



NOTICE OF INTENTION TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the County of El Dorado to restore the purpose of zoning, which is to segregate uses that are incompatible and to implement the policies which will preserve the rural character of the county. The preparation of a ballot title and summary by the County Counsel is hereby requested. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

Initiative to retain El Dorado County's current zoning and rural assets

The Board of Supervisors and Planning Commission have continued to ignore, change, re-interpret or "amend" the parts of the General Plan that were promised to the public as protections. All elements of a General Plan have equal weight under the law. Therefore in order for the 2004 El Dorado County General Plan's purpose, custom, culture and economic stability, statement of vision, assumptions, strategies, concepts, objectives, and implementation measures to be valid the county shall develop a thorough inventory, protection and management program, in order to conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future consistent with the General Plan.

Initiative Measure to be Submitted Directly to the Voters

[Insert County Counsel's title and summary]

The 2004 El Dorado County General Plan is hereby amended or policies listed shall be implemented, prior to any future discretionary project being allowed, approved or adopted, as follows and shall remain in effect indefinitely unless amended by voter approval: (deletions are shown as ~~strikeouts~~, additions are shown as underlined)

1. Where a Land use designation is inconsistent with current zoning, the Land use designation shall be amended to match existing zoning.
2. Future decisions for land use changes shall be based on the land use compatibility matrix attached.
3. The General Plan Policy Interpretations for Policies 8.1.3.2 and 8.4.1.2 (resolution No. 079-2007) and criteria for 8.1.3.1 shall be deleted. Policies 8.1.3.1 and 8.4.1.2 shall be restored to the original language in the 2004 General Plan and Policy 8.1.3.2 shall be amended as follows:

Agriculturally incompatible uses adjacent to agricultural zoned lands shall provide a minimum setback of 200 feet from the boundary of agriculturally zoned lands.

~~Agriculturally incompatible uses adjacent to agriculturally zoned land outside of designated Agricultural Districts shall provide a minimum setback of 200 feet on parcels 10 acres or larger.~~

The implementing ordinance shall contain provisions for Administrative relief, which shall only be given through the Agricultural Commission, to these setbacks, where appropriate, and may impose larger setbacks where needed to protect agricultural resources.

Incompatible uses and fees for administrative relief shall be defined in the zoning ordinance.

4. The Mixed Use Policies 2.1.1.3, 2.1.2.5, 2.2.1.2 and Table 2-2 of Policy 2.2.1.3 shall be restored to the original language in the 2004 El Dorado County General Plan.
5. Cultural and Historical Resource Policies 2.4.1.2 (A) and (E), 7.5.1.1, 7.5.1.4, 7.5.1.5, 7.5.2.1, 7.5.2.2 (A), and 7.5.2.6 (as modified) shall be implemented prior to any new discretionary projects or demolition of buildings over 100 years old shall be allowed. Policy 7.5.2.6 shall be modified as follows: The County, in cooperation with the State, shall identify the viewshed of Coloma State Park and establish guidelines to be used for development within the viewshed. ~~In addition, the County shall continue to support the relocation of State Route 49 to bypass the Park in order to protect its visual and physical integrity.~~

6. In order to ensure an ongoing balance between water supply and demand in El Dorado County the following water policies shall be implemented prior to any new discretionary projects shall be allowed: 5.2.1.1, 5.2.1.14 (as modified), 5.2.3.3 and 5.2.3.6.

The following water supply policies shall be modified as follows:

Policy 5.2.1.3 - All medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall be required to connect to public water systems when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

Policy 5.2.1.4 - Rezoning, discretionary development and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply necessary for all uses including fire prevention.

Policy 5.2.1.14 - The County, in cooperation with the Water Agency and water purveyors, shall collect and make available information on water supply and demand, which includes recognizing the water needs of existing unimproved parcels.

And the following water supply policies shall be deleted, 5.2.1.6 and 5.2.1.7.

7. Policy 2.6.1.1, to establish scenic corridor and vista point regulations based on local community participation, shall be implemented prior to any future discretionary projects being allowed in the scenic vistas or resource points listed in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report.

IMPLEMENTATION:

- This measure is not applicable within the jurisdictions of the Tahoe Regional Planning Agency and the City of Placerville.
- This measure shall take effect upon certification of election results.
- If any provision of this measure is for any reason held to be invalid, the remaining provisions shall remain in full force and effect.

Proponents

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County of El Dorado Land Use Compatibility Matrix

Future Land Use Compatibility Matrix	Multi-Family Residential	High Density Residential	Medium Density Residential	Low-Density Residential	Rural Residential	Agricultural Lands	Natural Resource	Commercial	Research & Development	Industrial	Open Space	Public Facilities	Tourist Recreational
Multi-Family Residential	✓												
High Density Residential	▽	✓											
Medium Density Residential	⊗	▽	✓										
Low-Density Residential	⊗	⊗	▽	✓									
Rural Residential	⊗	⊗	▽	✓	✓								
Agricultural Lands	⊗	⊗	▽	▽	✓	✓							
Natural Resource	⊗	⊗	⊗	▽	▽	✓	✓						
Commercial	▽	▽	⊗	⊗	▽	▽	▽	✓					
Research & Development	⊗	⊗	⊗	⊗	⊗	▽	▽	✓	✓				
Industrial	▽	▽	⊗	⊗	⊗	▽	▽	▽	▽	✓			
Open Space	▽	▽	▽	✓	✓	✓	✓	▽	▽	▽	✓		
Public Facilities	▽	▽	▽	▽	▽	▽	▽	▽	▽	▽	▽	✓	
Tourist Recreational	⊗	⊗	⊗	▽	✓	▽	▽	✓	▽	▽	✓	▽	✓

Legend
 ✓ Compatible
 ▽ Questionable (Compatible only if impacts can be properly mitigated)
 ⊗ Incompatible

Compatible = both uses are compatible

Questionable = only one use is compatible but can be allowed if properly mitigated

For changes in Land use which creates questionable use, mitigation in Rural Residential, Agricultural Lands, Natural Resources and Tourist Recreational shall be determined by the Agricultural Commission

Incompatible = change in land use is not allowed, neither use is compatible with each other

