

# The Lake Tahoe Regional Plan & Meyers Area Plan

El Dorado County Board of Supervisors  
October 7<sup>th</sup>, 2013



# Presentation Summary

1. Regional Plan Update Overview
2. Summary of the Meyers Area Plan
3. Next Steps

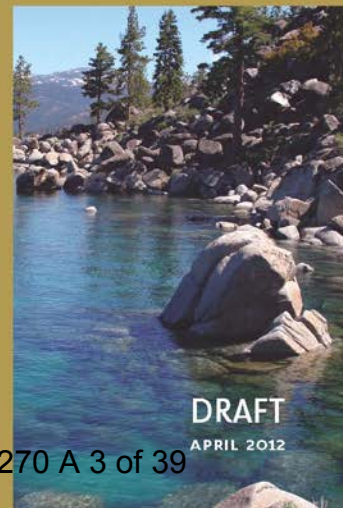
# Context for Regional Plan Update

- Threshold Evaluation
- Socioeconomic Conditions



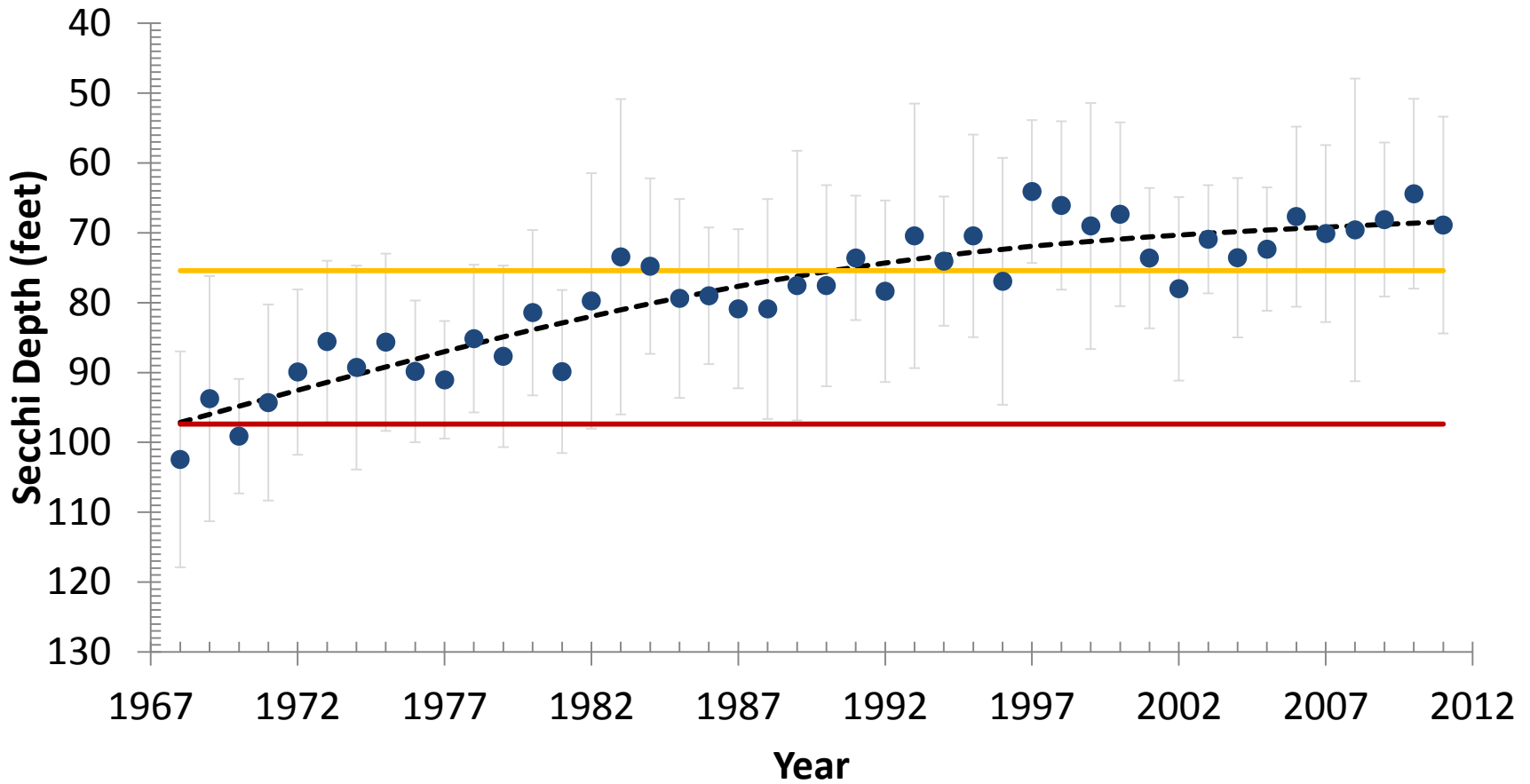
2011 THRESHOLD EVALUATION

TAHOE REGIONAL PLANNING AGENCY || *lake tahoe*



DRAFT  
APRIL 2012

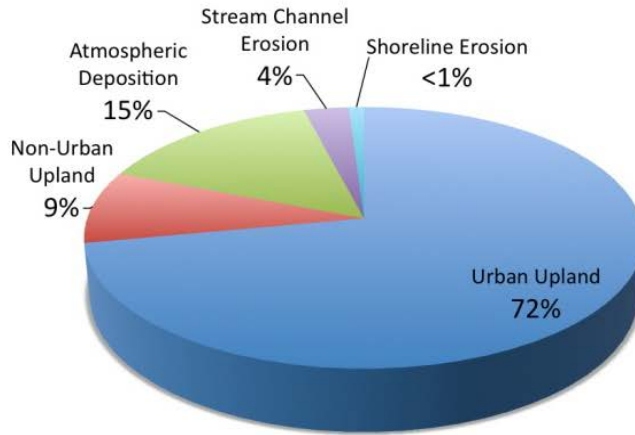
# Context: Water Quality



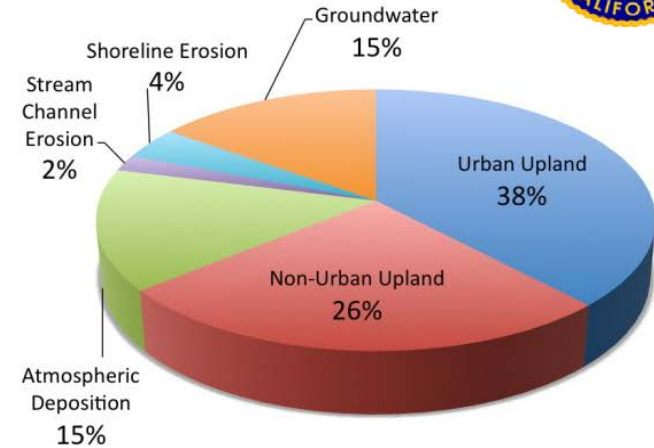
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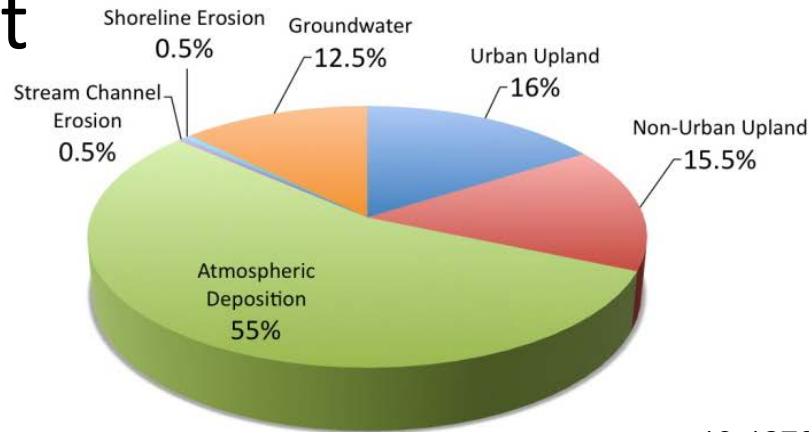
**Fine Sediment Particles**



**Total Phosphorus**



**Total Nitrogen**

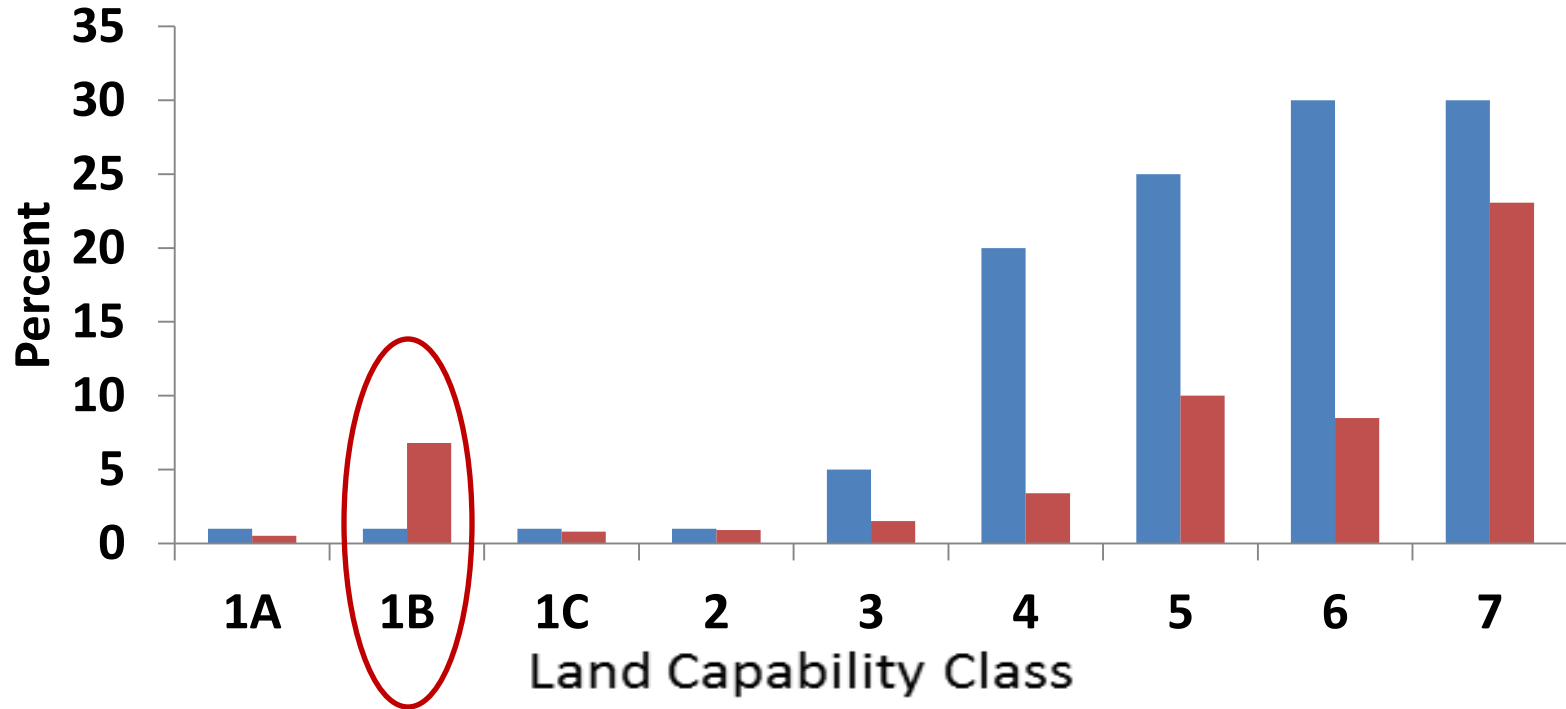


**Urban Upland + Atmospheric**  
**87% of Fine Sediment**  
**53% of Phosphorus**  
**71% of Nitrogen**



# Context: Coverage Threshold

Water Quality, Soils, Vegetation, Wildlife, Scenic, etc



■ Total % Impervious Cover Allowed ■ % Impervious Surface Within Class

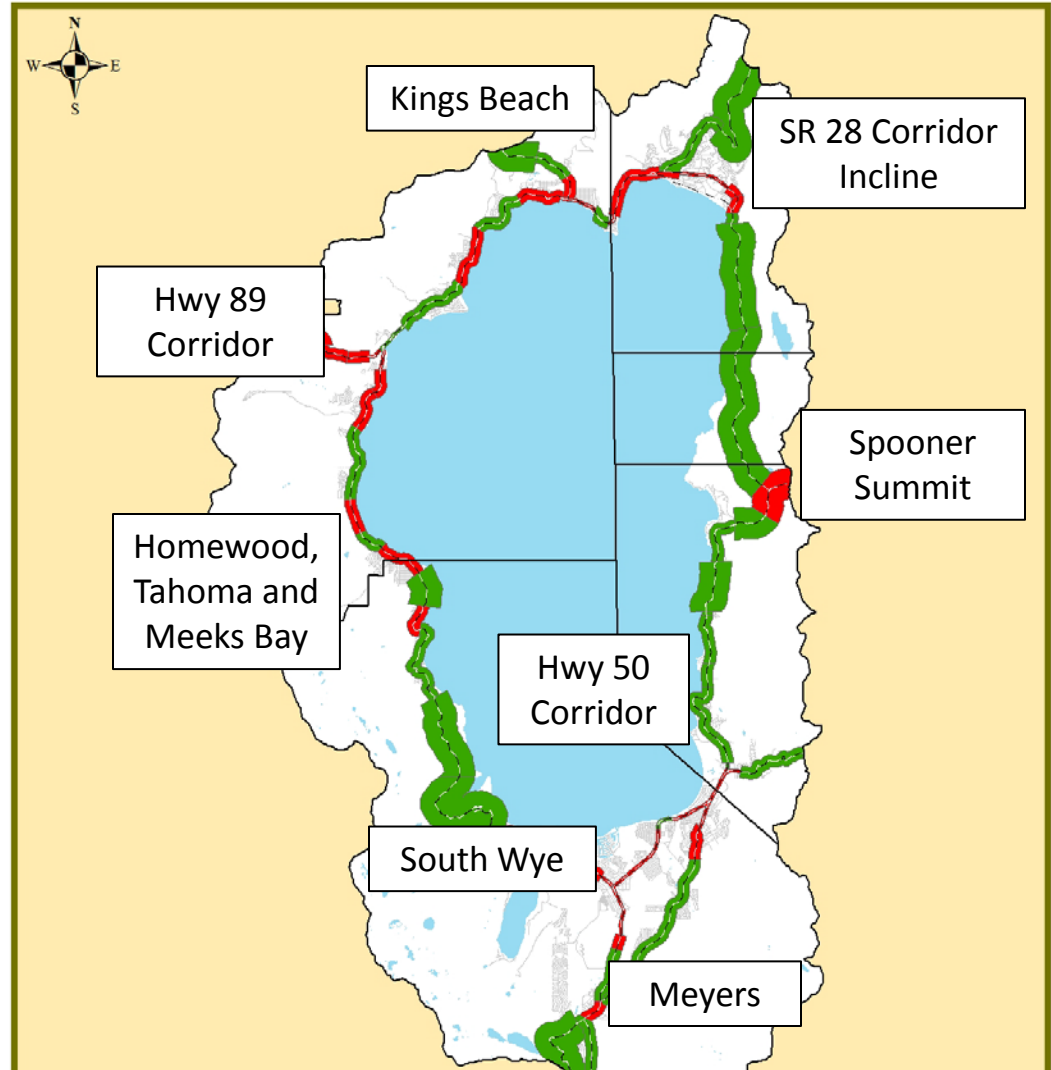
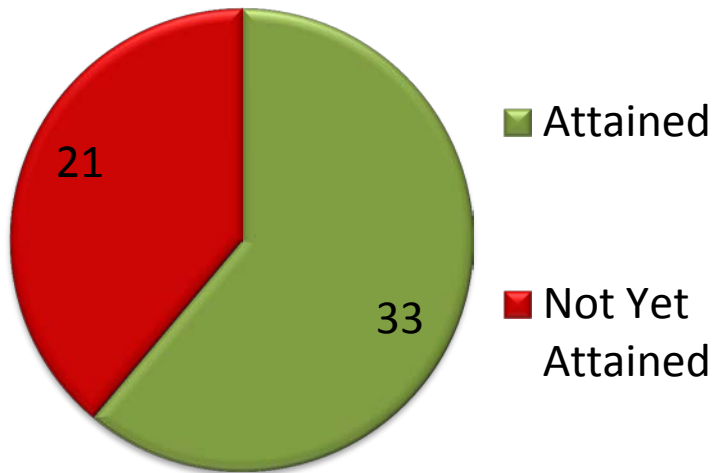
# Context: Transportation

- SB-375 - Sustainable Community Strategy
  - Requires 5% per-capita vehicular Greenhouse Gas Emission Reduction by 2035
- Traffic, Air Quality and Noise Standards



# Context: Scenic Quality

## Status of Road Segments



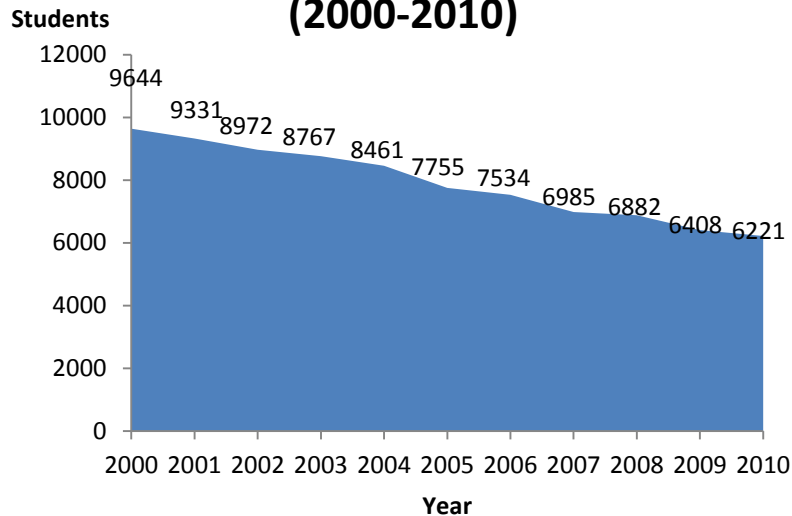


# Context: Socioeconomic Conditions

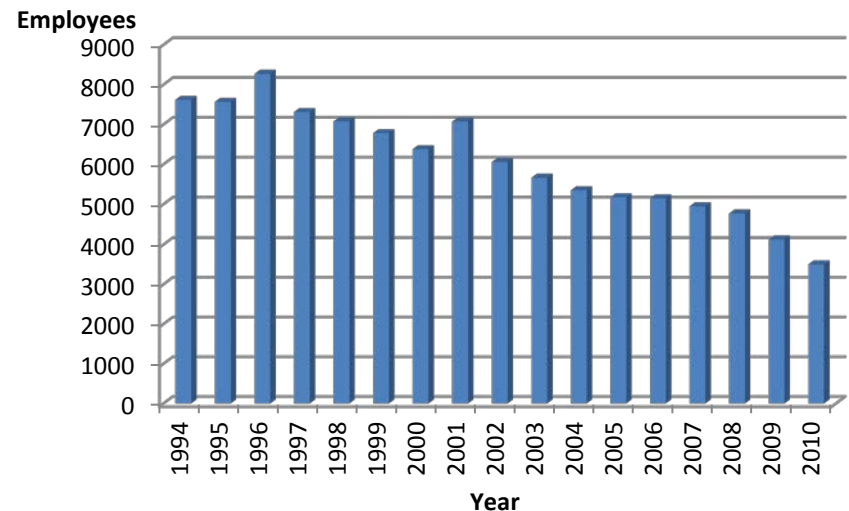
- 20% Employment Decline - 2001-09
- 12%-19% Unemployment Rate - 2010
- Housing Prices Exceed Prevailing Wages
- 49% - 65% Second Home Ownership - 3 Schools Closed



**Tahoe Region School Enrollment  
(2000-2010)**



**South Lake Tahoe Gaming  
Employees (1994-2010)**



# Regional Plan Update Priorities

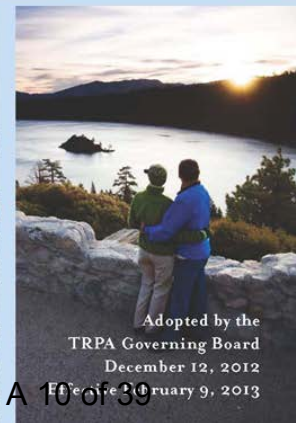
- Maintain Effective Programs
- Accelerate Environmental Improvement
- Focus TRPA on Regional Priorities



## REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY

*lake tahoe*



Adopted by the  
TRPA Governing Board  
December 12, 2012  
Effective February 9, 2013

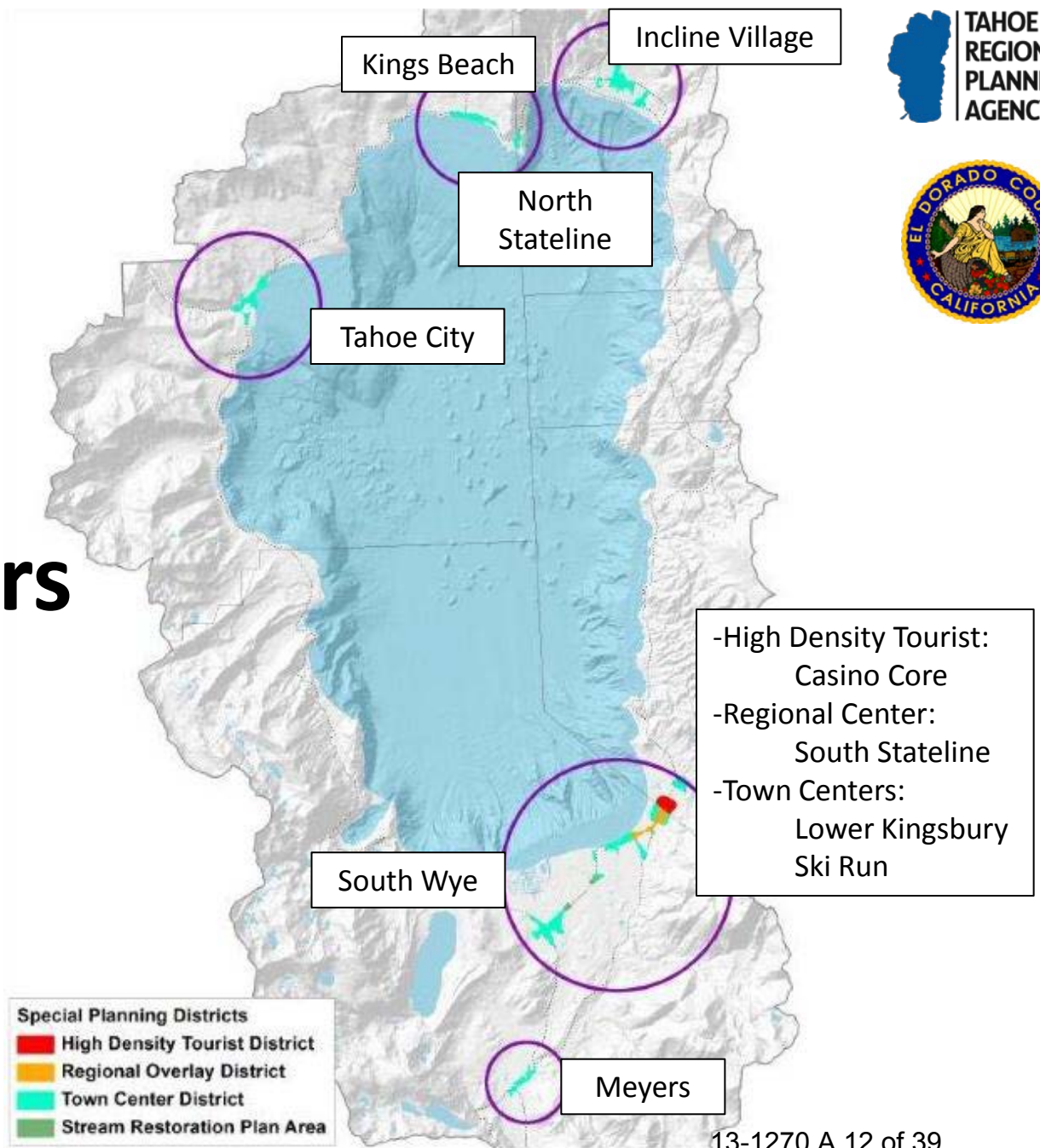
# Environmental Redevelopment

To improve the environment and economy





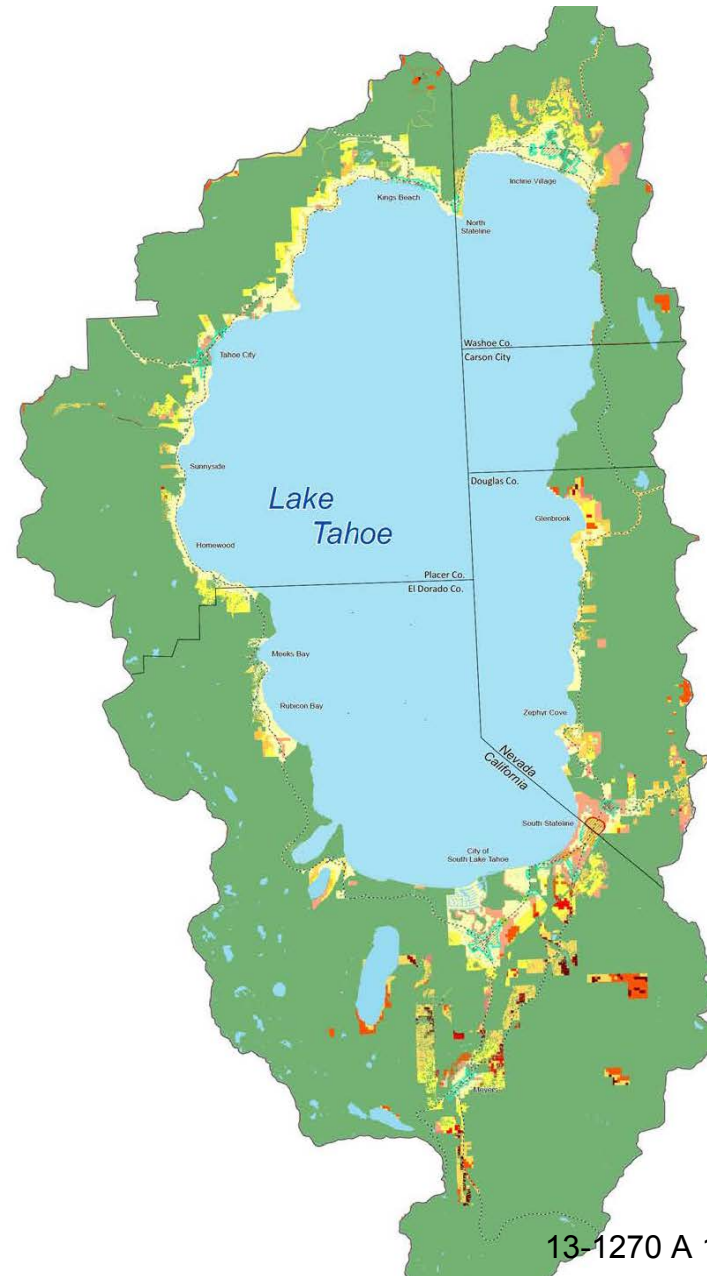
# Redevelop Existing Town Centers





# Transfer of Development

- Incentives provided for transfers from outlying and/or sensitive lands
- Use Bonus Units, CFA and TAU as Match

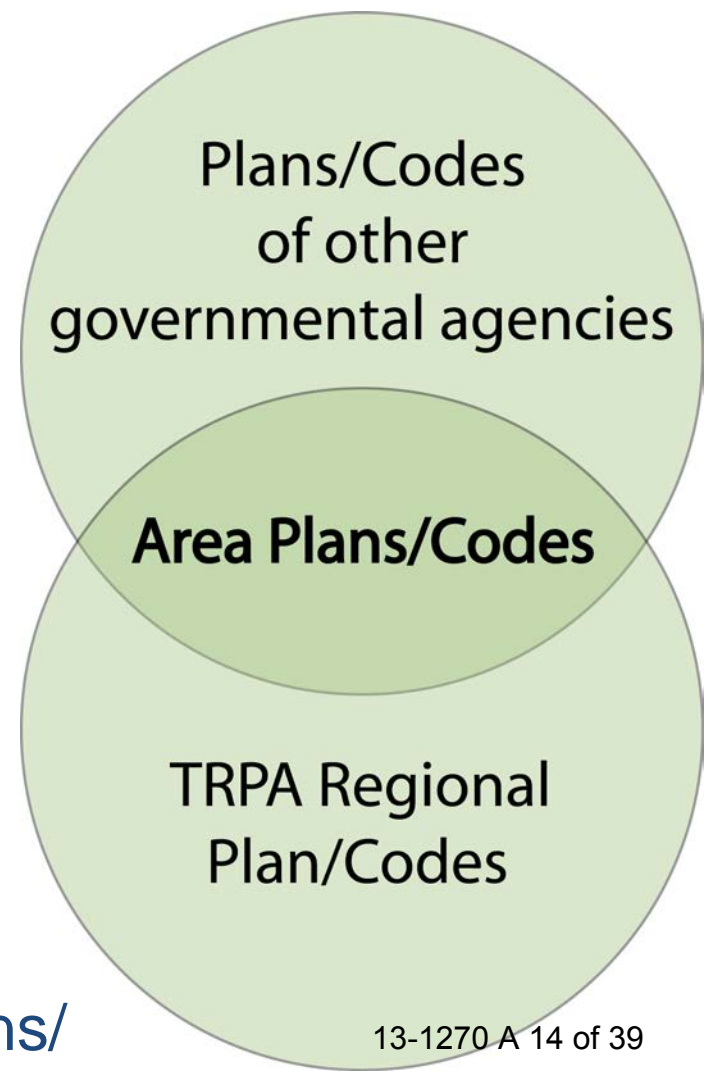






# Area Plan Framework

- Plan & Code Consistency
- Expands Existing MOU System
- One Stop Permitting for Most Projects



# Area Plan Framework

- Comprehensive Plans & Code for Communities/Areas
- Increased Local Control within Regional Limits
- Existing Plans & Code Remain until Approval
- Oversight System

# Area Plan Content

- Current Conditions
- Land Use
- Transportation
- Conservation
- Recreation
- Public Services and Facilities
- Implementation
- Implementing Ordinances



# Area Plan Content

- Parcel Rezoning
- Increased Capacity in “Centers”
- Area-Wide BMPs
- Area-Wide Coverage
- Alternative Parking
- Substitute Standards



# Area Plan Content

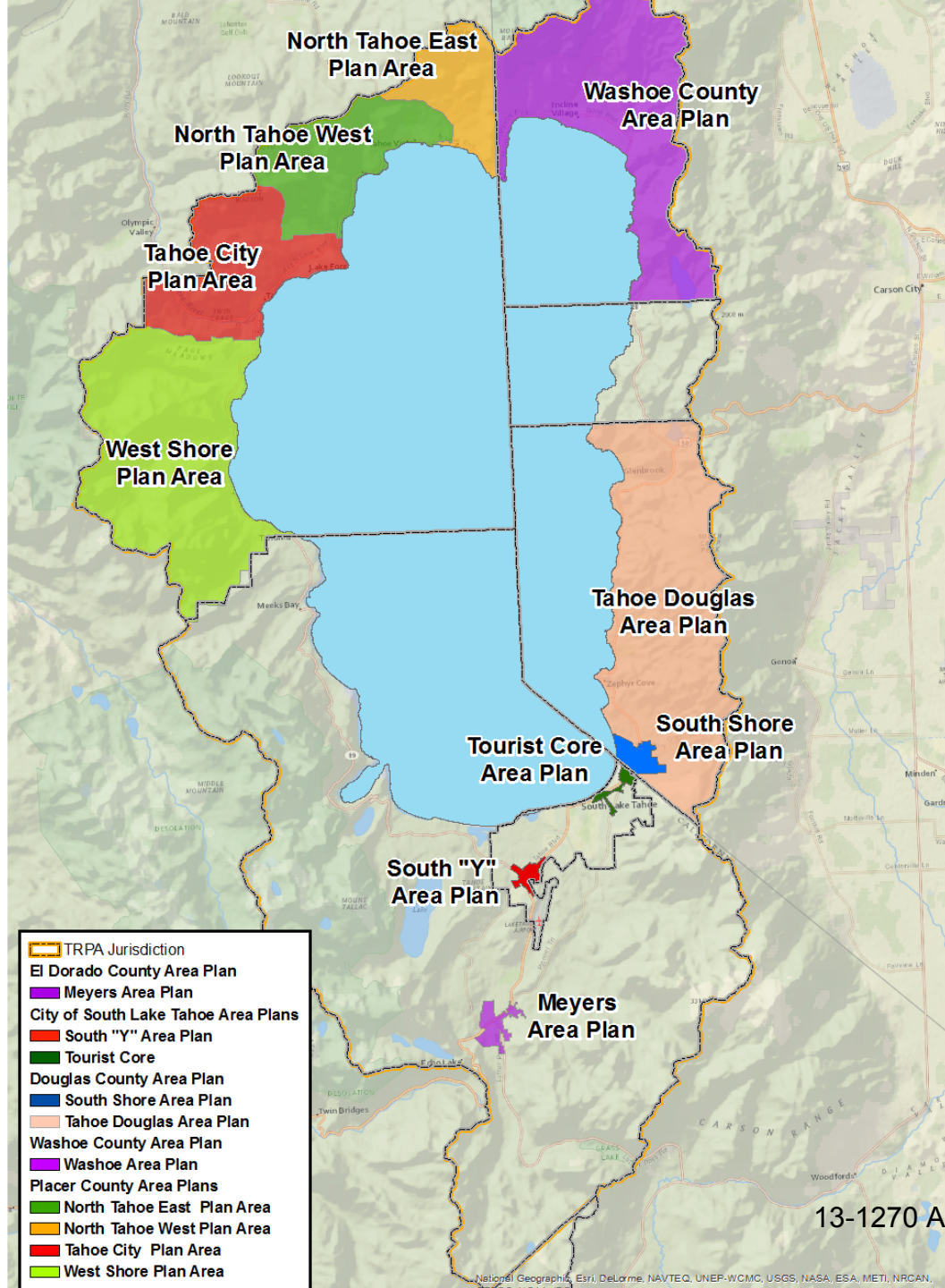
## Community Design Standards

- Bike, Pedestrian and Transit Facilities
- Protection of Scenic Views
- Architectural Standards
- Height and Density Variations
- Sensitive Land Protection and Open Space Connectivity
- Up to 4 stories (56 feet) with Findings
- Up to 25 units/acre (Residential) and 40 units/acre (Tourist)
- Transitional Height Limits





# Area Plans in Progress



- TRPA Jurisdiction
- El Dorado County Area Plan
- Meyers Area Plan
- City of South Lake Tahoe Area Plans
- South "Y" Area Plan
- Tourist Core
- Douglas County Area Plan
- South Shore Area Plan
- Tahoe Douglas Area Plan
- Washoe County Area Plan
- Washoe Area Plan
- Placer County Area Plans
- North Tahoe East Plan Area
- North Tahoe West Plan Area
- Tahoe City Plan Area
- West Shore Plan Area



# The Meyers Area Plan

MEYERS AREA PLAN  
TAHOE REGIONAL PLANNING AGENCY | EL DORADO COUNTY | lake tahoe



# Area Plan Purpose

- Comprehensive land use and development plan for Meyers,
- Realize Meyers Community Vision,
- Assist in achieving TRPA's Thresholds,
- Implement Sustainable Communities Strategy,
- Implement policy direction of Regional Plan and General Plan.



# Process to Date

May 2012: Community Visioning Workshop

June 2012: Stakeholder Interviews

August 2012: Community Meeting to Establish Advisory Council

Sep. 2012 – Feb. 2013: Reviewed Input and Identified Priorities

February 2013: Community Workshop

Feb. – Sep. 2013: Created Draft Area Plan

September 2013: Public Workshop



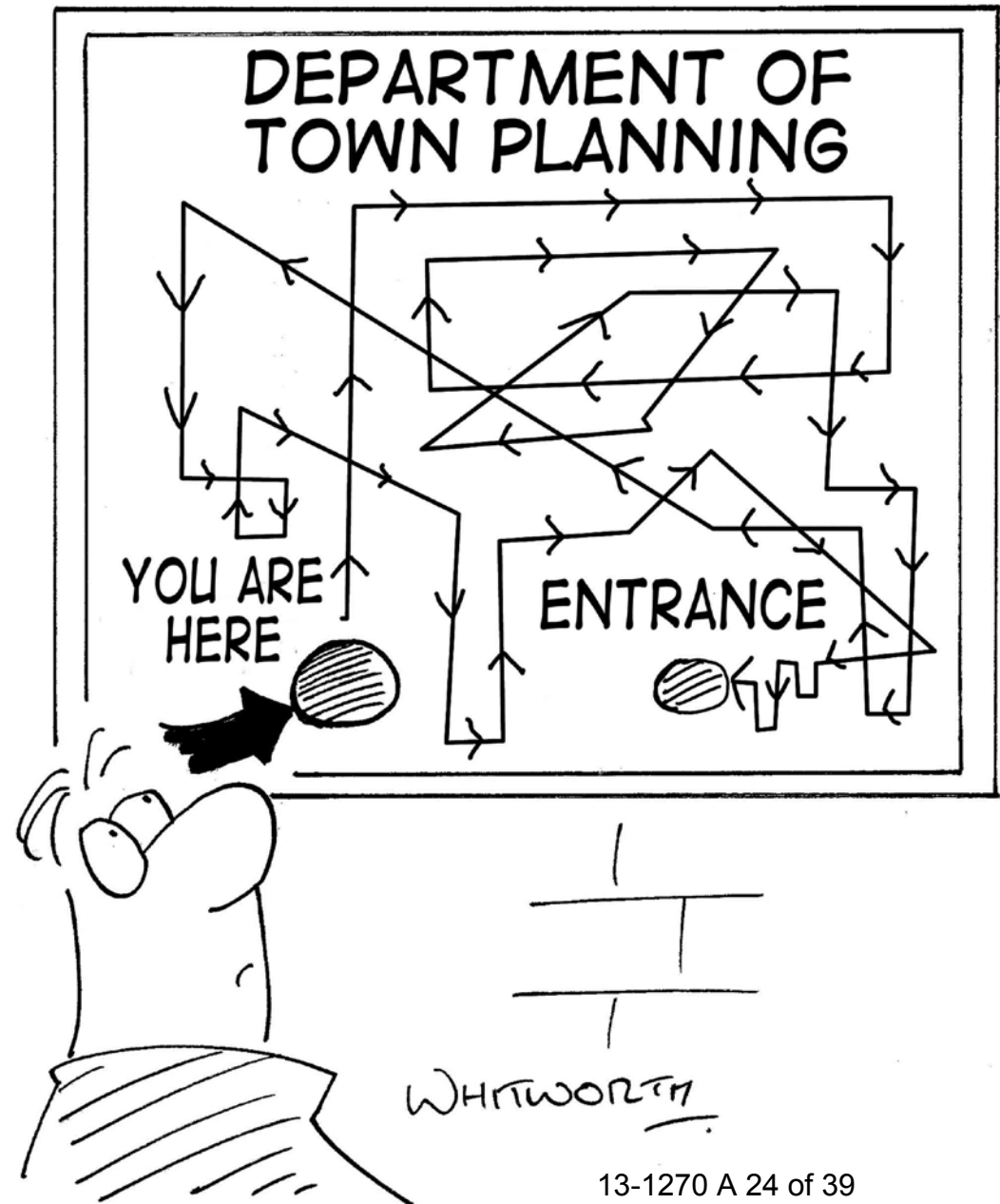
# Community Vision

Meyers is an ideally situated, spacious and **walkable** mountain community that values sustainability, health, wellbeing and the natural **environment**. Uniquely concentrated with year-round outdoor sport and **recreational** opportunities, the Meyers mountain culture is the hallmark of our thriving local-based **economy** boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to **live, work and play**.



# Community Priorities

- Maintain unique character
- On-the-ground improvements
- Simplify permitting



# Developing the Plan

Community  
Input & Vision



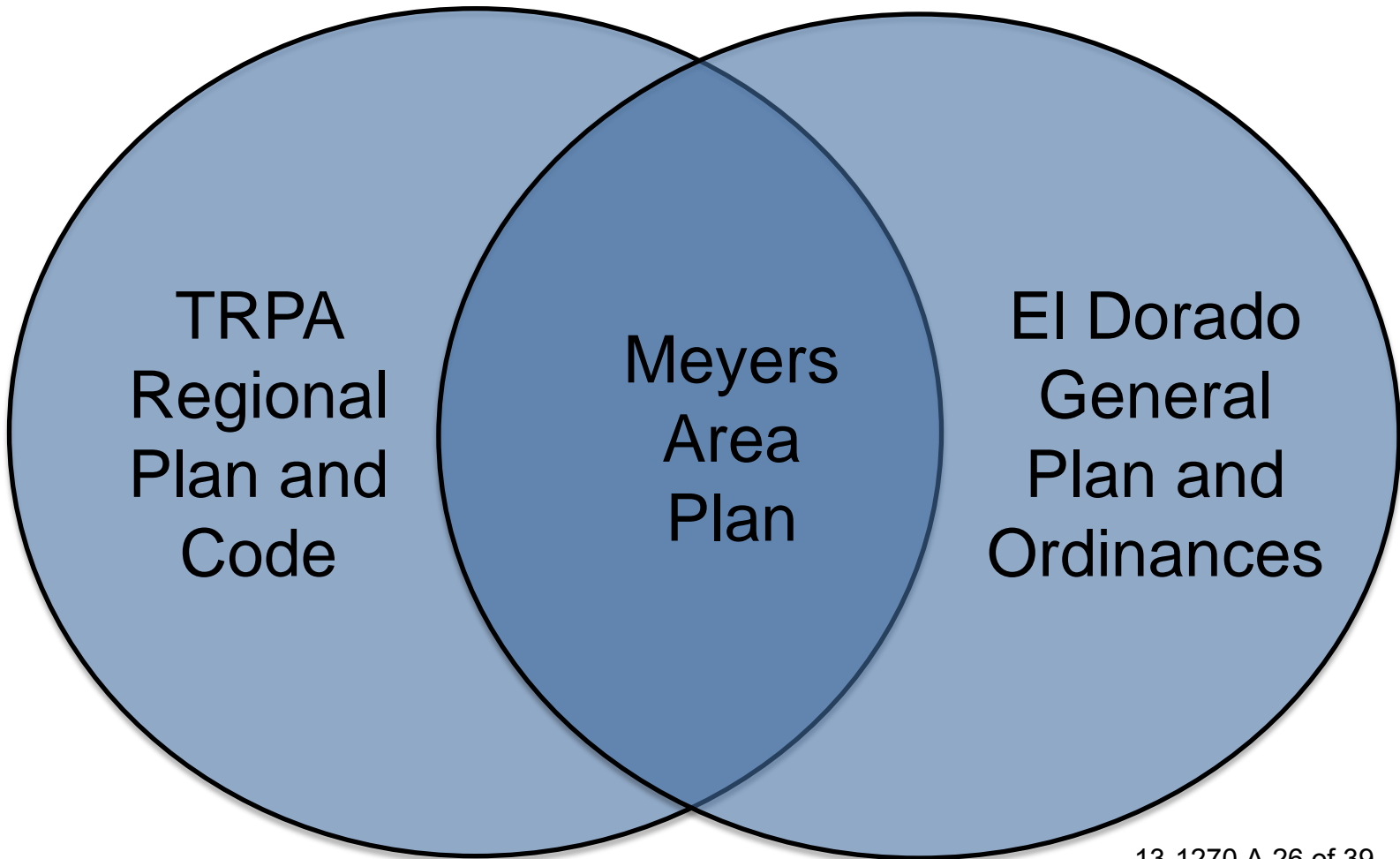
Other Plans



MEYERS AREA PLAN  
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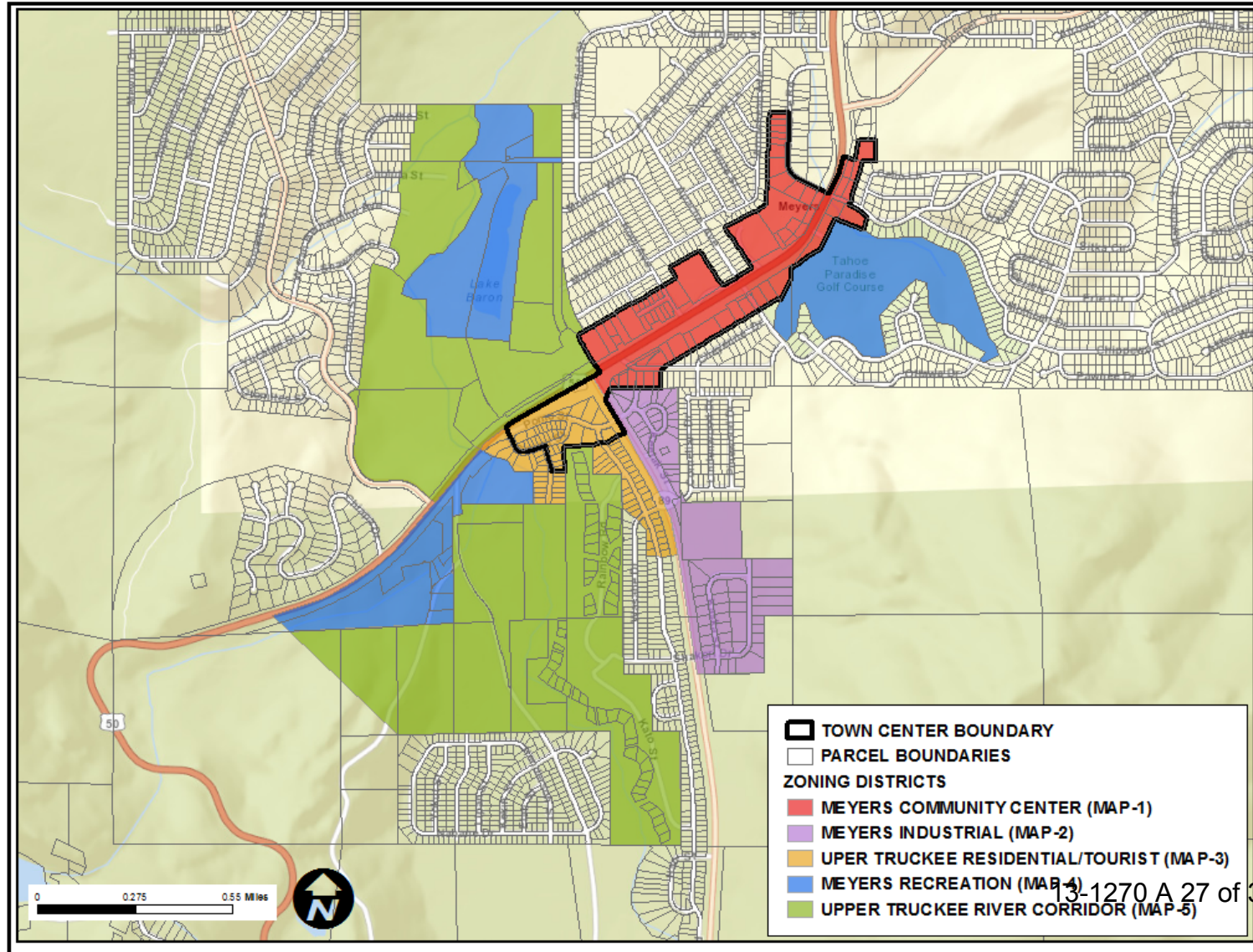


# Consistency and Streamlining





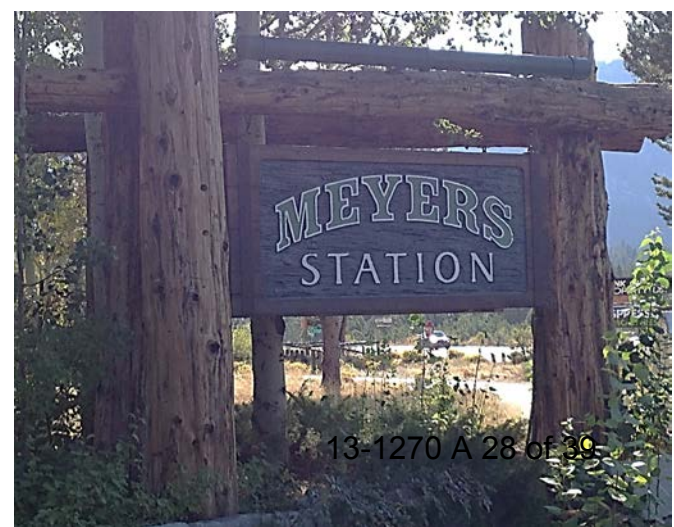
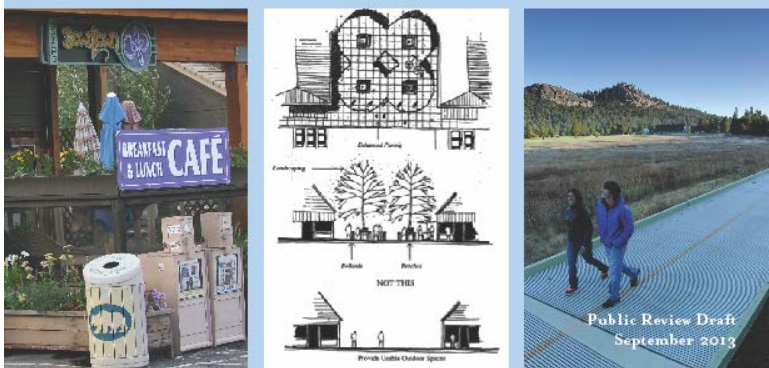
# Land Use and Zoning



# Design Standards & Guidelines

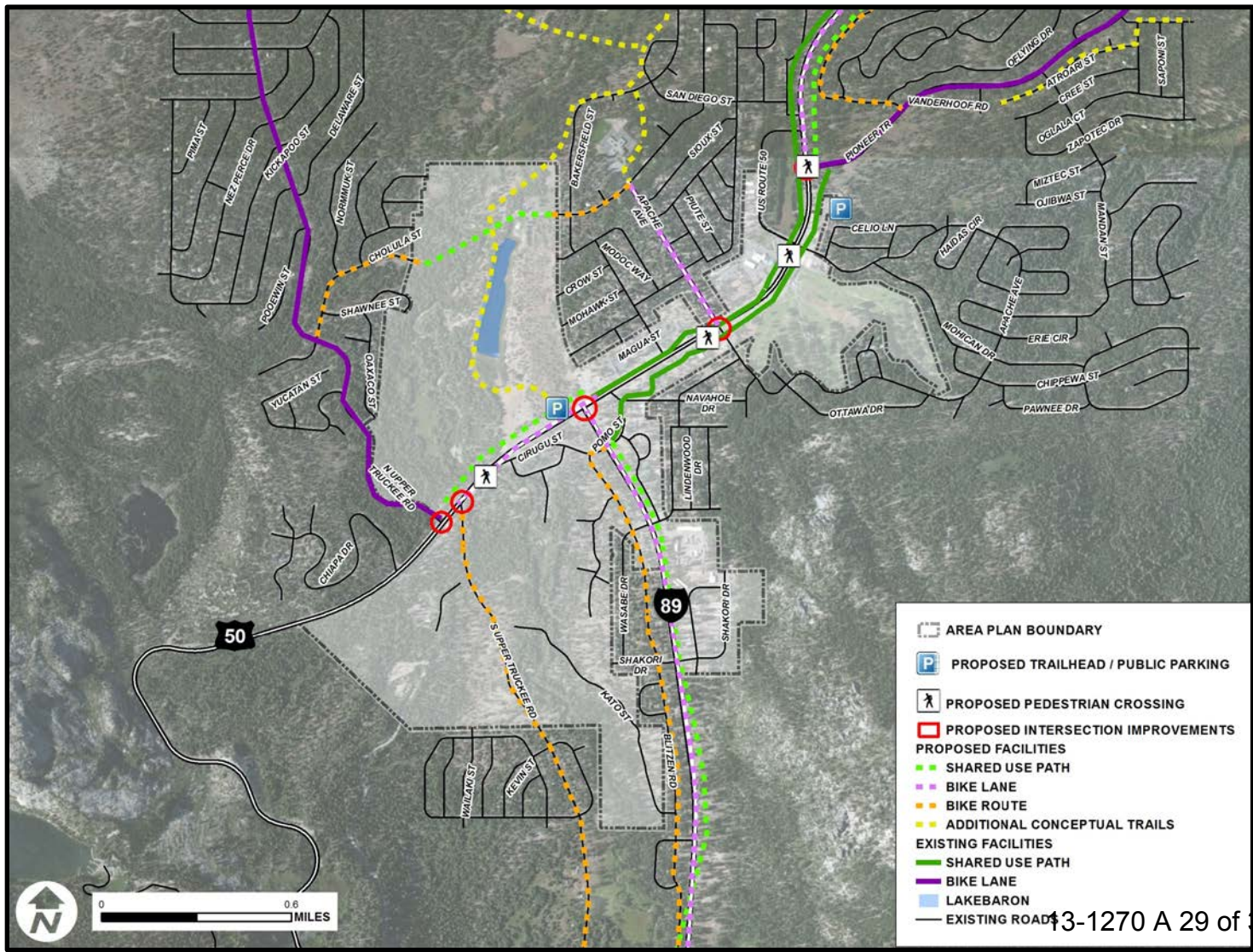


**meyers** SOUTH LAKE TAHOE, CA  
**MEYERS AREA PLAN**  
 Design Standards and Guidelines  
 TAHOE REGIONAL PLANNING AGENCY  
 EL DORADO COUNTY  
*lake tahoe*





# Transportation

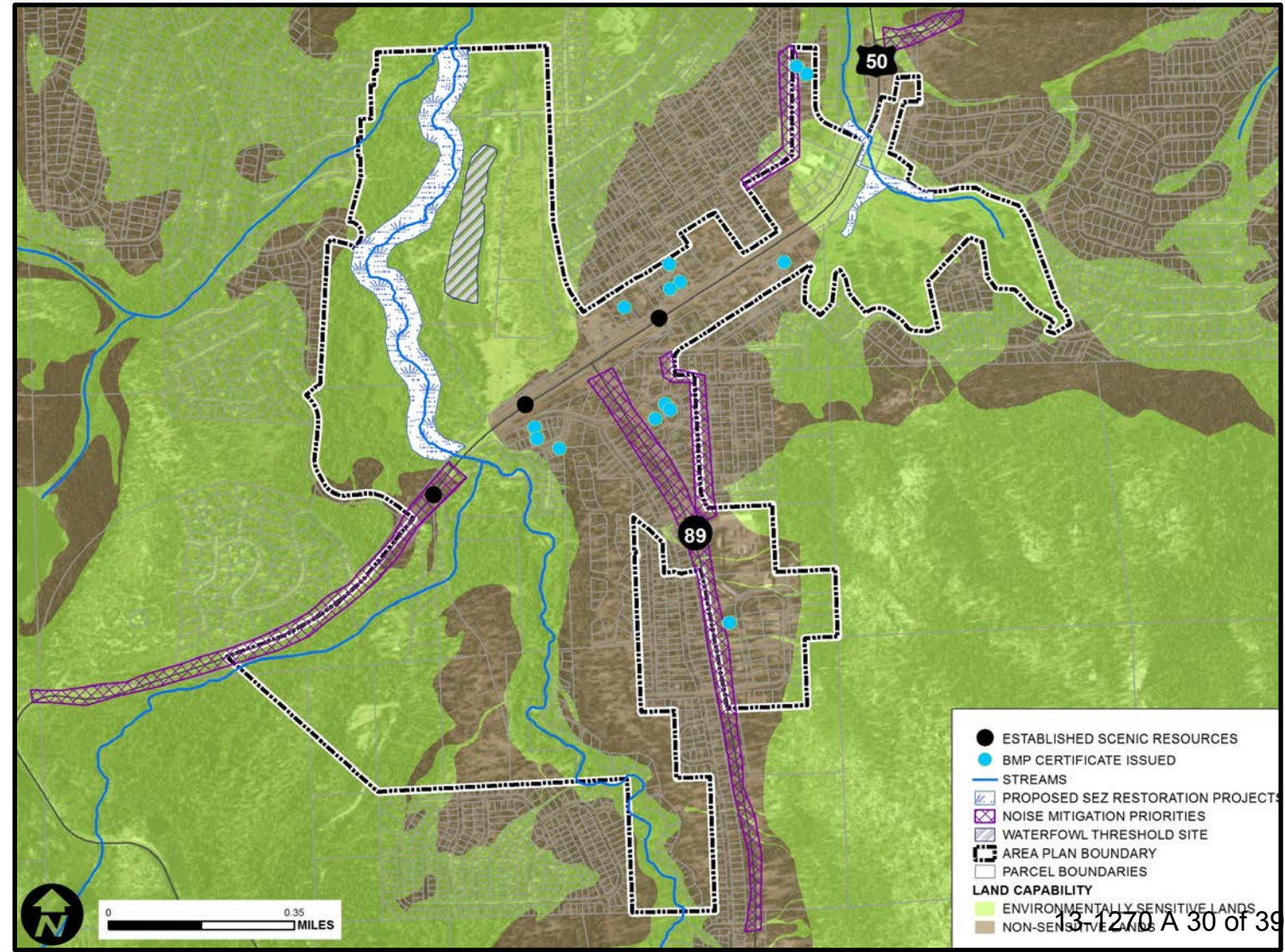


- AREA PLAN BOUNDARY
- PROPOSED TRAILHEAD / PUBLIC PARKING
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED INTERSECTION IMPROVEMENTS
- PROPOSED FACILITIES**
- SHARED USE PATH
- BIKE LANE
- BIKE ROUTE
- ADDITIONAL CONCEPTUAL TRAILS
- EXISTING FACILITIES**
- SHARED USE PATH
- BIKE LANE
- LAKEBARON
- EXISTING ROAD



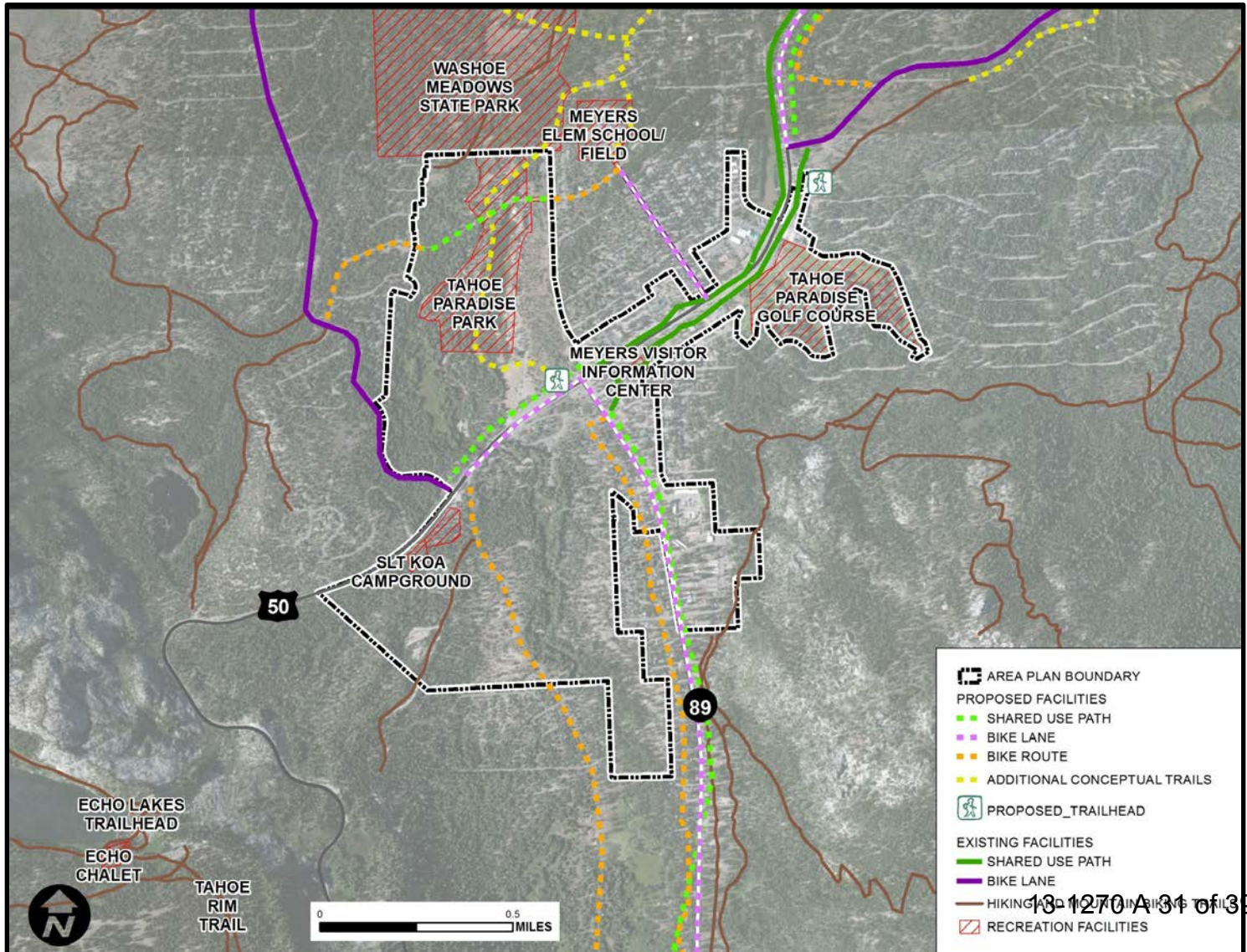


# Conservation

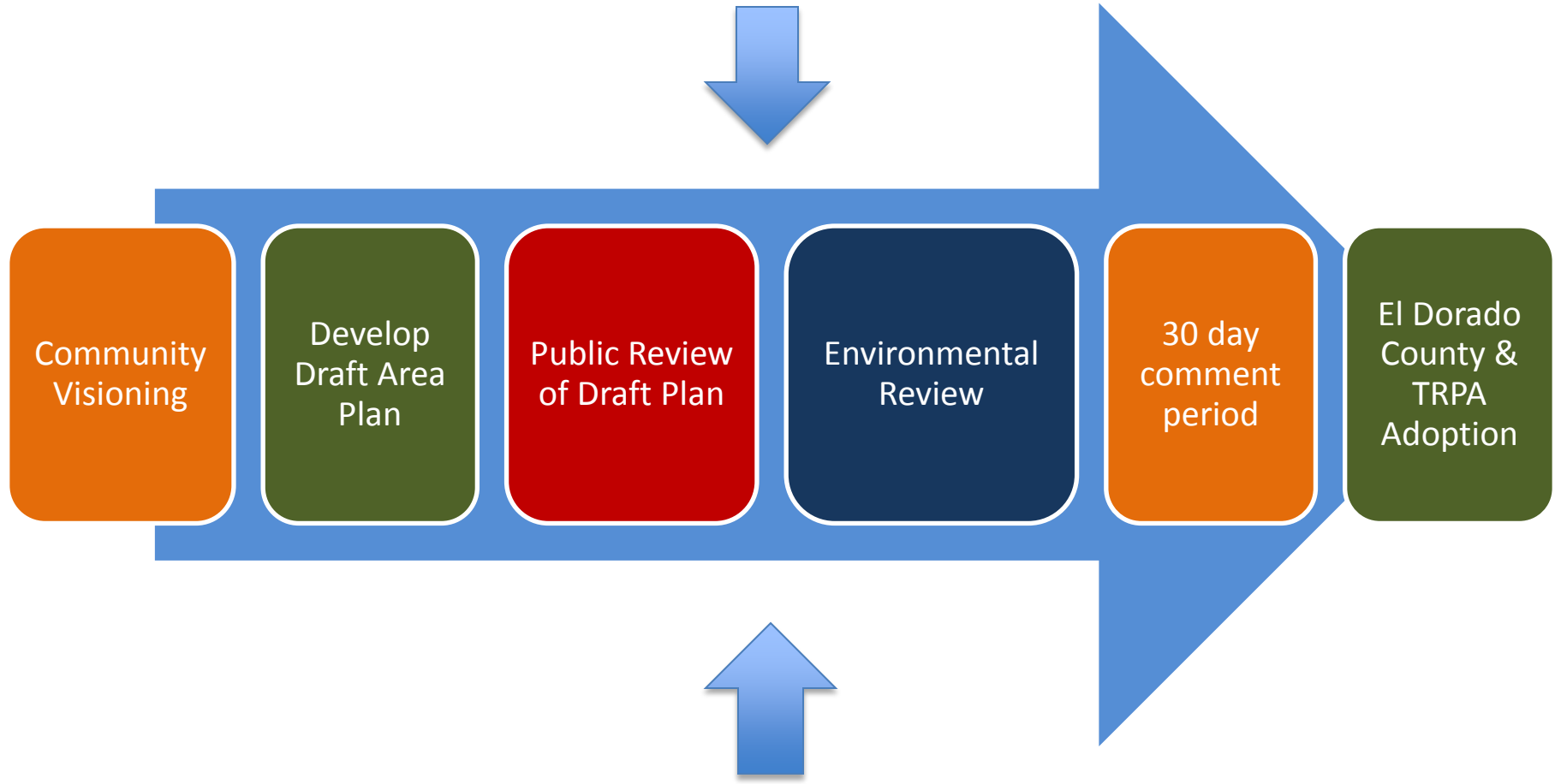




# Recreation



# Process





# Reviewing the Plan

Draft Area Plan  
available at:

[www.edcgov.us/  
Meyers/](http://www.edcgov.us/Meyers/)

## The Meyers Vision

Meyers is an ideally situated spacious and walkable mountain community that values sustainability, health, well-being, and the natural environment. Uniquely concentrated with year-round outdoor

sport and recreational opportunities, the Meyers mountain culture is the hallmark of our thriving local-based economy, boasting a diverse commercial and retail environment, welcoming visitors and providing residents with an extraordinary place to live, work, and play.



## What is the Meyers Community Advisory Council?

Formerly known as the Meyers Roundtable, the MCAC will be the liaison between Meyers and its surrounding communities and El Dorado County staff for the purpose of overseeing the updating and implementation of the Meyers Community Plan. Additionally, the Council will serve as the mechanism for all the communities to discuss issues of importance that may impact our overall vision. **All residents and businesses in the unincorporated area of El Dorado County on the South Shore are invited to actively participate in the realization of this vision.** Selection of the council will take place during the course of the meeting.

**What is the Meyers Area Plan?** The Meyers Area Plan is the comprehensive long-term plan for the Meyers Community. It seeks to achieve the Meyers vision and recognizes Meyers unique characteristics. The Meyers Community Advisory Council worked closely with El Dorado County and Tahoe Regional Planning Agency (TRPA) staff to update the existing Meyers Community Plan and convert it into the Draft Meyers Area Plan.

El Dorado County, TRPA, and the Meyers Community Advisory Council are seeking public comments on the Draft Meyers Area Plan. Members of the public are encouraged to **submit comments by October 11, 2013**. Comments should be sent to [MeyersAreaPlan@edcgov.us](mailto:MeyersAreaPlan@edcgov.us) or PO Box 5310, Stateline, NV, 89449. After October 11th, the Draft Meyers Area Plan will be revised to address public comments. A revised Area Plan and associated environmental documentation will then be released for a second 30 day public comment period prior to adoption of the Plan.

**Community Workshop:** An informational workshop on the Area Plan will be held on Wednesday, September 11, 2013 from 6:00 pm - 9:00 pm at the CCC Building located at 1949 Apache Ave, South Lake Tahoe, CA

Draft Meyers Area Plan September 4, 2013

Draft Meyers Area Plan Appendices September 4, 2013

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(916) 358-3555 Ext 6577  
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**Fax**  
(530) 622-3645

# Providing Input



- By Email:  
[MeyersAreaPlan@edcgov.us](mailto:MeyersAreaPlan@edcgov.us)
- Online:  
[www.edcgov.us/Meyers/](http://www.edcgov.us/Meyers/)
- By Mail:  
PO Box 5310  
Stateline, NV 89449
- Leave a voicemail:  
(530) 686-5510



# Next Steps

- El Dorado Planning Commission – Informational
- TRPA Regional Plan Committee – Informational
- CEQA Process
- Public Workshop
- El Do Planning Commission – Recommendation
- El Do Board of Supervisors – Adoption
- TRPA Regional Plan Committee – Recommendation
- TRPA Advisory Planning Commission – Recommendation
- TRPA Governing Board - Adoption

# Implementing the Area Plan

- Update MOU with TRPA
- Engage Stakeholders
- Seek Funding
- Construct Projects





# MOU Update

- County currently has three (3) MOUs w TRPA
  - Delegation
    - Residential Permitting
    - Transfers/Banking
  - Exemption
    - Public Works

# Project Implementation

- Meyers Welcome Sign
- Meyers Water Quality Project
- Pat Lowe Bike Path Rehabilitation
- Catalyst Project





# Thank You!

# Questions?

