



RESOLUTION No. 92-95

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION AMENDING THE GENERAL PLAN

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, because of that mandate, El Dorado County's General Plan and the various elements thereof, must be continually updated with current data, recommendations and policies; and

WHEREAS, the Community Development Department and Planning Commission have made recommendations to the Board of Supervisors regarding potential amendments of the Land Use Element of the General Plan; and

WHEREAS, the Board of Supervisors has reviewed and held public hearings on the recommended amendments to the land use elements; and

WHEREAS, the Board of Supervisors finds that the proposed amendments to the General Plan are consistent with all elements of the General Plan not otherwise amended.

NOW, THEREFORE, BE IT RESOLVED that the El Dorado County Board of Supervisors hereby approves and accepts the environmental documents filed on the following amendments to the General Plan and approves and adopts the following amendments to the General Plan based on the findings and reasons set forth in the staff reports and Planning Commission's actions, except as may be noted herein:

MEYERS COMMUNITY PLAN AMENDMENTS CHAPTER 2 - LAND USE

**SECTION 1.0 - C. MEYERS COMMUNITY PLAN AREA STATEMENT, page 2-7,
Economic Development Objectives, number 1 shall be modified as follows:**

Policy: Projects seeking allocations of additional commercial floor area within the plan area shall be subject to the plan's Commercial Floor Area Allocation Procedures (Appendix C.) ~~TRPA and El Dorado County shall only consider for approval projects~~

~~recommended by the Meyers Town Council.~~

CHAPTER 3 - TRANSPORTATION AND CIRCULATION ELEMENT

SECTION 2.0 - C. COMMUNITY PLAN TRANSPORTATION AND CIRCULATION IMPROVEMENTS, page 3-5, Streets and Highways, number 3 shall be modified as follows:

3. Develop and Implement U.S. 50/California 89 Intersection Improvements. Caltrans and El Dorado County ~~the Meyers Town Council~~ should cooperatively study the opportunities for intersection improvements to maintain or improve the level of service consistent with the level of service policy listed above under Objective #2.

CHAPTER 4 - ENVIRONMENTAL CONSERVATION ELEMENT

SECTION 3.0 - A. COMMUNITY PLAN ENVIRONMENTAL CONSERVATION OBJECTIVES AND SPECIAL POLICIES, page 4-2, Objectives and Special Policies, number 5 shall be modified as follows:

5. ~~Through the Meyers Town Council, take~~ Take an active role in the planning and review of nearby projects which may impact Meyers.

CHAPTER 6 - PUBLIC SERVICE ELEMENT

SECTION 4.0 - B. COMMUNITY PLAN PUBLIC SERVICE OBJECTIVES AND SPECIAL POLICIES, page 6-3 Objectives and Special Policies, numbers 3 and 5 shall be modified as follows:

3. Policy: The Department of Food and Agriculture is requested to implement Community Design improvements at its existing inspection station. The department is further requested to work with the California Tahoe Conservancy, El Dorado County, TRPA, and transit service providers ~~and the Meyers Town Council~~ to develop the site adjacent to the existing inspection station into a community facility including park and ride and community events uses.
5. Identify a building or site for a Meyers Town Hall ~~The Meyers Town Council should work with the property owner(s) to use the site (a Meyers Town Hall)~~ for town meetings and other community functions.

CHAPTER 7 - IMPLEMENTATION ELEMENT

SECTION 5.0 - A. COMMUNITY PLAN IMPLEMENTATION OBJECTIVES AND SPECIAL POLICIES, page 7-1, Objectives and Special Policies, number 1 shall be modified as follows:

1. The El Dorado County Board of Supervisors or their designee shall have the responsibility ~~In cooperation with El Dorado County, establish a Meyers Town Council to guide the plan's implementation.~~

Policy: Land coverage, commercial floor area, tourist accommodation units and other units of use regulated by TRPA shall not be transferred out of the plan area unless the ~~Meyers Town Council~~ Board of Supervisors or their designee finds that such transfer will result in a substantial community benefit in terms of implementing the community plan and its programs.

SECTION 5.1 - B. IMPLEMENTING THE COMMUNITY PLAN, page 7-3, second paragraph of number 2, Implement Capital Improvement Programs, shall be modified as follows:

Following plan adoption, the ~~Town Council~~ Board of Supervisors or their designee will develop and adopt, with the assistance of TRPA and ~~El Dorado County~~, a prioritized list of public improvements. ~~The Council will identify~~ Preliminary program costs, funding sources and other mechanisms shall be identified to carry out the projects over a specified schedule. ~~Preliminary program costs and funding sources are identified for each program.~~

SECTION 5.2 - B. IMPLEMENTING THE COMMUNITY PLAN, page 7-3, number 2, paragraph four shall be modified as follows:

The plan recommends establishing a low interest, revolving building improvement loan program with area banks to help provide financial resources to carry out improvements on private lands. Interested community leaders should cooperatively approach area banks to establish the program. Seed money to begin the program may come from the following sources: area banks and other lending institutions; State of California Main Streets Program grant; shared participation among businesses within the plan area; and creation of a County Redevelopment district. ~~The Town Council may assist in prioritizing projects for which loans are sought.~~

SECTION 5.3 - B. IMPLEMENTING THE COMMUNITY PLAN, page 7-4, paragraph two of number 3 shall be modified as follows:

Community design elements are implemented as part of the project and approval process.

~~Prior to project approval a finding of The Town Council will first review project proposals within the plan area boundaries. They will make recommendations to El Dorado County and TRPA regarding the consistency shall be made with the design program goals, objectives and specific design criteria.~~

SECTION 5.4 - C. METHODS OF IMPLEMENTATION, page 7-5, number 2 shall be modified as follows:

2. ~~Planning Commission Designated. Establish the Meyers Town Council. The Meyers Town Council~~ The Board of Supervisors designates the Planning Commission as is the primary implementing body of the community plan. It has specific duties in several areas including design review, determining consistency with plan policy and identifying the need for plan amendments. ~~Refer to section E. of this chapter for further discussion.~~

SECTION 5.5 - METHODS OF IMPLEMENTATION, page 7-6 number 5 shall be modified as follows:

5. Implement Community Design Improvements Programs Using Conditions of Project Approval. An important method to realize certain improvements or implement specific plan policies is to require them to be installed or implemented as a condition of project approval. The improvements, which generally are needed on-site, are then implemented at the same time as the rest of the project. On-site improvements which the plan recommends to be implemented as a condition of individual project approval generally include landscaping, building facade changes, signage, parking and access, exterior lighting, bicycle racks and outdoor displays. The Community Design Plan indicates the general location and nature of planned improvements. It serves as the long range vision for the plan area. ~~The Town Council~~ Planning Commission or Planning Department as may be applicable, should review projects and find them to be consistent with applicable portions of the map plan prior to recommending their approval, or taking final action when appropriate.

SECTION 5.6 - E. ROLE OF THE MEYERS TOWN COUNCIL, page 7-8 shall be deleted:

~~**E. — ROLE OF THE MEYERS TOWN COUNCIL**~~

~~To implement and administer the goals, policies and standards of the plan, El Dorado County will create and support the Meyers Town Council. The County's Board of Supervisors should invest the Council with design review approval authority and project~~

~~review and recommendation responsibilities. The plan recommends that the County establish the Council and appoint its members at the time it adopts the community plan. Specific recommendations regarding procedural and substantive aspects of the Council's duties are identified below. In addition, the Council should operate in an informal capacity where possible to influence local actions and decisions affecting the community and the plan.~~

- ~~1. Procedure. The Council should meet on an as needed basis when it has business properly before it. El Dorado County Planning Department will provide the primary staff and technical support. TRPA will provide technical support upon request of the Council and/or County. the County's enabling action should specify an operating budget, membership, duties and responsibilities, project review procedures, voting and appeal, and other similar matters. The plan recommends a five member Council. The two County supervisors representing areas within the Tahoe Basin should each make two appointments. The four appointed persons together should elect the fifth person, who could be form either district.~~

- ~~2. Duties. The Council should review any land use proposal within the community plan area which involves the allocation of additional commereial floor area, additional tourist accommodation units, change in use, transfer of existing or potential development, site plan review by the County or any exterior modification requiring a permit from either the County or TRPA. The Council should not review activities which are otherwise exempt from TRPA or County review. Its review of proposed projects should determine consistency with all applicable portions of the adopted plan, including its goals, objectives, policies and the Community Design elements. The Council may recommend conditions of project approval to implement specific elements of the plan. The Council should complete its review and recommendations prior to action by either TRPA or the County.~~

~~If necessary, the Council should specify the design competition procedures necessary to distribute the additional commereial floor area provided under the plan. Refer to Appendix C for additional information. The Council should consider and make recommendation to the County and TRPA regarding the need for community plan amendments.~~

~~The Council should make recommendations to the County and TRPA on projects which are not within the plan area but which can reasonably be expected to affect the plan area regardless of their location. It should advise TRPA and the County on matters involving code enforcement or violations of land use and development regulations in the plan area.~~

SECTION 5.7 - G. COMMUNITY PLAN REVIEW AND MONITORING, page 7-13, second paragraph shall be modified as follows:

El Dorado County, and TRPA ~~and the Meyers Town Council~~ will annually review the schedule of plan improvements to ensure the plan is implemented according to schedule. Minor adjustments to the implementation schedule may result from the annual review.

SECTION 5.8 - Table 7-1, page 7-13 is modified as follows:

**Table 7-1
 Community Plan Threshold Target Monitoring Summary**

Element	Location	Sample Period	Responsible Party
Water Quality and BMP Effectiveness	Representative Projects	Spring runoff and Representative Storm Events	Project Proponents, TRPA
Land Coverage Reduction	Target Restoration Projects	Annually	TRPA
Stream Environment Zone Restoration	Target Restoration Sites	Project Completion Date	TRPA, Tahoe Conservancy, USDA, Forest Service
Scenic Resources	Roadway Units #36, #37 and #38, Resource #36-1	5 Year Threshold Review/Evaluation	TRPA, Meyers Town Council <u>El Dorado County</u>
Noise (CNEL)	Selected Sites in Plan Area	5 Year Threshold Review/Evaluation	TRPA
Traffic Level of Service (LOS)	Key Intersections (U.S. 50/Cal. 89, U.S. 50/Pioneer)	5 Year Threshold Review/Evaluation	TRPA, Caltrans, El Dorado County
Western Juniper Trees	Existing locations	Annually	TRPA, Meyers Town Council <u>El Dorado County</u>

APPENDIX A

SECTION 6.0 - A. IMPLEMENTING THE DESIGN REVIEW GUIDELINES, page 2, Community Design Strategy 1. e. shall be modified as follows:

- e. Design Review by the Meyers Town Council, Planning Commission and Planning Department. The Council The Planning Commission or Planning Department as applicable, will initially review each development proposal subject to its review to determine its consistency with the Community Plan, including items a, through d. listed above. The zoning ordinance will be amended to separate Planning Commission and staff responsibilities, with the staff primarily taking action on minor applications only. ~~The Council~~ Planning Commission and/or planning staff may recommend and/or adding design guidelines to a project as conditions of its approval.

SECTION 6.1 - B. MEYERS COMMUNITY PLAN DESIGN REVIEW GUIDELINES, U.S. Highway 50 Corridor and Right-of-Way Design, number 1 c. page 4, e. page 5, f. page 6, and i. page 7, shall be modified as follows:

- c. **Art In Public Places.** Public art is encouraged to be displayed along the Highway 50 corridor on either public or private property in such a manner that all can enjoy. Public art can include sculpture, paintings, street furniture and paving, or landscape design. ~~The Meyers Town Council should designate locations and themes for the artwork.~~
- e. **Corridor Street Lighting.** Year-round overhead street lighting along the corridor should be done selectively. Lighting should not create a continuous corridor of light. If used, lighting should highlight such things as roadway intersections, driveway entrances, bike trail crossings and the park and ride facility. ~~The Meyers Town Council should develop a lighting plan for the U.S. 50 corridor.~~
- f. **Historic Markers and Displays.** In recognition of Meyers' cultural and natural history, historic displays or markers may be erected along the corridor. This includes interpreting the Western juniper tree. They may be combined with other street furniture located at transit shelters, the park and ride facility or along the bike trail. Appropriate media along the corridor include markers, plaques, interpretive panels or signs. ~~The Meyers Town Council~~ Planning Commission shall approve placement of all historic markers and displays. Refer to Section 2. Site Planning for historic displays on private property.
- i. **Right-of-Way Directional Signage.** Directional signage located in the public right-of-way should be reduced to an absolute minimum. Non-essential signage

should use the Regional off-highway attraction sign face shown below. It may reference another information source such as a radio message or the Visitors Center. Wherever possible, signage should be combined onto a single standard or post. This is especially critical at the entrances to Meyers (two along U.S. 50, one along California 89). ~~In cooperation with~~ Caltrans, the California Highway Patrol, TRPA and El Dorado County, ~~the Meyers Town Council~~ should identify excess signage to be removed ~~as soon as possible after it is established.~~

SECTION 6.2 - B. MEYERS COMMUNITY PLAN DESIGN REVIEW GUIDELINES, Site Planning, number 2 g. page 10, shall be modified as follows:

- g. **Historic Markers and Displays.** In recognition of Meyers' cultural and natural history, historic displays or markers may be erected at or near the site of historic features, events or places. This includes interpreting the Western juniper tree. Appropriate media include photographs, display cases, markers plaques, interpretive panels or signs. ~~The Meyers Town Council~~ Planning Commission shall approve placement of all historic markers and displays.

APPENDIX C

SECTION 7.0 - A. INTRODUCTION, page C-1, second paragraph shall be modified as follows:

Policy: Projects seeking allocations of additional commercial floor area within the plan areas shall be subject to the plan's Commercial Floor Area Allocation Procedures. TRPA and El Dorado County shall only consider design review application for approval for those projects utilizing allocated floor space, when they have received a floor space allocation recommended by from the Meyers Town Council Board of Supervisors or their designee, or in those instances where other non-allocated floor space has been transferred to the site.

SECTION 7.1 - B. ALLOCATION PROCEDURES, numbers 4 and 5, page C-3 shall be modified as follows:

4. Consistency with the Community Design Plan. Any project for which additional commercial floor area is sought must fully implement the minimum community design elements identified in the Community Plan Design Review Guidelines (Appendix A, Section A). ~~The Meyers Town Council~~ Planning Commission may, during their review of a proposed project, determine that additional design guidelines from either the Community Plan Design Guidelines or the TRPA Design Review Guidelines should be applied as conditions of project approval. El Dorado County will specify application, submittal and review procedures.

5. (Second Paragraph) Contingency: In the case where applications are received requesting more commercial floor area than is available to allocate, the ~~Meyers Town Council~~ Board of Supervisors or their designee with the assistance of ~~El Dorado County~~ and TRPA staffs, shall conduct a design competition. The competition shall be used to determine which project(s) best meet the needs of Meyers in terms of land use, physical design and other community improvements. El Dorado County shall establish the competition procedures.

SECTION 7.2 - C.- IMPLEMENTATION, page C-3, first paragraph shall be modified as follows:

Project applications proposing to use additional commercial floor area allocated under the community plan will be reviewed by the ~~Town Council~~ Planning Commission or Planning Department as applicable, to determine consistency with the community plan in terms of its goals, objectives, policies and Community Design elements. Their decision will be forwarded to ~~El Dorado County~~ and TRPA. Once received, ~~County and~~ TRPA staffs will process the applications. ~~Refer to Chapter 7, Implementation, for additional information regarding the role of the Town Council.~~

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the findings made at such time as this Board stated their intention to make the above listed amendments to the General Plan and incorporates said findings herein by reference.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 11th day of April, 1995 by the following vote of said Board:

Ayes: SUPERVISORS Raymond J. Nutting, J. Mark Nielsen,
Walter L. Shultz, John E. Upton

ATTEST

DIXIE L. FOOTE

Clerk of the Board of Supervisors

Absent:

Noes: none

Supervisor William S. Bradley

By

Margaret E. Moody
Deputy Clerk

Frank L. Nelson
Chairman, Board of Supervisors

I CERTIFY THAT:

THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

Date _____

ATTEST: DIXIE L. FOOTE, Clerk of the Board of Supervisors
of the County of El Dorado, State of California.

By _____

Deputy Clerk