

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 for the purpose of amending the El Dorado County General Plan to change the Community Region designations for the communities of Pollock Pines, Camino, Cedar Grove, Shingle Springs and the Green Valley Road corridor area of El Dorado Hills and Cameron Park. 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:

Measure ___ - Initiative to Protect Rural Communities – Fix Community Region Line Flaws

The 2004 El Dorado County General Plan land use element classifies all areas of the county as “Community Regions,” “Rural Centers,” or “Rural Regions.” The Community Region classification applies generally to the communities located along the Highway 50 corridor, without taking into account the differences in the established land use pattern or character of each community. The Community Region classification encourages future General Plan amendments for development of “high intensity compact urban and suburban type development” where appropriate water, sewer, road and other infrastructure exists or can be developed to support it, regardless of whether it is consistent with existing community character or underlying land use designations for medium or low density residential use. Taken together, the Community Region classification of communities along Highway 50 is a formula for a continuous wall of sprawl endemic to most urban areas in California. It is not consistent with the individualized rural communities that El Dorado County residents treasure.

The communities of Pollock Pines, Camino, Cedar Grove, Shingle Springs and the Green Valley Corridor areas of El Dorado Hills and Cameron Park have established rural commercial, residential, agricultural and recreational character that are not compatible with new “high intensity urban and suburban type development” projects. The residents of these communities have repeatedly requested that the El Dorado County Board of Supervisors amend the General Plan to make appropriate reclassifications of their communities to remove the incentive for incompatible urban development. For over 5 years County staff and the Board have repeatedly ignored or continually deferred and delayed acting on these requests. Therefore, the citizens of El Dorado County living in and around these communities have taken it upon themselves to put forward this initiative to preserve, protect and defend the rural character and quality of life of their communities.

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 as follows:

(deletions are shown as ~~strikeouts~~, additions are shown as underlined)

Policy 2.1.1.1 The Communities within the County are identified as: ~~Camino/Pollock Pines~~, El Dorado Hills, Cameron Park, El Dorado, Diamond Springs, ~~Shingle Springs~~, and the City of Placerville and immediate surroundings.

Policy 2.1.2.1 The Rural Centers within the County are identified as: Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey’s Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Shingle Springs, Strawberry, and Chrome Ridge.

The Rural Center boundaries for Camino, Cedar Grove, Pollock Pines and Shingle Springs shall consist of those areas with land use designations of Multi-Family Residential, High Density Residential, Commercial or Industrial as shown on the 2004 General Plan Land Use Map, LU-1 as of October 1, 2013. Areas contiguous to those communities with Medium Density Residential land use designations shall be classified with the Platted Lands overlay designation PL-MDR consistent with Policy 2.2.2.3. The residential communities of Sly Park Hills and Sierra Springs with High Density Residential land use designations and the areas contiguous to

those communities with Medium Density Residential land use designations shall be classified with the Platted Lands overlay designations of PL-HDR and PL-MDR, respectively, consistent with Policy 2.2.2.3.

The areas of the El Dorado Hills and Cameron Park Community Regions within one mile of Green Valley Road with a Low Density Residential land use designation as shown on the 2004 General Plan Land Use Map, LU-1 as of October 1, 2013, shall be classified with the Platted Lands overlay designation PL-LDR consistent with Policy 2.2.2.3, and removed from the Community Region designated area.

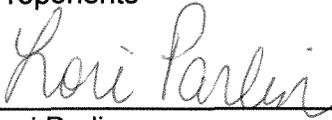
Implementation

The General Plan Land Use Classifications amended by this initiative measure shall not be further amended except by a vote of the citizens of El Dorado County in a duly qualified ballot measure.

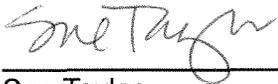
The policies adopted in this measure shall take precedence over any other conflicting policies in the 2004 General Plan.

This measure shall take effect upon certification of election results.

Proponents



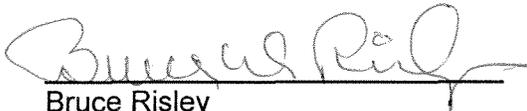
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