

AGENDA

**RIO DELL PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 26, 2010 - 6:30 PM
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL**

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.

THE TYPE OF COMMISSION BUSINESS IS IDENTIFIED IMMEDIATELY AFTER EACH TITLE IN BOLD CAPITAL LETTERS.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

- 1) 2010/0526.01 - Introduction of new City Manager, Ron Henrickson

E. CONSENT CALENDAR

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Items requiring Commission action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 4/5ths of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 1) 2010/0526.02 - General Plan Amendment – Scotia Sphere of Influence Amendment, General Plan/Zoning Amendment and Annexation (Public Hearing)

- 2) 2010/0526.023- General Plan and Zoning Amendments for Metropolitan Wastewater Disposal Site and Blue Slide Road Annexations
(Public Hearing)

H. ADJOURNMENT

The next Regular Planning Commission Meeting will be June 23, 2010



TO: Rio Dell Planning Commission

FROM: George Williamson AICP, Contract City Planner

DATE: May 26, 2010

SUBJECT: City of Rio Dell General Plan Amendment – Scotia Sphere of Influence Amendment, General Plan/ Zoning Amendment and Annexation

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Conduct an initial public hearing on this annexation.

BACKGROUND AND DISCUSSION

The City Council has initiated General Plan and Zoning Amendments for the Town of Scotia. The City must complete these actions as part of the annexation process. The area proposed for this annexation is approximately 582 acres of land (Scotia APNs 205-351-016 & 205-351-018). The County land uses for the town include: Industrial, Commercial, Residential and Public Facility. Existing land uses surrounding the site include forested slopes to the north and east, the Eel River to the south, and Highway 101 and agricultural land to the west.

By applying a Planned Development (PD) combining zone overlay, the presently non-conforming lots can be created; the Town was developed prior to zoning code adoption. In essence, with the PD overlay, existing non-conforming standards become the standards for each individual lot; however, there is not adequate space for most residential zone lots to accommodate secondary dwelling units.

The industrial areas of the Town, zoned Industrial (MH-Q), are expected to have continued use by Humboldt Redwood Company (HRC) for lumber mill production. The subdivision and annexation will not result in changes to this existing condition. The City is not aware of any plans to change from lumber production to some other industrial use in the foreseeable future. The City will apply Industrial (I) General Plan policies and applicable zoning standards based on the ongoing and intended use of mill facilities.

The proposed City General Plan and Zoning designations would be one in the same, and include: Urban Residential (UR), Community Commercial (C), Industrial (I), Natural Resources(NR), and Public Facility (PF). Table 1 shows the acreage of City and Scotia General Plan designations, as well as percentages. Figure 1 shows the proposed General Plan designations.

General Plan and Zoning amendments will be subject to CEQA, therefore, environmental review. The County prepared an EIR for their General Plan and Zoning review, which included annexation to Rio Dell as an alternative. The City intends to "tier" off of this EIR.

This matter will be brought back to the Planning Commission as a public hearing item with the appropriate CEQA document, and MSR Update, for recommendation to the City Council.

Regarding environmental effects, there is limited developable area within the annexation area. The residential parcels shown on the tentative map meet General Plan density – up to 7 dwelling units per acre, for Urban Residential (UR). Because the residential parcels each have a house, all City Zoning requirements: lot sizes, yard, and maximum ground coverage requirements, may not be met. Because these are existing conditions, the Planned Development (P) combining zone may be applied to address these conditions, which is complimentary to the design review function. The PD combining zone allows any non-conforming lots to be created by subdivision because the town was developed prior to the zoning code being adopted. In essence, with the P overlay, existing non-conforming standards become the standards for each individual lot. However, County code does not allow a lot that does not comply with the code to change in a way that further exacerbates non-compliance.

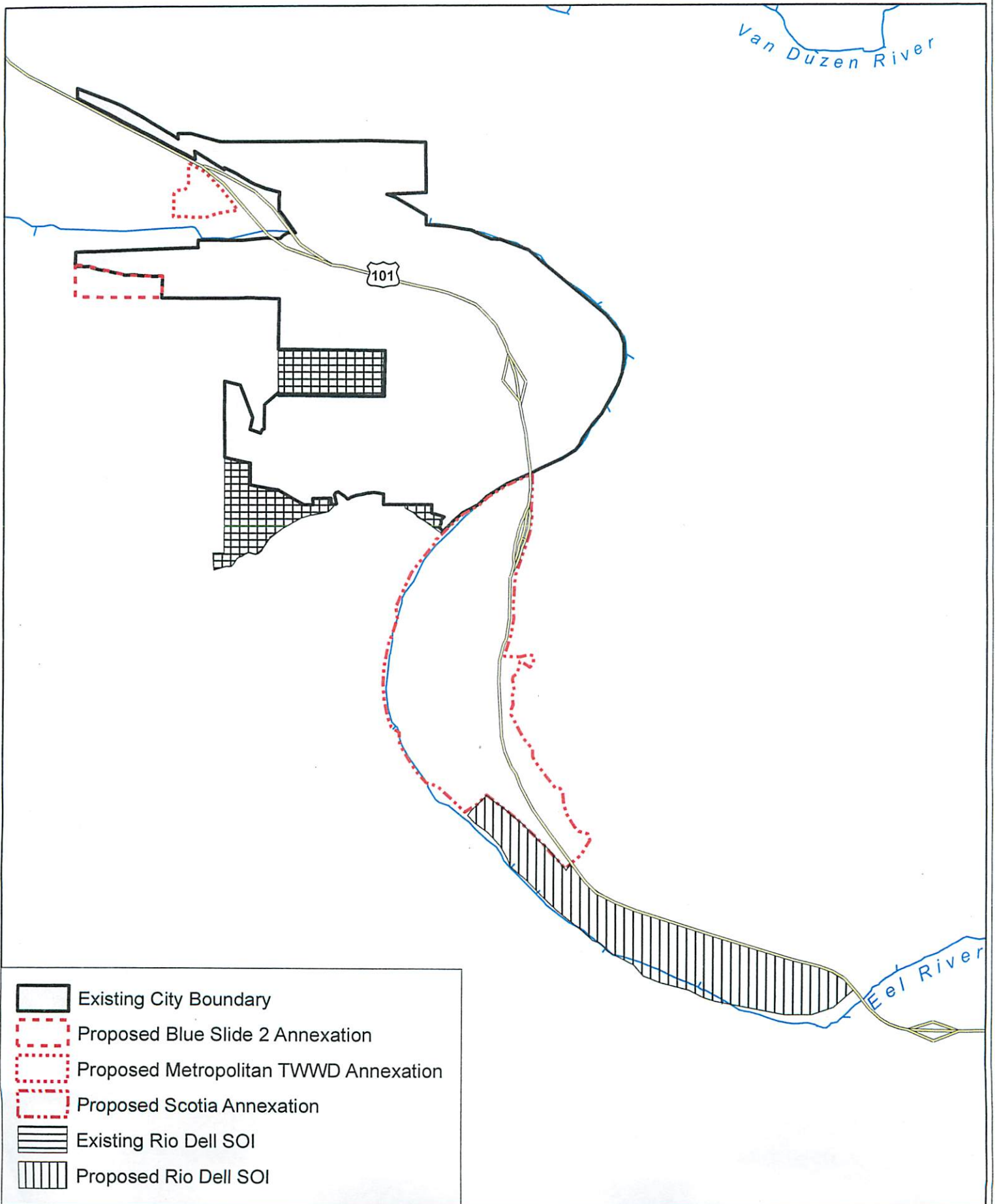
Future development would also be constrained by the fact that there is not adequate space for most residential zoned lots to accommodate secondary dwelling units. Of the existing residential lots, only 11 conform to current zoning requirements. Of those 11, only 5 have adequate size or yard dimensions or maximum lot coverage to accommodate secondary dwelling units. At this time, it is speculative to say that the vacant residential lots would support second dwellings, because it would depend on the extent of site development.

The Scotia road and street network would be improved through the subdivision process as well. The subdivider, in either case (CSD or Annexation) will be required to add an overlay of asphalt concrete pavement throughout streets affected by the utility infrastructure modification program; patching, leveling with appropriate base course thickness; some curb replacement in kind; repair to the retaining walls; and safety improvements to address basic signage and stop bars. Improvements are to be made by the Town of Scotia LLC prior to dedication and final map recordation.

Subsequent to action on the General Plan and Zoning Amendments, the City must make findings for the subdivision map. This would include: Subdivision Findings: §66474 of the State Subdivision Map Act and the City of Rio Dell Subdivision Ordinance. They specify the findings that must be made to approve parcel subdivision maps. Basically, the City may approve a parcel map if the applicants have submitted evidence that supports making all of the following findings:

1. That the proposed subdivision, together with the provisions for its design and improvements, is consistent with the City's General Plan.
2. That the tentative subdivision map conforms to the requirements and standards of the City of Rio Dell Subdivision Ordinance.
3. That the proposed subdivision conforms to all requirements of the City's zoning regulations, with PD exceptions.
4. The proposed subdivision is not likely to cause substantial environmental damage.

Proposed Annexations to the City of Rio Dell



Acreage of 3 proposed Rio Dell annexes by City Gen Plan Land Use Designation										
Proposed General Plan Designation	Existing City (Acres)	%	Proposed Scotia (Acres)	%	Blue Slide 2 (Acres)	%	Metro-politan TWWD(Acres)	%	Total	% of Total
Residential										
Rural	343.1	19.7%	0.0	0.0%	0.0	0.0%	0.0	0.0%	343.1	12.9%
Suburban Low	240.81	13.8%	0.0	0.0%	33.2	100.0%	0.0	0.0%	274.1	10.3%
Suburban Residential	6.75	0.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	6.8	0.3%
Urban Residential	332.78	19.1%	63.2	0.0%	0.0	0.0%	0.0	0.0%	396.0	14.8%
Commercial/Mixed Use										
Community Commercial	32.59	1.9%	14.5	0.0%	0.0	0.0%	0.0	0.0%	47.1	1.8%
Industrial/Commercial	51.9	3.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	51.9	1.9%
Town Center	47.72	2.7%	0.0	0.0%	0.0	0.0%	0.0	0.0%	47.7	1.8%
Neighborhood Center	5.53	0.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	5.5	0.2%
Industrial										
Industrial	0.0	0.0%	270.1	0.0%	0.0	0.0%	0.0	0.0%	270.1	10.1%
Natural Resources/Public Facility/Other										
Natural Resources	286.41	16.5%	181.7	0.0%	0.0	0.0%	29.4		497.5	18.6%
Public Facility	83.15	4.8%	37.9	0.0%	0.0	0.0%	0.0	0.0%	121.1	4.5%
Right of Way	149.7	8.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	149.7	5.6%
Sphere of Influence	159.6	9.2%	298.4	0.0%	0.0	0.0%	0.0	0.0%	458.0	17.2%
Total	1740.0	100.0%	865.8	100.0%	33.2	100.0%	29.4	100.0%	2668.5	100.0%



TO: Rio Dell Planning Commission

FROM: George Williamson AICP, Contract City Planner

DATE: May 26, 2010

SUBJECT: City of Rio Dell General Plan Amendment – Metropolitan
Treated Wastewater Disposal Site and Blue Slide Road 2 Annexations

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

Conduct an initial public hearing on the two annexations. There will be subsequent hearings for CEQA and Plan for Services review.

BACKGROUND AND DISCUSSION

Prior to submitting an annexation application to LAFCo, the City must complete General Plan and Zoning Amendments for the Metropolitan and Blue Slide Road 2 Annexations. In addition, a Plan for Services, Municipal Services Review, Fiscal Impact Study, and CEQA compliance are required. The areas proposed for annexation are:

Metropolitan Treated Wastewater Discharge Annexation

The City is presently negotiating for the purchase of 29.4 acres of property from Robert Mozzetti in Metropolitan for a Treated Wastewater Disposal (MTWWD) site. The purpose for annexation of these properties (APN 205-111-31, 205-111-07, & 205-111-33) is for disposing of and utilizing treated wastewater for irrigation purposes. The current County land uses designation is Agriculture and the site is zoned as Agriculture Exclusive (AE). Existing land uses surrounding the site include a scenic highway and industrial area to the north, industrial and conservation to the east, the Eel River to the south, and agriculture to the west. The proposed City general plan land use designation for this Metropolitan annexation is Natural Resources (NR).

Blue Slide #2 Annexation

The property owners for 33.2 acres (APN 205-081-11) located on the south side of Blue Slide Road, adjacent to the northwesterly City limits, have applied for annexation to the City. Existing County land use designations at the site include: Residential (19 acres) and Conservation (14 acres) and the site is zoned as TPZ. Existing land uses surrounding the site include: residential to the north, forested hillsides to the south and west, and the City to the east. The property owners are proposing a Suburban Low Residential (SL) land use for the site, equating to 1 unit per acre.

Because this parcel contains valuable natural timber resources lands, the application of a Planned Development Overlay Zone is proposed. The City's PD Overlay would be made applicable to the Blue Slide #2 Annexation to provide for clustering of residential units to avoid the natural resource land. This existing PD overlay zone is described below:

Planned Development Overlay (PD): A Planned Development overlay Zone will be applied to provide flexibility in implementing development standards within zoning designations to encourage project amenities such as improved project design, natural resource protection and affordable housing. The overlay zone would allow limited flexibility for certain projects that require deviation from the established Zoning requirements

Environmental Review

These General Plan and Zoning amendments are subject to CEQA. Similar to the prior annexations of Sawmill site and Blue Slide Road, these annexations are also subject to environmental review. The City will be preparing an Initial Study for these annexations.

With respect to *Metropolitan Treated Wastewater Discharge Annexation*, the Initial Study (IS) will investigate the environmental impacts of redesignating County land uses and zoning (Agriculture, Agriculture Exclusive zoning) to City land use designation (Natural Resources) for the purpose of disposing of treated effluent in Metropolitan. This irrigation system will be designed to comply with California Code regulations Title 22 that governs the use of recycled water and NCRWQB requirements.

The IS will also analyze environmental impacts associated with proposed irrigation system's layout and configuration. The irrigation system consists of 6 to 15 overland flow cells, or irrigation cells, approximately 0.5 to 2 acres each; the cells will contain the treated effluent. The cells will be arranged in rows at various elevations. Each cell will have a dedicated distribution line that can be isolated from the main distribution pipeline. Finally, the IS will analyze the proposed operation and maintenance of the system.

With respect to *Blue Slide 2 Annexation*, the IS will evaluate the environmental impacts of redesignating County land uses and zoning (Residential and Conservation land uses, TPZ zoning), to City land uses and zoning (Suburban Low). The IS will provide an analysis of how implementing the PD Overlay will allow clustering, while maintaining general plan density to avoid environmental impacts of development.

Plan for Services

A Plan for Services will be prepared for both projects. The MTWWD Plan will detail how treated waste water will be conveyed from the City to Metropolitan irrigation site by vertical turbine pumps located at the treatment site at the Rio Dell Public Works yard. The effluent will cross the Eel River and enter the irrigation site via a pipeline attached to the Hwy 101 bridge.

The Blue Slide 2 annexation will also be included in the Plan for Services. The Plan will analyze the extension of water and wastewater services out Blue Slide Rd. The City would also accept a portion of Blue Slide Rd. as a City Right of Way. Development of Blue Slide 2 Annexation would include planned roadway upgrades at the time of subdivision.

This matter will be brought back to the Planning Commission as a public hearing item for recommendation to the City Council.

Figure 1:

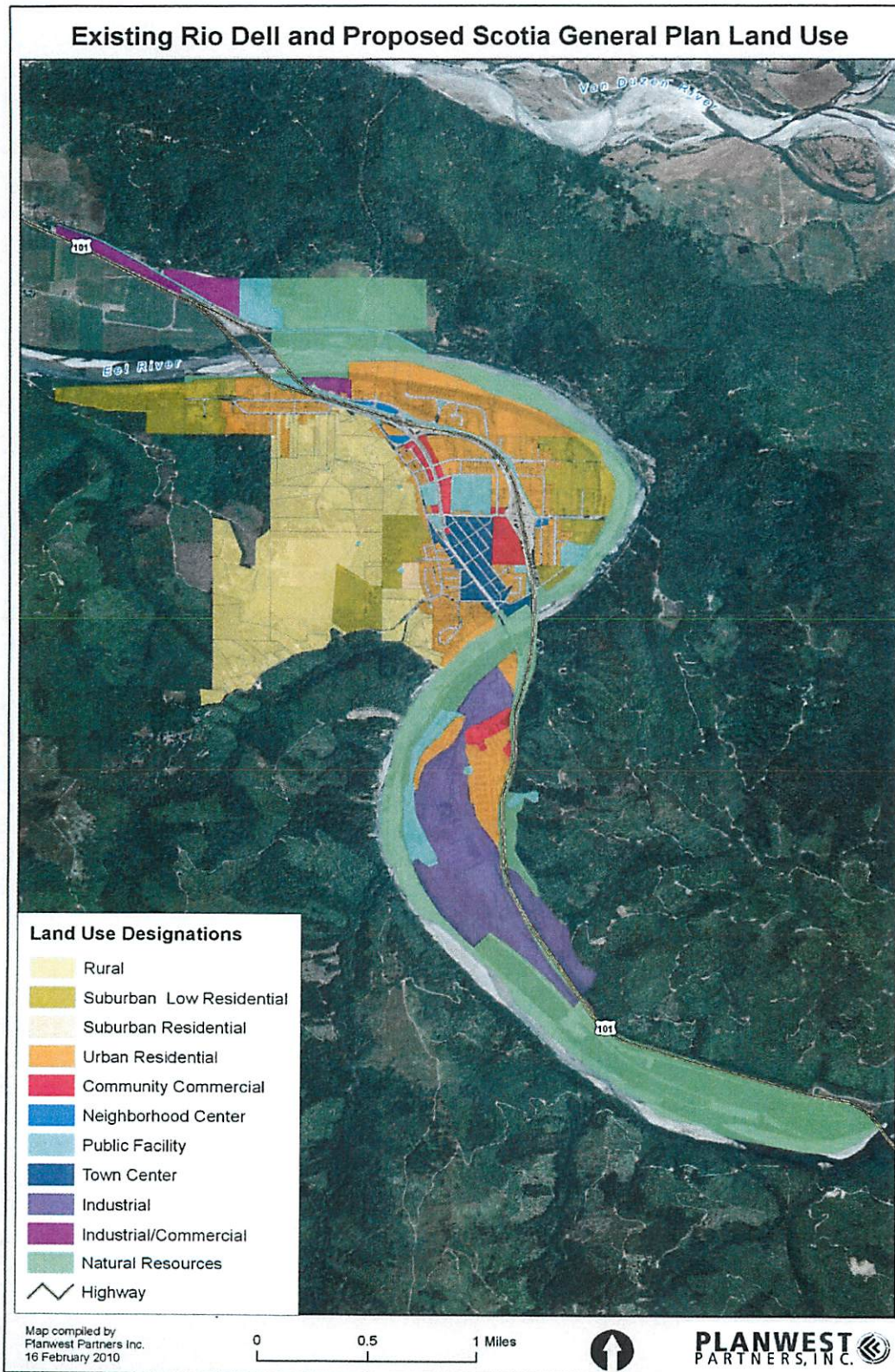


Table 1: Acreage of Rio Dell and Proposed Scotia Annexation General Plan Designations

General Plan Designation	Existing City (Acres)	%	Proposed Scotia (Acres)	%	Total	% of Total
Residential						
Rural	343.1	19.7%	0.0	0.0%	343.1	13.2%
Suburban Low	240.81	13.8%	0.0	0.0%	240.8	9.2%
Suburban Residential	6.75	0.4%	0.0	0.0%	6.8	0.3%
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