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April 9, 2024

To: Calaveras County Planning Commissioners; Interim Planning Director Peter Maurer

From: C. Platt, MyValleySprings.com

Re: 2023-050 Extension of Time (EOT) Request for TSTM 2019-006, Golf Club at Copper Valley/
Saddle Creek (PC Hearing April 11)

Calaveras County Planning Commissioners and Planning Director,

Providing safety and a secondary access to residents of the Copper Valley Golf Club/ Saddle Creek subdivision, by extending a road from Oak Creek Drive to Little John Road at the Flint Trail intersection, is a good project with a useful public purpose and logical end points. We completely support a secondary and emergency access road for current and future residents of this Copperopolis subdivision, **BUT only if the secondary access road does not also provide new access to serve and facilitate new development outside of Saddle Creek, to undeveloped lands.**

This application for an EOT does not propose any changes to the previous project. The applicant, CV Developers, has been slowing the secondary access road project down for a couple years now, with expansive and unnecessary plans for the Flint Trail Access road to go too far—farther than necessary. Their road maps show plans for extension of the Flint Trail Access Road south to the property line of undeveloped lands--Tuscany Hills and Copper Canyon Ranch. The developer's expansive roads goals have been slowing this TSTM subdivision EOT application down.

MyValleySprings.com could support an EOT for the Golf Club/Saddle Creek TSTM only if the Flint Trail Access Road extension is *modified* so that the proposed new road *only* provides secondary access for the Golf Club at Copper Cove Specific Plan, and *does not also extend south to the borders of the Tuscany Hills Tentative Subdivision Map* and the Copper Valley Ranch lands. **Extending the Flint Trail access road south to undeveloped lands would provide new road access and encourage future development. This action could facilitate new development in previously undeveloped areas of Copperopolis. The impacts of this new road extension have not been studied.**

On March 21, 2023, MyValleySprings.com submitted extensive comments on the "Flint Trail Access Road Project" Initial Study/ Mitigated Negative Declaration (January 2023); we provided multiple map attachments and details, and pointed out deficiencies in the MND. **Please read our March 21, 2023 comment letter on the Flint Trail Access Road MND** (attached).

A 5-year extension of time request for a bad secondary road idea—extending a new access road for new development—is not a good idea to approve. The CV applicant should be able to come up with a one-purpose secondary access road for Saddle Creek/Copper Valley Golf club that does NOT DEPEND ON A NEW ACCESS ROAD THAT EXTENDS TO PROPOSED FUTURE DEVELOPMENTS TO THE SOUTH. We suggest the Planning Commission reject the 5-year EOT; perhaps give a 1-year EOT, with direction to pursue less expansive secondary road options, and to coordinate with the pending (“90% approved”, as per Planning Director Elliott response to the Board of Supervisors March 12, 2024) new Copperopolis Community Plan.

Thank you for the opportunity to comment on this application, and for your time and consideration.

Respectfully,

Colleen Platt, Secretary
MyValleySprings.com

Cc: Joyce Techel, President, MyValleySprings.com
Tom Infusino, Calaveras Planning Coalition
Nancy Henderson, Copperopolis resident and CPC member

Attachments:

March 21, 2023 MVS Comment Letter (Flint-Access-Road-Project-MND-Comments-MVS_03_21_23-Final.docx)