



**COMMUNITY DEVELOPMENT AGENCY
LONG RANGE PLANNING DIVISION**

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July 22, 2015

TO: Board of Supervisors

FROM: Brendan Ferry, Principal Planner

Subject: Meyers Area Plan: Adopt Resolutions of Intention and Authorize Staff to Initiate Environmental Review

Recommendation

Community Development Agency, Long Range Planning Division, recommending the Board:

1. Adopt a Resolution of Intention to amend the General Plan (Attachment 4B) and a Resolution of Intention to revise the County Zoning Code (Title 130) (Attachment 4C); and
2. Authorize staff to proceed with the preparation of all necessary documentation and environmental review pursuant to the requirements of the California Environmental Quality Act for the Draft Meyers Area Plan – Version 4, dated June 2015 (Attachment 4D).

Fiscal Impact/Change to Net County Cost

There is no change to Net County Cost associated with this agenda item.

Background

The existing Meyers Community Plan, adopted in 1993, currently serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan and the El Dorado County General Plan. The Community Plan establishes goals and objectives, special policies, programs and strategies for funding and implementation for projects in Meyers.

The proposed Meyers Area Plan builds upon the Meyers Community Plan and maintains many of the same vision, policies and priorities. Upon adoption, the Meyers Area Plan will replace the Meyers Community Plan, and all or a portion of Tahoe Regional Planning Agency (TRPA) Plan Area Statements 119, 122, 136, and 137. Area Plan adoption will also require revisions to the County's Zoning Ordinance, including zoning maps, Section 130.58.IV (Meyers Community Plan Districts), and Section 130.74.045 (Meyers Community Plan Design Review Process and Requirements). For additional background information, please see the attached Planning Commission staff report (Attachment 4E).

Process to Date

The update to the Meyers Community Plan was initiated in early 2012 at the request of several Meyers residents. Since that time, hundreds of community members have contributed to the update by providing input at ten (10) community workshops and three (3) public hearings, or by volunteering to work through the details of the Plan between workshops. An informal Meyers Community Advisory Council (MCAC) was formed which was comprised of Meyers residents representing different interests (business, recreation, etc.). The MCAC met essentially biweekly over the course of almost a year to work through updating the language in the existing Meyers Community Plan to produce a complete Draft Meyers Area Plan (Draft Plan). El Dorado County, TRPA staff and other stakeholders also participated in those MCAC meetings.

The first complete Draft Plan was released in September 2013, and since that time approximately 300 written comments have been submitted. Staff reviewed and considered all of the comments and met with most of the individuals and groups that provided extensive comments. The Draft Plan was revised three times to incorporate appropriate suggestions and address concerns identified by stakeholders and community members: a second Draft Plan (Version 2) was released in January 2014, a third Draft Plan (Version 3) was released in June 2014 and a fourth Draft Plan (Version 4) was produced in June 2015.

Opportunities for public participation in the development of the Meyers Area Plan have been ongoing through the process, and have included the following public involvement opportunities:

- A community visioning workshop in May 2012
- Formal stakeholder interviews in June 2012
- A community workshop to select an informal Community Advisory Council in August 2012
- A series of public Community Advisory Council meetings from September 2012 - February 2013
- A community workshop to review Area Plan priorities in February 2013
- Bi-weekly meetings of the informal Community Advisory Council to address specific topic areas from February – September 2013
- A community workshop to review the Draft Area Plan in September 2013
- A public comment period on the Draft Area Plan from September 4 – October 11, 2013
- An informational Board of Supervisors meeting on October 7, 2013
- An informational Planning Commission meeting on November 14, 2013
- An Informational TRPA Regional Plan Implementation Committee meeting on January 29, 2014
- A community workshop to review the second Draft Area Plan in February 2014
- A community workshop to review the second Draft Area Plan in March 2014
- A community workshop to review the third Draft Area Plan in June 2014
- A special Planning Commission Workshop in October 2014
- A special Board of Supervisors Workshop in October 2014
- A community open house in May 2015

On October 16, 2014 a special Planning Commission Workshop was held in Lake Tahoe to discuss Version 3 of the Draft Plan. The purpose of the Workshop was to identify proposed

Draft Plan language to be analyzed pursuant to the California Environmental Quality Act (CEQA). Staff provided a detailed overview of the Draft Plan and outstanding issues, answered questions, listened to public input, and requested and received feedback from the Planning Commission on the Draft Plan. The Planning Commission made the following recommendations on the key outstanding issues (also outlined Attachment 4F):

- *Maximum Height Limits* - The Planning Commission favored the maximum height limits in the 2nd Draft Plan, with one change. Instead of a maximum height of 45' within the Meyers Community Center, they favored a maximum height of 42', which is consistent with the existing height limits in the existing Meyers Community Plan.
- *Commercial Floor Area (CFA)* – The Planning Commission favored maintaining the CFA allocations outlined in the 2nd Draft Plan with elements of the CFA allocation language that was added in the 3rd Draft Plan.
- *Density* – The Planning Commission favored the language from the 2nd Draft Plan (40 units/acre for Tourist Accommodation Units and 20 units/acre for Multi-Family Residential).
- *Land Use* – The Planning Commission favored maintaining the Community Center Land Use designation language in the 2nd and 3rd versions of the Draft Plan.
- *Community Incentive Program* – The Planning Commissioners favored reestablishing the top tier of the Community Incentive Program per the 2nd Draft Plan.
- *Meyers Advisory Council (MAC)* – The Planning Commission favored having the Meyers Advisory Council as a less formal body not subject to the Brown Act. However, the Commissioners did still want the MAC to advertise their meetings, post their agendas and minutes and have open meetings.
- *CTC Asset Lands* – The Planning Commission favored zoning all nine CTC Asset Lands parcels as Recreation and/or Conservation.
- *Support for Small Businesses* – The Planning Commission did not have a strong opinion on this issue. They suggested ensuring that the policy language in the Draft Plan promotes redevelopment while also promoting development of vacant parcels.

A Board Workshop was then held on October 28, 2014 to discuss the Planning Commission's recommendation and to obtain further direction from the Board. Staff recommended either adopting the Planning Commission's recommendation and moving forward into the environmental review phase, or going back and conducting more community engagement with the hope of resolving some of the outstanding issues. The Board felt they needed more input in order to move forward and thus directed staff to further engage the public.

An Open House was held on May 6, 2015 to discuss the Draft Plan with the community and obtain their feedback. Over 125 people attended and provided approximately 60 written

comments (Attachment 4G). Based on feedback received during the Open House, staff produced Version 4 of the Draft Plan (Attachment 4D). Version 4 attempts to balance all comments received to date. Attachment 4H summarizes how Version 4 compares with Version 3 of the Draft Meyers Area Plan.

Version 4 includes the following changes to the key outstanding issues outlined above:

- *Maximum Height Limits* – A maximum height of 42’.
- *Commercial Floor Area (CFA)* – Reserve 17,500 of the available 34,150 CFA for Planning Commission allocation to businesses free of charge.
- *Density* – 30 units/acre for Tourist Accommodation Units and 20 units/acre for Multi-Family Residential.
- *Land Use* – Maintain the Community Center Land Use designation.
- *Community Incentive Program* – Eliminate the top tier of the Community Incentive Program.
- *Meyers Advisory Council (MAC)* – Establish the Meyers Advisory Council as a formal body of the County.
- *CTC Asset Lands* – Assign seven CTC Asset Lands parcels as Recreation Land Use and assign two CTC Asset Lands parcels as Community Center Land Use.
- *Support for Small Businesses* – Policy language was inserted to support small business.

Staff recommends the Board:

1. Adopt a Resolution of Intention to amend the General Plan (Attachment 4B) and a Resolution of Intention to revise the County Zoning Code (Title 130) (Attachment 4C); and
2. Authorize staff to proceed with the preparation of all necessary documentation and environmental review pursuant to the requirements of CEQA for the Draft Meyers Area Plan – Version 4, dated June 2015 (Attachment 4D).

The recommendation is simply to start the CEQA process; the Board will not make any final decisions regarding the Draft Plan until environmental review is completed. If environmental review is initiated today, approximately 6-18 months (depending on the CEQA document required) of analysis and public outreach remains, including:

- Prepare draft analysis pursuant to CEQA
- Release draft CEQA document for public review and comment
- El Dorado County Planning Commission Hearing to Formulate Recommendation to the Board
- El Dorado County Board of Supervisors Adoption Hearing
- Tahoe Regional Planning Agency Advisory Planning Commission Recommendation

- Tahoe Regional Planning Agency Regional Plan Implementation Committee Recommendation
- Tahoe Regional Planning Agency Governing Board Approval
- Second El Dorado County Board of Supervisors Adoption Hearing (if necessary)

Next Steps

Upon adoption of the Resolutions of Intention, and direction from the Board to initiate the CEQA process, staff will proceed with environmental review of the project.

ALTERNATIVES

1. Revise the proposed Draft Meyers Area Plan – Version 4 as the Board sees fit and then adopt the ROIs and direct staff to initiate the CEQA process; or
2. Direct staff to cease working on the project.

Clerk of the Board Follow Up Actions

Clerk of the Board's office shall obtain the Chairman's signature of each Resolution of Intention and return a fully-executed copy back to the Long Range Planning Division.

Contact

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