



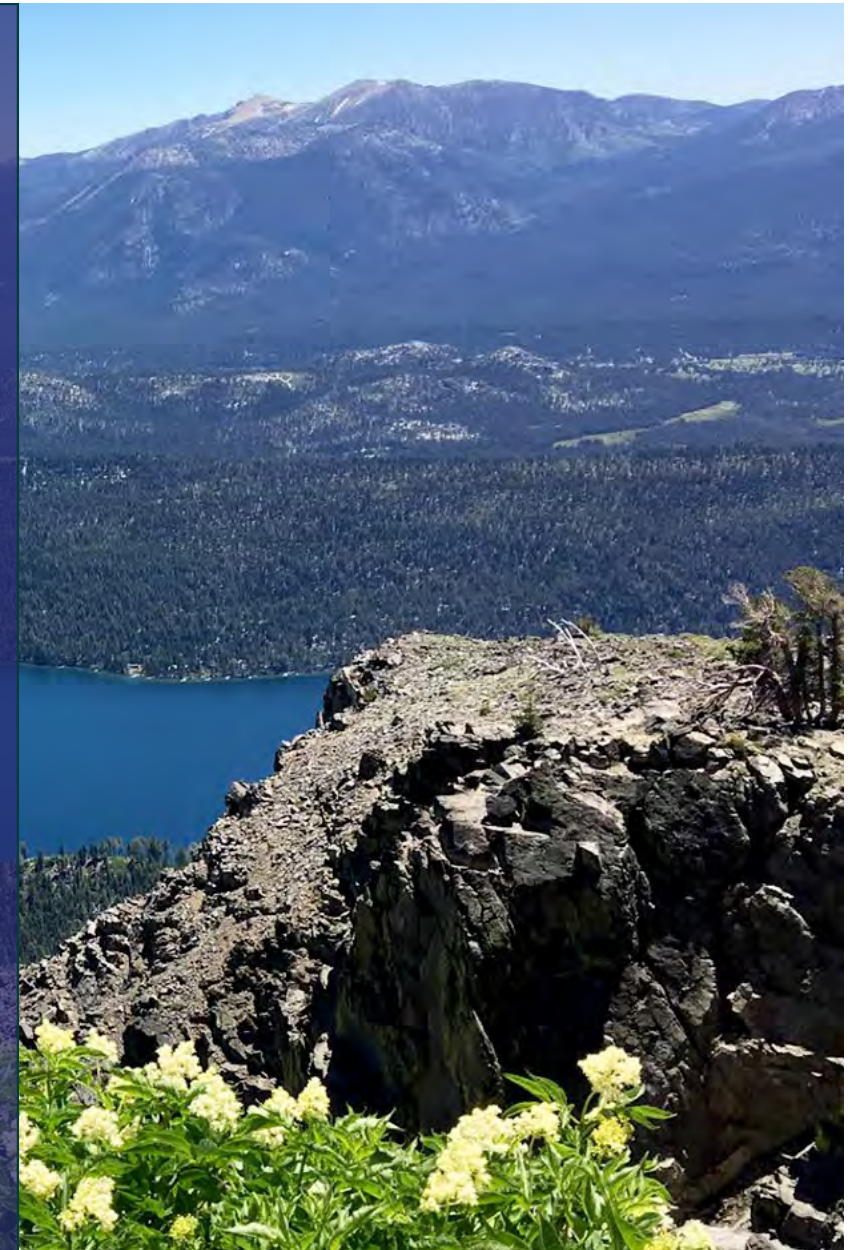
TAHOE EL DORADO AREA PLAN

PLANNING COMMISSION

APRIL 25, 2024

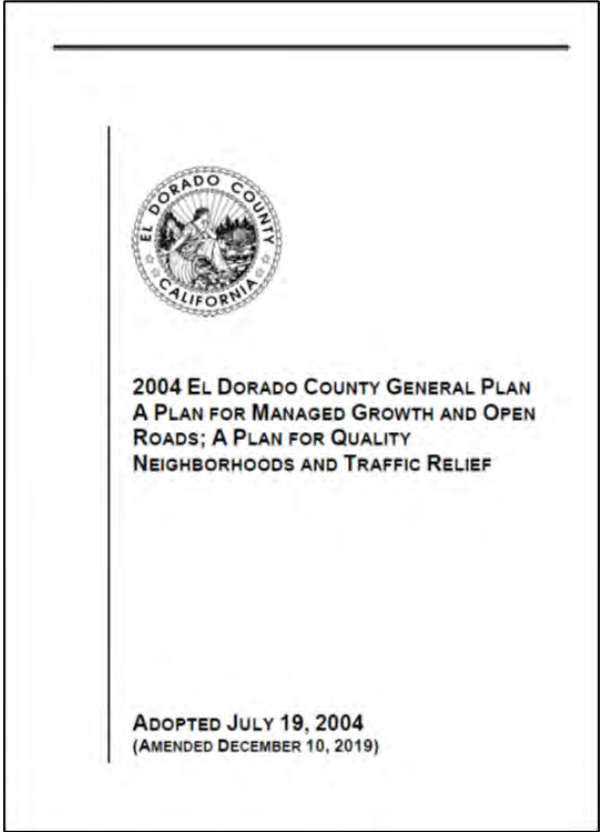
AGENDA

- 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



EXISTING LAND USE TOOLS

TAHOE REGIONAL PLANNING AGENCY

Adopted by the TRPA Governing Board
June 23, 1967
Updated December 12, 2012
Amended December 13, 2023

THRESHOLD STANDARDS AND REGIONAL PLAN

TAHOE REGIONAL PLANNING AGENCY | *lake tahoe*

149
RUBICON

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 (25 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 cut 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 cut 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 built out or fire protection.
5. Homes and road cuts 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 TCRPD diverts water from Lovely Gulch Creek, which causes the Creek to dry up in the summer.

TRPA Plan Area Statement
149 - RUBICON Page 1

meYERS
SOUTH LAKE TAHOE, CA

MEYERS AREA PLAN

EL DORADO COUNTY *lake tahoe*

FINAL
March 2018

EL DORADO COUNTY
CALIFORNIA

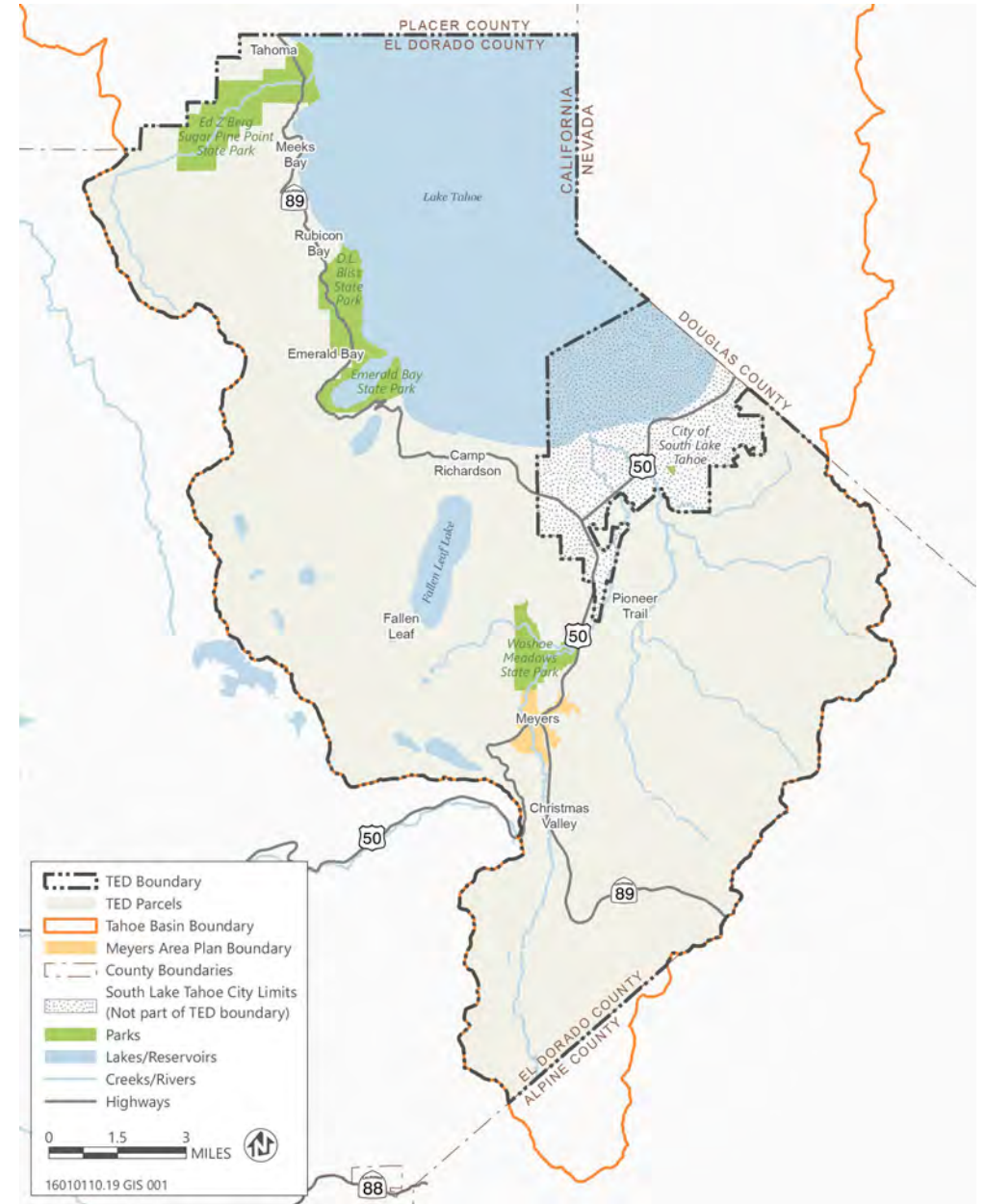
EL DORADO COUNTY ZONING ORDINANCE

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 and State law updates



CONSISTENCY STUDY

Study will identify inconsistencies between TRPA and County land use regulations

- PAS 154 (Tahoma Residential)
 - > TRPA does not allow commercial
 - > County has commercially zoned land
 - > County allows single family and ADUs
 - > TRPA residential definitions do not match
- PAS 155 (Tahoma Commercial)
 - > Some uses allowed by County are not allowed in the PAS (e.g., microbreweries, small scale wineries, outdoor retail sales)
- Existing non-conforming uses (e.g., condos in RF-L zone, park designated as single-family)



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

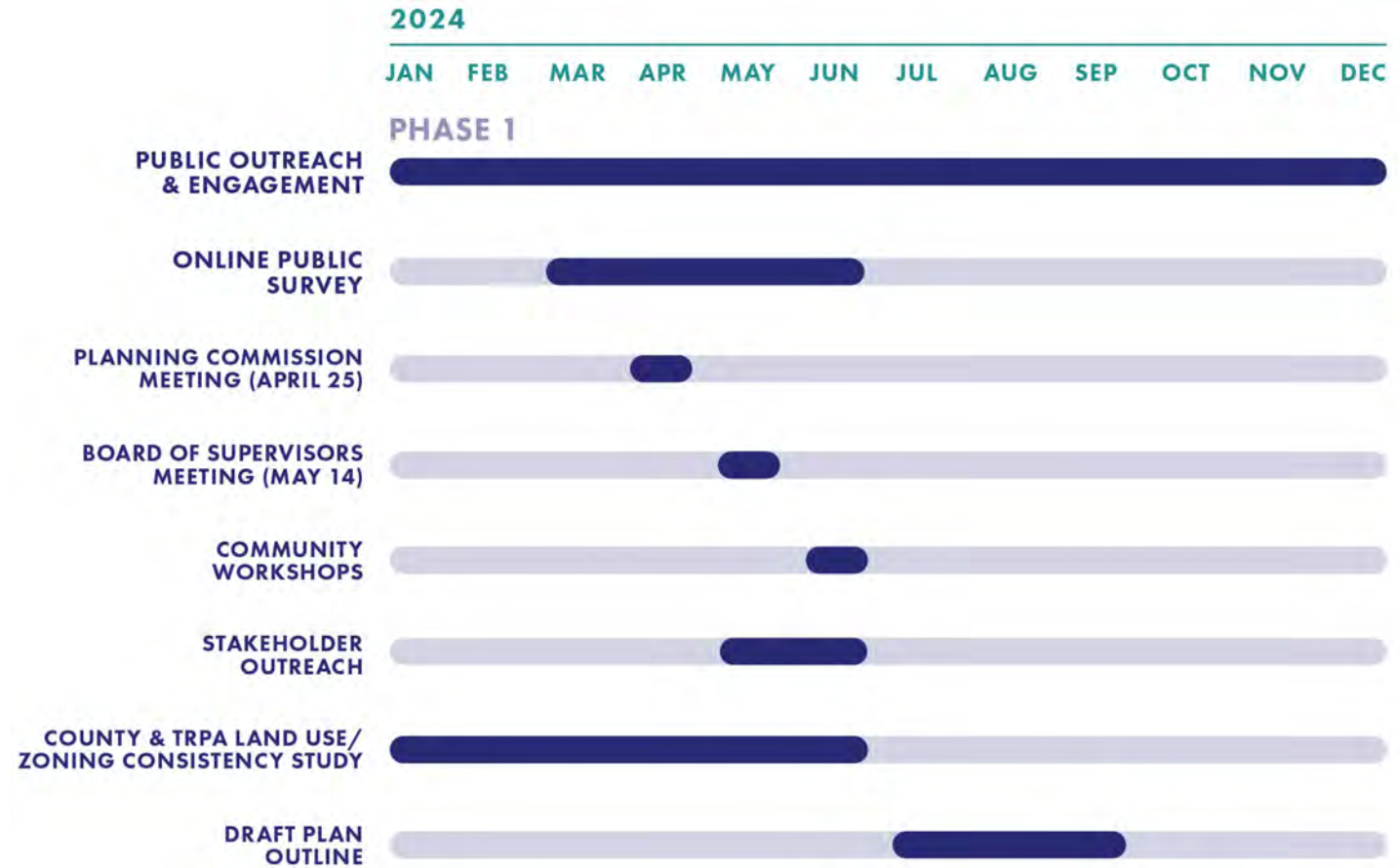


Provide public comment period




Hold public hearings for possible adoption

PHASE 1



PROJECT WEBSITE & SURVEY


ABOUT SHARE YOUR IDEAS PROJECT TIMELINE & EVENTS RESOURCE LIBRARY CONTACT



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**.



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!

Open

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

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



QUESTIONS?

TEDAreaPlan.com

TEDAreaPlan@edcgov.us

MELANIE SHASHA
SENIOR PLANNER
MELANIE.SHASHA@EDCGOV.US

THEA GRAYBILL
SENIOR PLANNER
THEA.GRAYBILL@EDCGOV.US