



# Shingle Springs Community Alliance Response to White Paper on Community Regions

CRLs - Flawed Planning for Growth without Water Infrastructure

# We Get It

- The Tilden Park and San Stino projects are the immediate problems
- Vacant Parcels near the Highway 50 corridor are likely growth targets
- The CRL will attract other project proposals that require General Plan Amendments and are incompatible with Keeping Shingle Springs Rural!

# What We Want:

- Remove the Community Region Line in the Shingle Springs area
- Designate Shingle Springs multi-family, commercial and industrial zoned areas as a Rural Center (Town Core Site)
- Immediately deny Tilden Park and San Stino projects

# Changing the Shingle Springs CRL isn't costly

- The Common Sense CEQA exemption applies to projects that have no potential significant impacts
- No costly consultant studies are needed because other areas of the county won't grow unless the BOS approves new projects elsewhere
- The draft Resolution of Intention and processing steps are already in the Board's hands.

# The Problems with CRLs

- CRL-induced growth is impossible to quantify or locate for infrastructure planning purposes
- Water & Sewer Infrastructure Planning by EID is based on existing General Plan land use and zoning ordinance designations
- CRL-induced growth can't be satisfied just by slack in currently planned development and mandatory water conservation by existing EID customers (rationing)

# The Problems with CRLs

- EID has only planned for supplying current land use designations without CRL projects
- Rapid residential development in CRLs will use up water supply and squeeze out jobs and commercial sales-tax generating development
- Water and Sewer infrastructure improvements must be built first before new development can occur and developer Facility Capital Charge fees can be collected
- Bond financing for EID improvements = Ratepayer Bondage for Speculative Growth

# The Problems with CRLs

- New development applications are being processed for large projects outside existing CRLs
- Policy to enforce existing CRL boundaries in 2004 General Plan is being ignored
- CRLs were approved by voters by 0.8% without full disclosure that CRLs mean intensive compact urban and suburban type development – Urban Growth Line
- CRLs outlaw existing viable agricultural uses

# LUPPU & Shingle Springs CRL adjustment can occur simultaneously

- The LUPPU EIR doesn't have to include changes reducing the CRLs
- Separate Projects = Separate Processes that can proceed simultaneously
- CRL growth that hasn't yet been planned can't be displaced elsewhere in the county
- No study of impacts on *other* areas needed if Supervisors just say no to projects outside CRL limits (e.g. Marble Valley and Lime Rock)



# Conclusion – *Keep It Rural!*

- The People of Shingle Springs have spoken
- It's time for the Board of Supervisors to *listen* and *take action*
  - Immediately deny Tilden Park and San Stino projects
  - Remove the Community Region Line from the Shingle Springs area
  - Designate Shingle Springs town center core as Rural Center