County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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Type:	Agenda Item	**Status:**	Approved
File created:	10/10/2014	**In control:**	Board of Supervisors
On agenda:	8/31/2015	**Final action:**	8/31/2015

Title: Community Development Agency, Long Range Planning Division, recommending the Board consider the following:
1) Adopt and authorize the Chair to sign Resolution of Intention 148-2015 to amend the General Plan (Attachment 4B), and Resolution of Intention 149-2015 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 (in the South Lake Tahoe area) - Version 4, dated June 2015 (Attachment 4D).

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4A - Staff Report MAP 8-31-15, 2. 4B - ROI General Plan MAP 8-31-15, 3. 4C - ROI_Zoning Code MAP 8-31-15, 4. 4D - (Part 1) MAP FINAL Draft June 2015 8-31-15, 5. 4D - (Part 2) MAP Attachments FINAL Draft June 2015 8-31-15, 6. 4E - PC Meyers Staff Report Final 8-31-15, 7. 4F - MAP Key Issues Evolution 8-31-15, 8. 4G - (Part 1) Comment Posters 8-31-15, 9. 4G - (Part 2) Comment Sheets 8-31-15, 10. 4H - (Part 1) Meyers Area Plan V3 vs. V4_Trk_Chgs 8-31-15, 11. 4H - (Part 2) Meyers Area Plan Attachments V3 vs. V4_Trk_Chgs 8-31-15, 12. 4I - Public Comment Received for 5-6-15 Workshop 8-31-15, 13. 4J - Power Point 8-31-15, 14. Public Comment Rcvd 8-31-15 BOS 8-31-15, 15. Public Comment Rcvd 8-28-15 BOS 8-31-15, 16. Public Comment Rcvd 8-27-15 BOS 8-31-15, 17. Public Comment Received 8-26-15, BOS 8-31-15, 18. Public Comment Received 8-26-15, BOS 8-31-15, 19. Executed Resolution 148-2015 (8-31-15), 20. Executed Resolution 149-2015 (8-31-15), 21. 2A - Staff Report Legistar 10-28-14, 22. 2B - Meyers Area Plan Revised Draft June 2014 10-28-14, 23. 2C - Meyers Area Plan Attachments Revised Draft June 2014 10-28-14, 24. 2D - PC 10-16-14 Draft Minutes and Handouts 10-28-14, 25. 2E - PC Meyers Staff Report Final Complete 10-28-14, 26. 2F - PC Workshop Motion 10-28-14, 27. 2G - PC Meyers Area Plan Key Issues Evolution 10-28-14, 28. 2H - PC Power Point from 10-16-14 10-28-14, 29. 2I - Power Point 10-28-14, 30. Public Comment Rcvd 10-28-14 BOS 10-28-14, 31. Public Comment Rcvd 10-27-14 BOS 10-28-14, 32. Public Comment Rcvd 10-22-14 BOS 10-28-14, 33. A - Staff Report PC 10-16-14.pdf, 34. B - Staff Report Attachments A-C PC 10-16-14.pdf, 35. C - Proof of Publication PC 10-16-14.pdf, 36. Public Comment Rcvd 10-15-14 PC 10-16-14.pdf

Date	Ver.	Action By	Action	Result
8/31/2015	4	Board of Supervisors	Failed	
8/31/2015	4	Board of Supervisors	Approved	Pass
12/2/2014	3	Board of Supervisors	Continued	Pass
10/28/2014	2	Board of Supervisors	Continued	Pass
10/16/2014	1	Planning Commission		

Community Development Agency, Long Range Planning Division, recommending the Board consider the following:
1) Adopt and authorize the Chair to sign Resolution of Intention **148-2015** to amend the General Plan

(Attachment 4B), and Resolution of Intention **149-2015** 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 (in the South Lake Tahoe area) - Version 4, dated June 2015 (Attachment 4D).

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency, Long Range Planning Division, recommending the Board:
1) Adopt a Resolution of Intention **148-2015** to amend the General Plan (Attachment 4B), and a Resolution of Intention **149-2015** 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 (CEQA) for the Draft Meyers Area Plan - Version 4, dated June 2015 (Attachment 4D).

DISCUSSION / 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.

An 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, Tahoe Regional Planning Agency (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.

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 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).

Please see the staff report prepared for this hearing (Attachment 4A) for more information.

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
- TRPA Planning Commission Hearing to Formulate Recommendation
- TRPA Regional Plan Implementation Committee Hearing to Formulate Recommendation
- TRPA Governing Board Adoption Hearing
- 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 Resolutions of Intention and direct staff to initiate the CEQA process; or
2) Direct staff to cease working on the project.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
N/A

CAO RECOMMENDATION
CAO recommending the Board move staff's recommendations by adopting and authorizing the Chair to sign the associated resolutions of intent and authorize staff to proceed with the CEQA process for the Project.

FINANCIAL IMPACT

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.

STRATEGIC PLAN COMPONENT
Economic Development and Infrastructure

CONTACT
Brendan Ferry, Principal Planner
Community Development Agency, Long Range Planning Division