

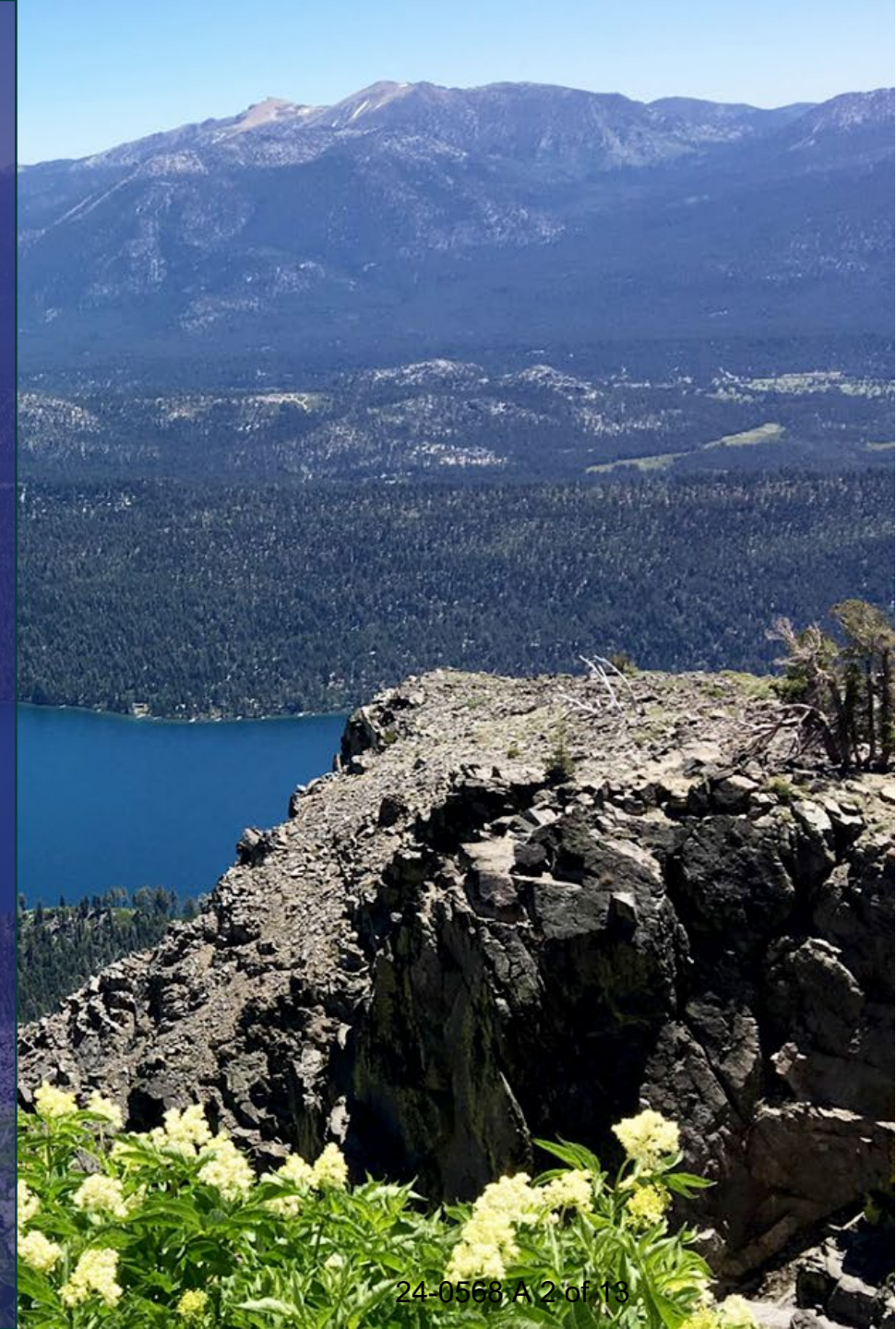


# TAHOE EL DORADO AREA PLAN

**BOARD OF SUPERVISORS**  
MAY 14, 2024

# AGENDA

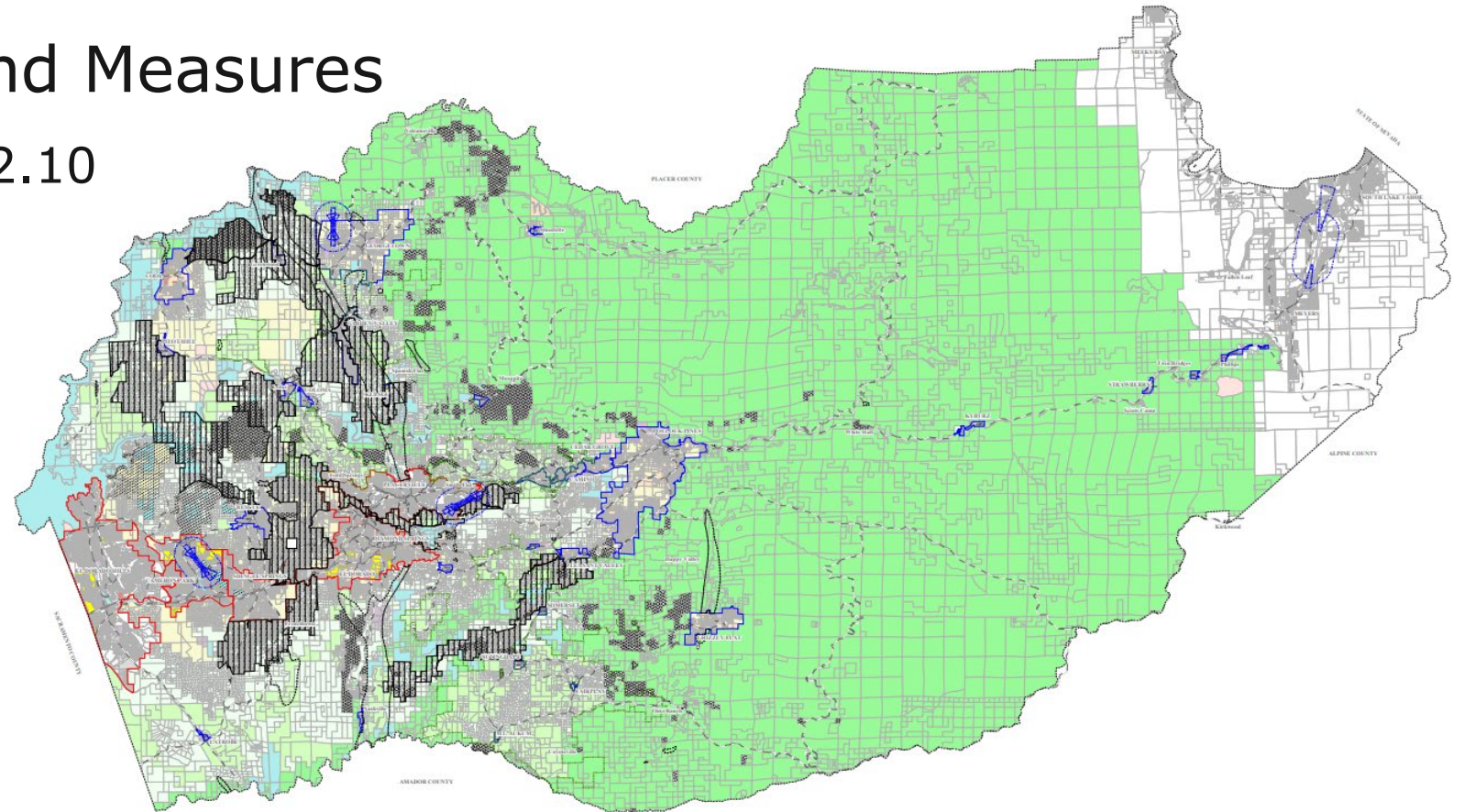
- **BACKGROUND INFORMATION**
- **PURPOSE**
- **PROCESS**
- **PHASE 1 DELIVERABLES**
- **DISCUSSION/QUESTIONS**





# GENERAL PLAN LAND USE ELEMENT

- Goals, Policies, and Measures
  - > General Plan Goal 2.10
  - > Policy 2.10.1.2
  - > Policy 2.10.1.3
  - > Measure LU-O







# Tahoe Regional Planning Agency

Created by bi-state compact as a quasi-federal agency

Not subject to CEQA or NEPA, has its own TRPA environmental review and thresholds

Developed Regional Plan to regulate development and achieve environmental thresholds

Implements Regional Plan through Area Plans and Plan Area Statements

Established MOUs with local jurisdictions



# EXISTING LAND USE TOOLS

**TAHOE REGIONAL PLANNING AGENCY**

Adopted by the TRPA Governing Board  
June 25, 1987  
Updated December 12, 2012  
Amended December 13, 2023

## THRESHOLD STANDARDS AND REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY | *lake tahoe*

**149 RUBICON**

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**PLAN DESIGNATION:**

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	NONE

**DESCRIPTION:**

**Location:** The Rubicon Plan Area is located south of Meeks Bay and encompasses all the residential area along Highway 89 extending to the Gold Coast. This Plan Area can be found on TRPA maps D-13 and D-14.

**Existing Uses:** The existing use is residential, primarily at a density of one single family dwelling per parcel. The planning area is approximately 50 percent built out and is currently zoned low density residential and general forest.

**Existing Environment:** The land capability of this area is approximately 65 percent high hazard, 25 percent moderate hazard, and 10 percent SEZ. However, a sizable portion on the moderate hazard land has been identified as being more characteristic of high hazard land. The tolerance district of the shoreline is classified as 4 (20 percent) and 2 (80 percent). The off-shore area has been identified as a prime fish habitat. The subdivision is located in a moderately to steeply sloping geomorphic unit. Numerous steep and long out and fill slopes exist which are in need of stabilization. Vegetation is primarily seric; revegetation of disturbed slopes is difficult and often unsuccessful. The land coverage is approximately 15 percent with an additional 25 percent classified as disturbed.

**PLANNING STATEMENT:** The Rubicon area should remain residential, maintaining the existing character of the neighborhood.

**PLANNING CONSIDERATIONS:**

1. There are numerous out and fill slopes in need of stabilization.
2. Revegetation in this area is very difficult.
3. Interior subdivision drainage is inadequate.
4. Water quality and quantity is insufficient for build out or fire protection.
5. Homes and road outs are highly exposed on the open slopes.
6. There is no public access to the shoreline.
7. The fire hazard rating in this area is high due, in part, to the dominance of shrub vegetation.
8. The TCRUD diverts water from Lonely Gulch Creek, which causes the Creek to dry up in the summer.

TRPA Plan Area Statements  
149 - RUBICON Page 1

**meYERS**  
SOUTH LAKE TAHOE, CA

## MEYERS AREA PLAN

EL DORADO COUNTY | *lake tahoe*

**EL DORADO COUNTY ZONING ORDINANCE**

TITLE 130  
EL DORADO COUNTY CODE

ADOPTED AUGUST 14, 2018  
AMENDED AUGUST 23, 2022

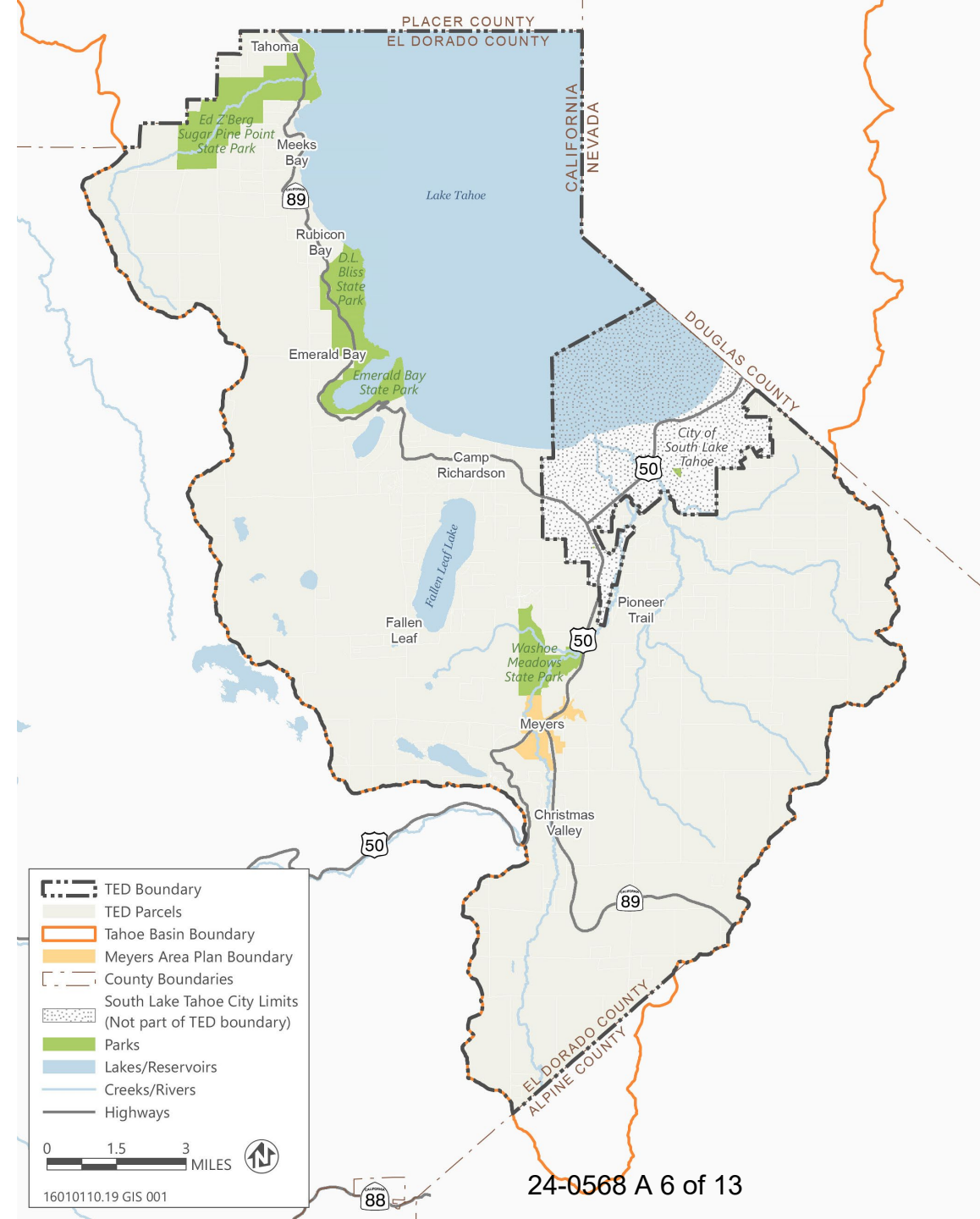
# TAHOE EL DORADO (TED) AREA PLAN

Ensure consistency between County Zoning and TRPA's Regional Plan

Simplify permitting and streamline environmental review

Allow the County to control land use policies and decisions based on community's needs

Incorporate TRPA Code of Ordinances and State law updates



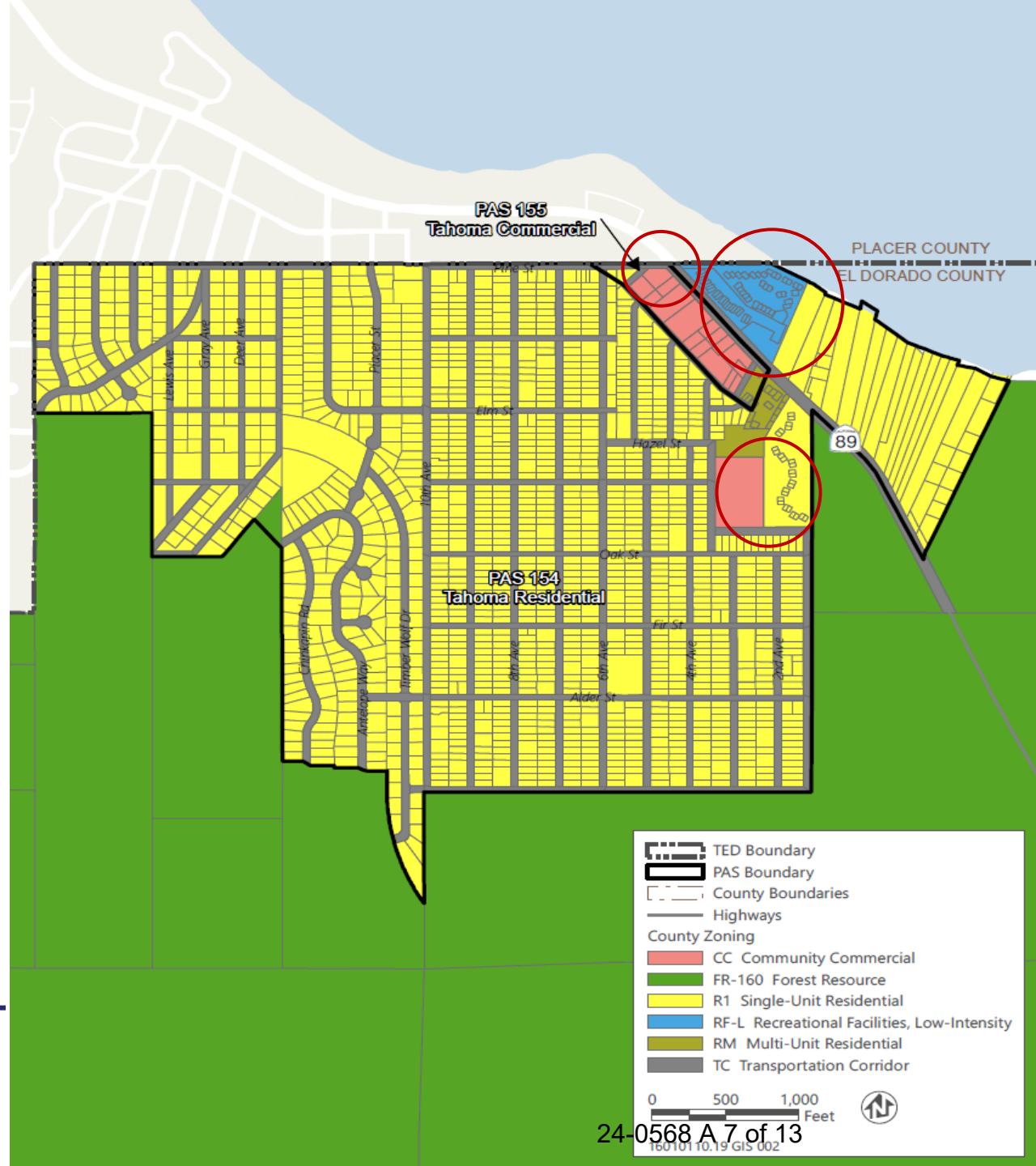
# CONSISTENCY STUDY

County has a parcel-based zoning map with allowable uses

TRPA has neighborhood scale Plan Area Statements with allowable uses

Inconsistency results in non-conforming uses and lack of economic development and/or housing

Note - Allowed uses are based on the most restrictive rule



# WHAT ARE THE KEY PROCESS STEPS?



Facilitate community visioning – **WE ARE HERE**



Prepare draft Area Plan and environmental document



Hold community workshops



Revise Area Plan and environmental document



Provide public comment period

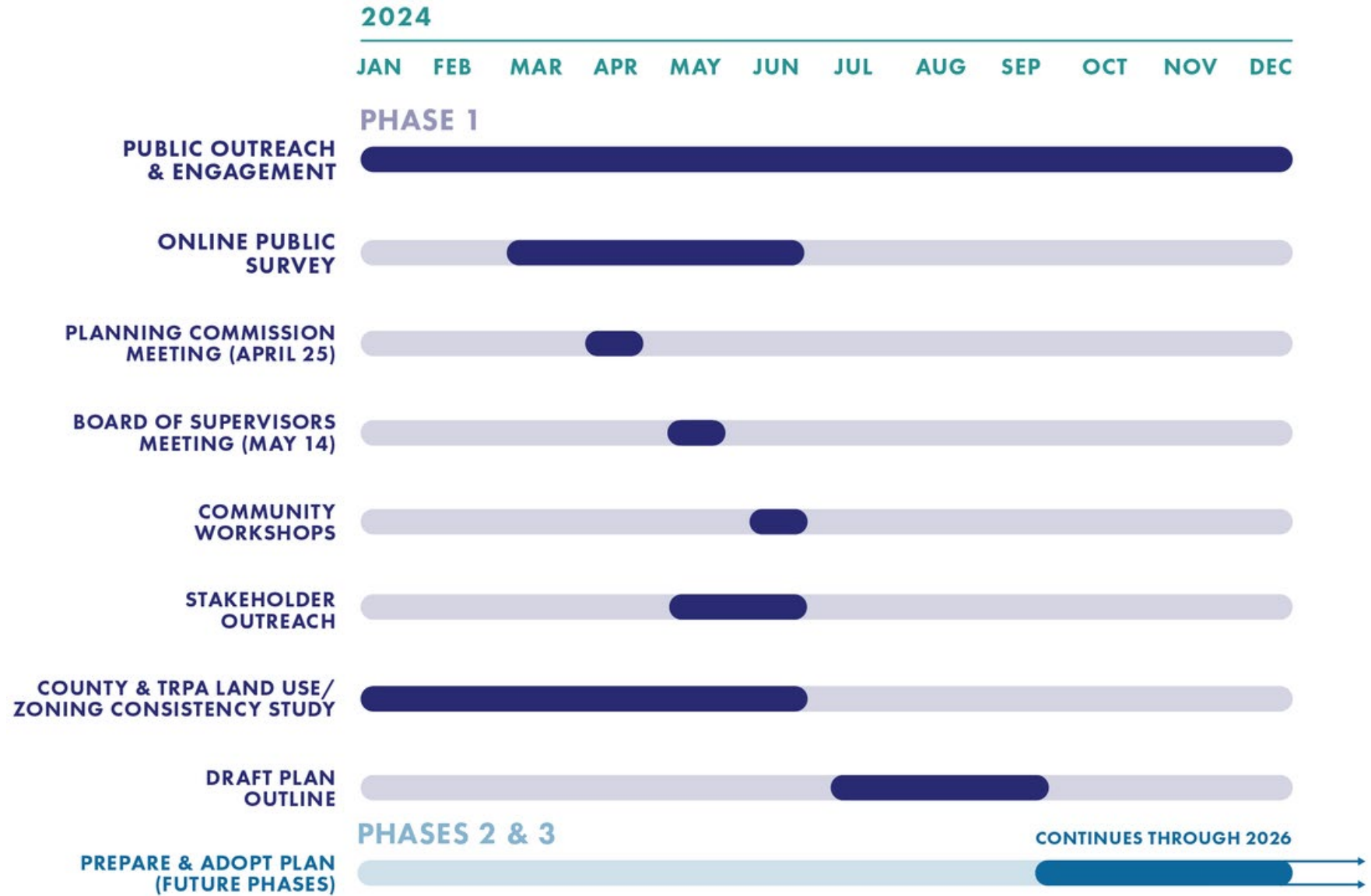


Hold public hearings for possible adoption





# PHASED APPROACH



# PROJECT WEBSITE & SURVEY


ABOUT SHARE YOUR IDEAS PROJECT TIMELINE & EVENTS RESOURCE LIBRARY CONTACT

## TED TAHOE EL DORADO AREA PLAN

### WHAT IS "TED"?

IT'S THE TAHOE-EL DORADO AREA PLAN!

The density, look, and character of a community are defined by a variety of land use planning efforts. In the Tahoe Basin, land use falls under the **El Dorado County Zoning Ordinance** and the **Tahoe Regional Planning Agency's Regional Plan**.



TEDAreaPlan.com

TED TAHOE EL DORADO AREA PLAN English

## Get involved! We want to hear from you!

The Tahoe El Dorado Area Plan will propose land uses to better reflect the needs of its residents and businesses, and your input will help shape this vision.

### Tahoe El Dorado Area Plan

#### Use the tools on this page to get involved!

Open

There are three ways to give your input:

1. By dropping a pin on the Community Character Map
2. Answering the questions in the TED Community Survey
3. Telling us "What do you love about your community?"

You can complete one or all three - whatever helps you share your vision!

#### Community Character Map

Each of our communities in the Tahoe Basin has unique character and attributes. What makes your community special? What things would you like to see in the future? Show us by adding a marker to the area you would like to see then added to and share YOUR vision for the Tahoe El Dorado Area Plan.

0 contributions so far

#### TED Community Survey

I currently (please select all that apply).

- Own residential property in this area.
- Rent residential property in this area.
- Own property zoned for commercial uses.
- Own property zoned for industrial uses.
- Own a property zoned for mixed use.

What do I want the TED Area Plan to focus on?

Allow more businesses #

<https://dks-engage.com/ted-area-plan>



# PUBLIC WORKSHOPS

- **Monday, June 3 at 6-7:30 p.m. – *Tahoma***
    - > Marie Sluchak Community Park – Pine and Wilson Avenue
  - **Tuesday, June 4 at 6-7:30 p.m. – *Meeks Bay***
    - > Meeks Bay Fire Station 67 – 8041 Highway 89)
  - **Wednesday, June 5 at 6-7:30 p.m. – *Meyers***
    - > Meyers Elementary School – 1095 E San Bernardino Avenue
  - **Thursday, June 6 at 6-7:30 p.m. – *Fallen Leaf Lake***
    - > Fallen Leaf Lake Community Center – Price Lane
  - **Two virtual meetings**
-

# PLANNING COMMISSION FEEDBACK

- Workshop held on April 25, 2024
- Comments included
  - > Coordination with the City of South Lake Tahoe and Placer County
  - > Consistency between the General Plan and the TED Area Plan
  - > Housing needs and availability
- General support and need expressed





**EL DORADO  
AREA PLAN**



# QUESTIONS?

[TEDAreaPlan.com](http://TEDAreaPlan.com)

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