.myvalleysprings.com/smartgrowth.html</a></p> <p>Smart Growth for Rural Communities</p> <p><b>Smart Growth Principles</b></p> <ul style="list-style-type: none"> <li>• Mix Land Uses</li> <li>• Compact Building Design</li> <li>• Range of Housing Choices</li> <li>• Walkable Neighborhoods</li> <li>• Distinctive and Attractive Places</li> <li>• Preserve Open Space and Farmland</li> <li>• Direct Development Towards Existing Communities</li> <li>• Variety of Transportation Choices</li> <li>• Predictable and Cost Effective Development Decisions</li> <li>• Community and Stakeholder Collaboration in Development Decisions</li> </ul> <p><b>*MyValleySprings.com is funded by Tides Foundation</b></p> <div style="text-align: center; margin-top: 20px;">  </div>	<p><b>Alternative D</b> <b>A property rights based alternative to the Calaveras General Plan Update</b> <a href="http://ccta.camp8.org/Resources/Documents/Alternative%20D%20Report.pdf">http://ccta.camp8.org/Resources/Documents/Alternative%20D%20Report.pdf</a></p> <p><b>Property Rights Principles</b></p> <ul style="list-style-type: none"> <li>• Protects the rights of property owners to use their property as he or she wishes, without harming the rights of the neighbors or the public.</li> <li>• Promotes market based solutions to today's and tomorrow's problems.</li> <li>• Promotes a stable environment for business planning.</li> <li>• Development would be market driven, not plan driven. The current market would determine what the current market wants and needs.</li> <li>• Infrastructure would be the responsibility of the property owner – as it should be. The owner would collaborate with infrastructure providers as they do now. Problems with ground water depletion would be solved primarily by the property owner.</li> <li>• Promotes simplifying and streamlining the regulations, fees, and procedures for development.</li> </ul>

***"Land...cannot be treated as an ordinary asset, controlled by individuals and subject to the pressures and inefficiencies of the market. Private land ownership is also a principal instrument of accumulation and concentration of wealth and therefore contributes to social injustice; if unchecked, it may become a major obstacle in the planning and implementation of development schemes. Public control of land use is therefore indispensable...."***

The United Nations Conference on Human Settlements 1976