



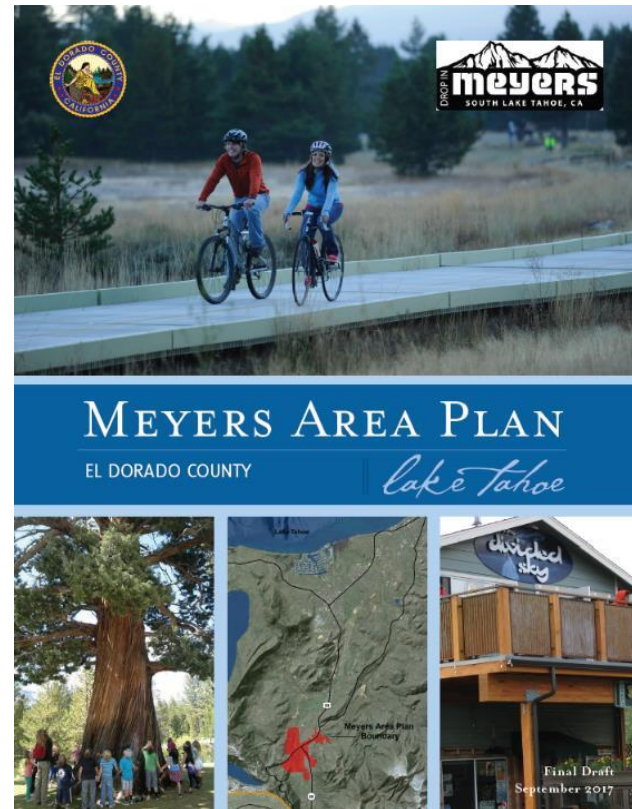
**El Dorado County Planning Commission
November 9, 2017**

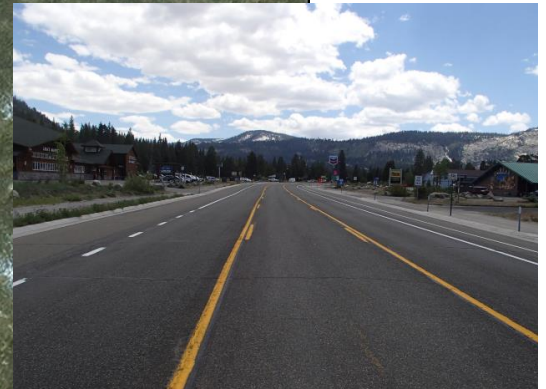
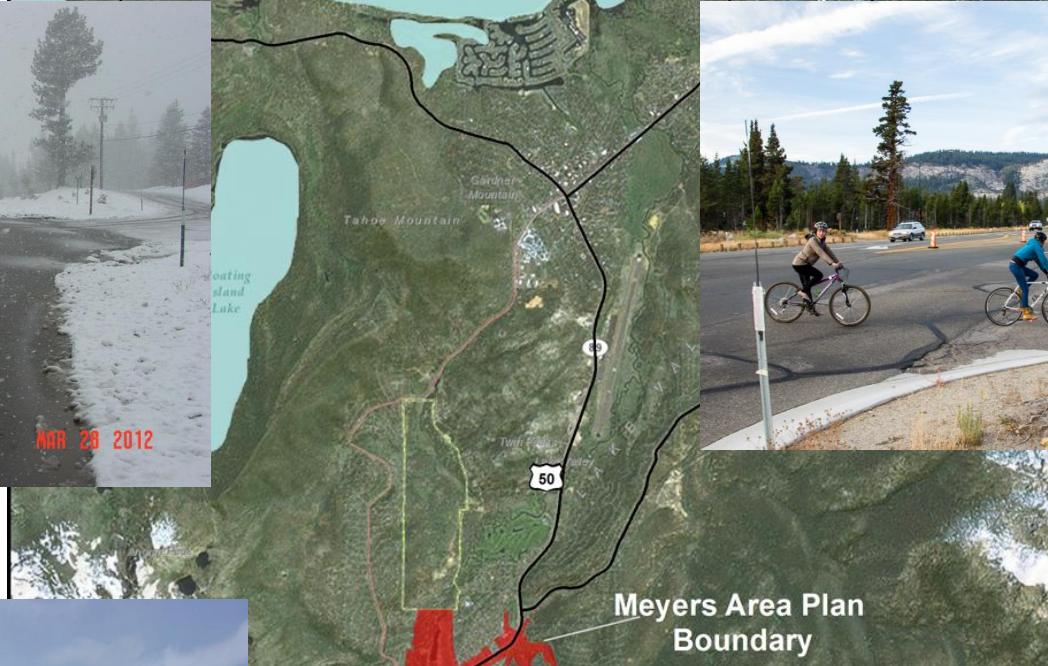




Presentation Overview

- Background
- Meyers Area Plan update process
- Area Plan highlights
- Next steps
- Questions







Meyers Vision

*“Meyers is an ideally situated, spacious, **historic**, 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.”*



Area Plan Purpose

- Replace existing 1993 Community Plan
- Comprehensive land use plan for Meyers
- Realize Meyers' Community Vision
- Local advisory council
- Provide consistent and simplified rules
- Assist in achieving TRPA's Thresholds
- Implement Sustainable Communities Strategy
- Implement policy direction of County's General Plan

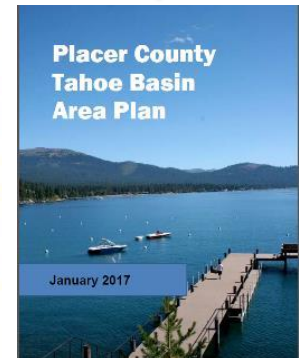
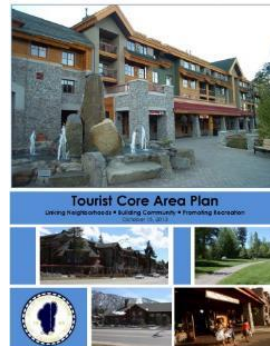
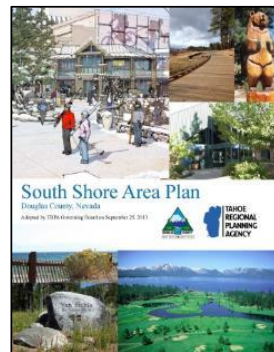
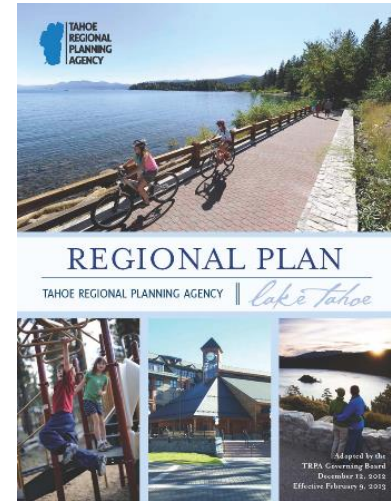




Regional Plan Priority



- Focus TRPA on Regional Priorities
- Implement the Regional Plan Goals & Policies through Area Plans





Process Summary



- Area Plan went through four Drafts
 - Extensive Community Engagement Guided Changes
 - Settled on Draft Version 4
- At least 14 Public Meetings
- Several dozen Meyers Advisory Council Meetings





Overall Process



- Community visioning
- Prepare initial Draft Plan
- Public comment period
- Community Workshop
- Informational sessions with El Dorado County and RPIC
- Revise the Area Plan
- Public comment period
- Community Workshops & Area Plan revisions
- El Dorado County Board of Supervisors direction
- Complete environmental review
- El Dorado County consideration & adoption
- TRPA conformance review & adoption



Plan Update Process

Feb. 2012 – Residents contacted County to initiate update

May 2012 – Community visioning workshop

June 2012 – Interviews with residents and business owners

August 2012 – Community workshop to seek volunteers to work through “nuts & bolts”



Plan Update Process

Sep. 2012 to Feb. 2013 – County & advisory council reviewed community input

Feb. 2013 – Community workshop to get feedback on priorities

Feb. to Sep. 2013 – Advisory council worked with staff to prepare initial draft Plan

Sep. 2013 – Community workshop to get feedback on draft Area Plan

Sep. - Nov. 2013 – Public comment





Plan Update Process

Nov. 2013 to Jan. 2014 – Revise initial draft plan in response to comments

Jan. 2014 – RPIC Information Meeting

February 2014 – Community workshop to compare draft Plan to existing

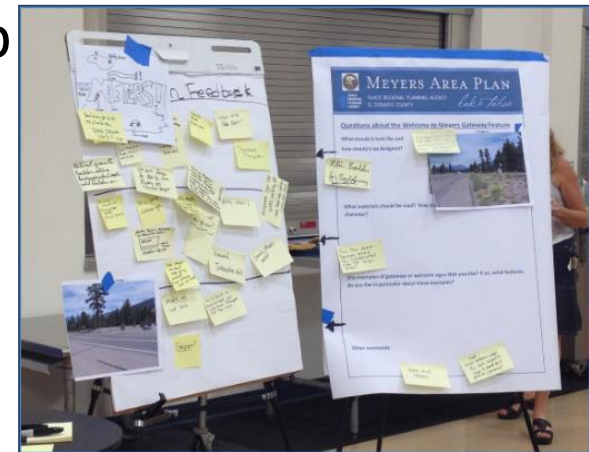
March 2014 – Community workshop

June 2014 – Community workshop

Oct 2014 – Planning Commission

May 2015 – Community workshop

August 2015 – Board of Supervisors



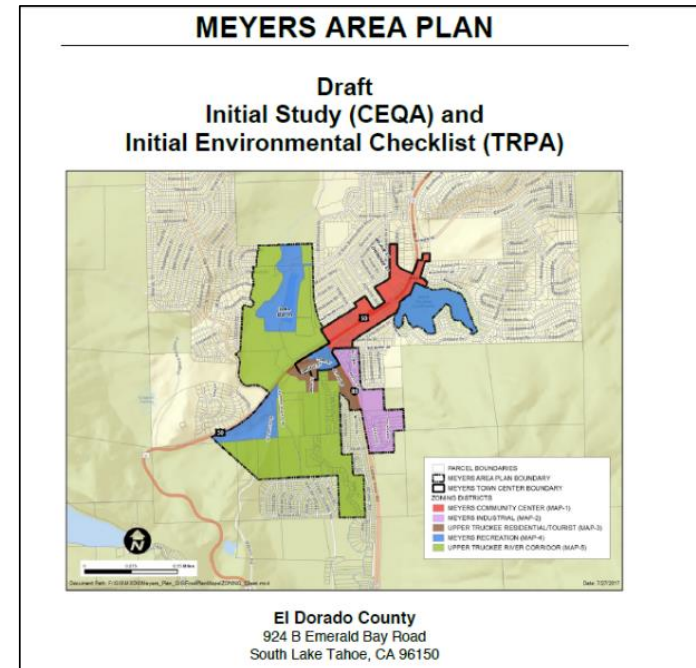


Plan Update Process

2016 – Transportation: Road Safety Audit, Sustainable Mobility Project, On Our Way Grant

January to March 2017 – First environmental review draft

April to August 2017 – Second environmental review draft

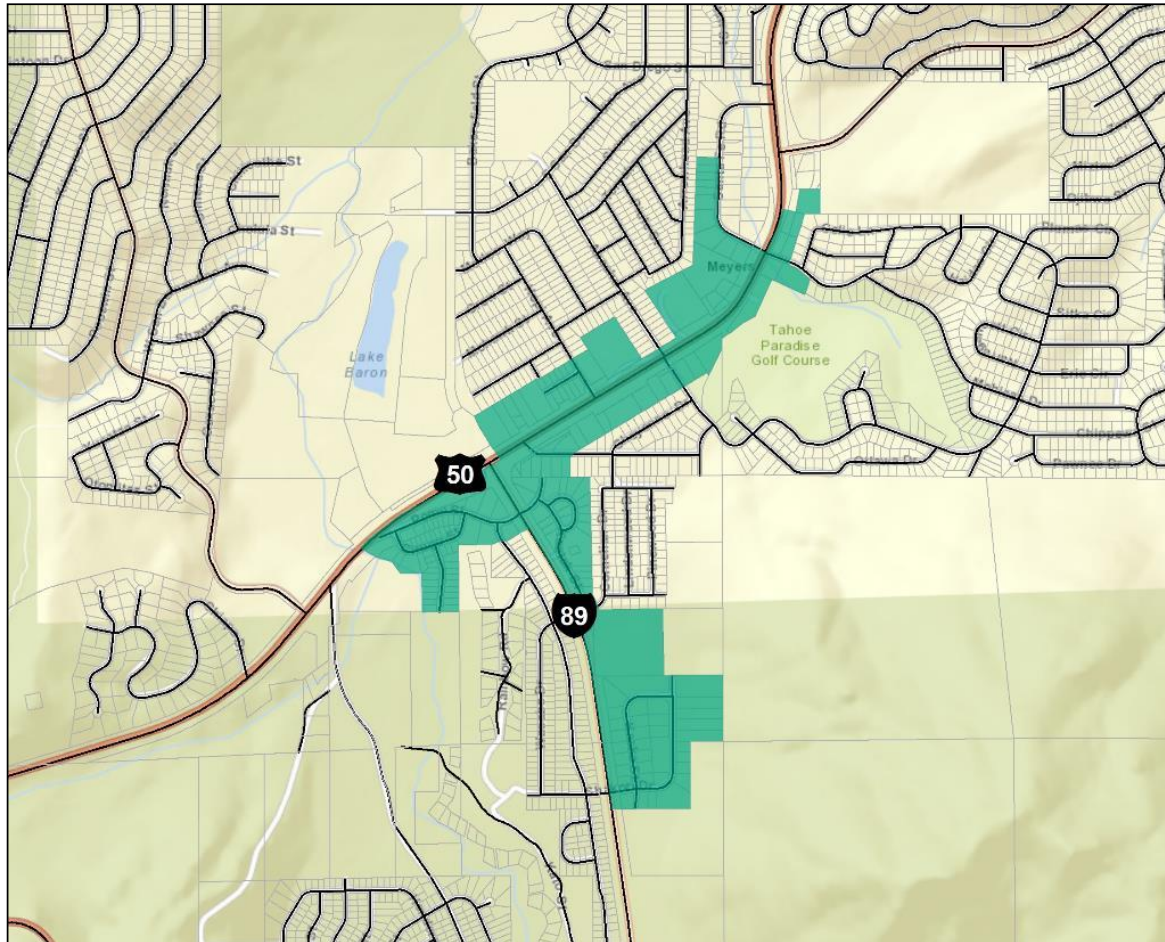




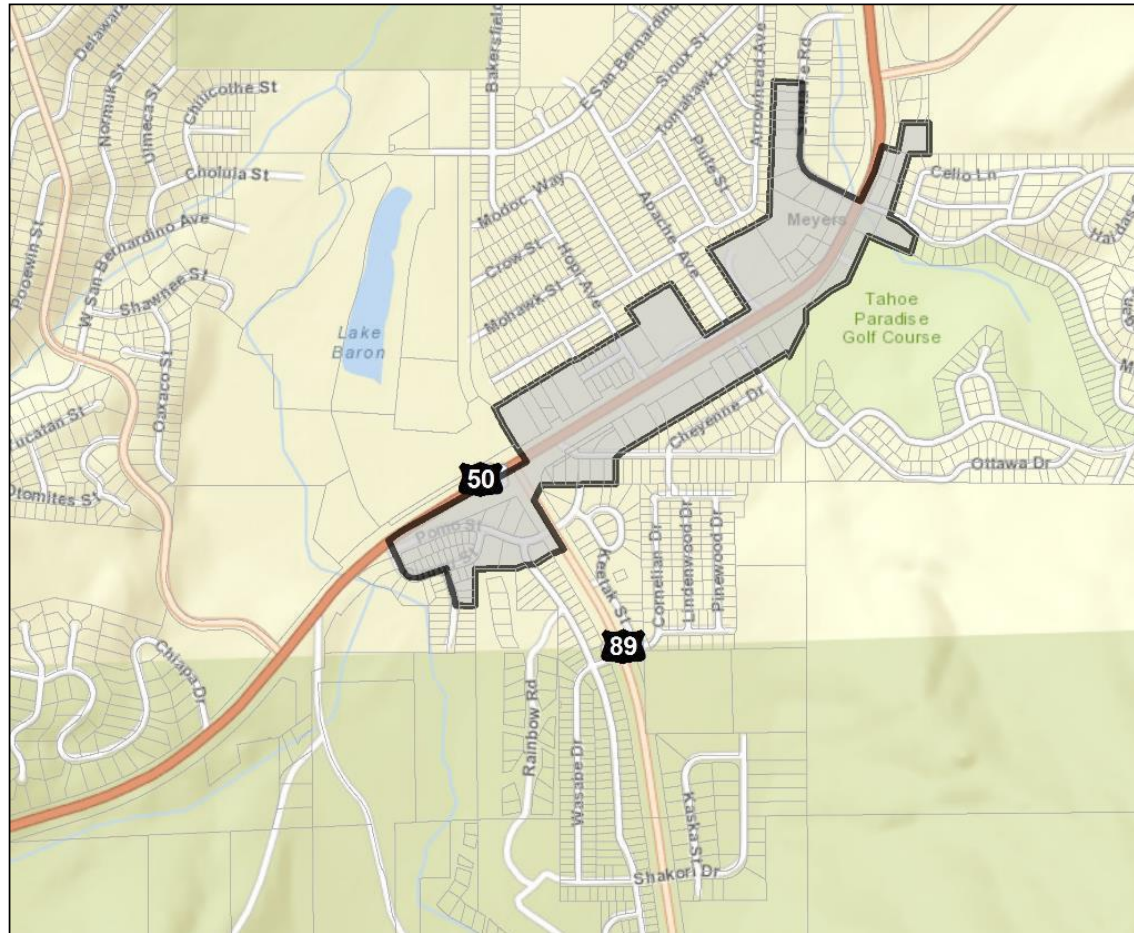
Highlights of the Meyers Area Plan



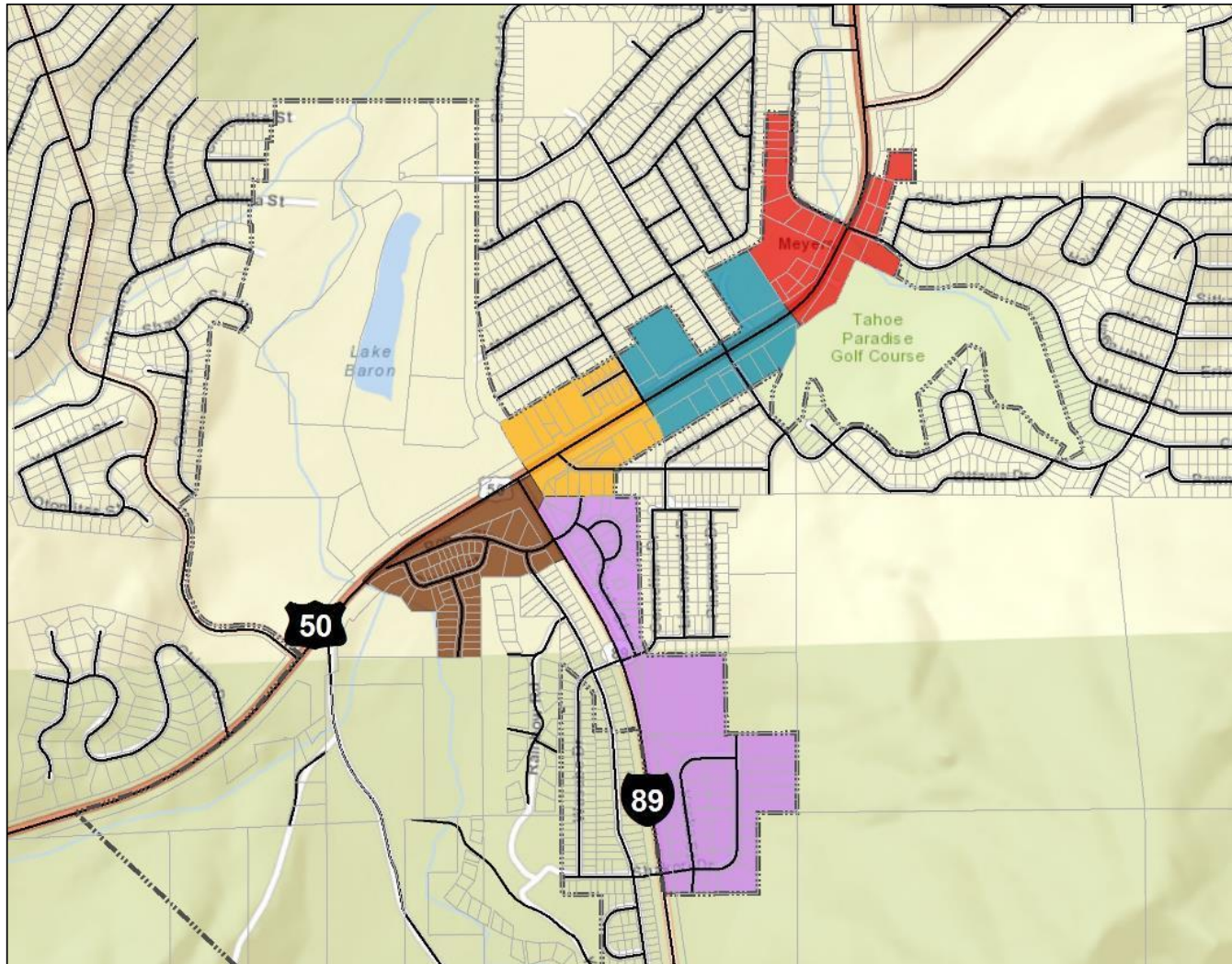
1987 Regional Plan: Meyers Community Plan Area



2012 Regional Plan: Meyers Community Center

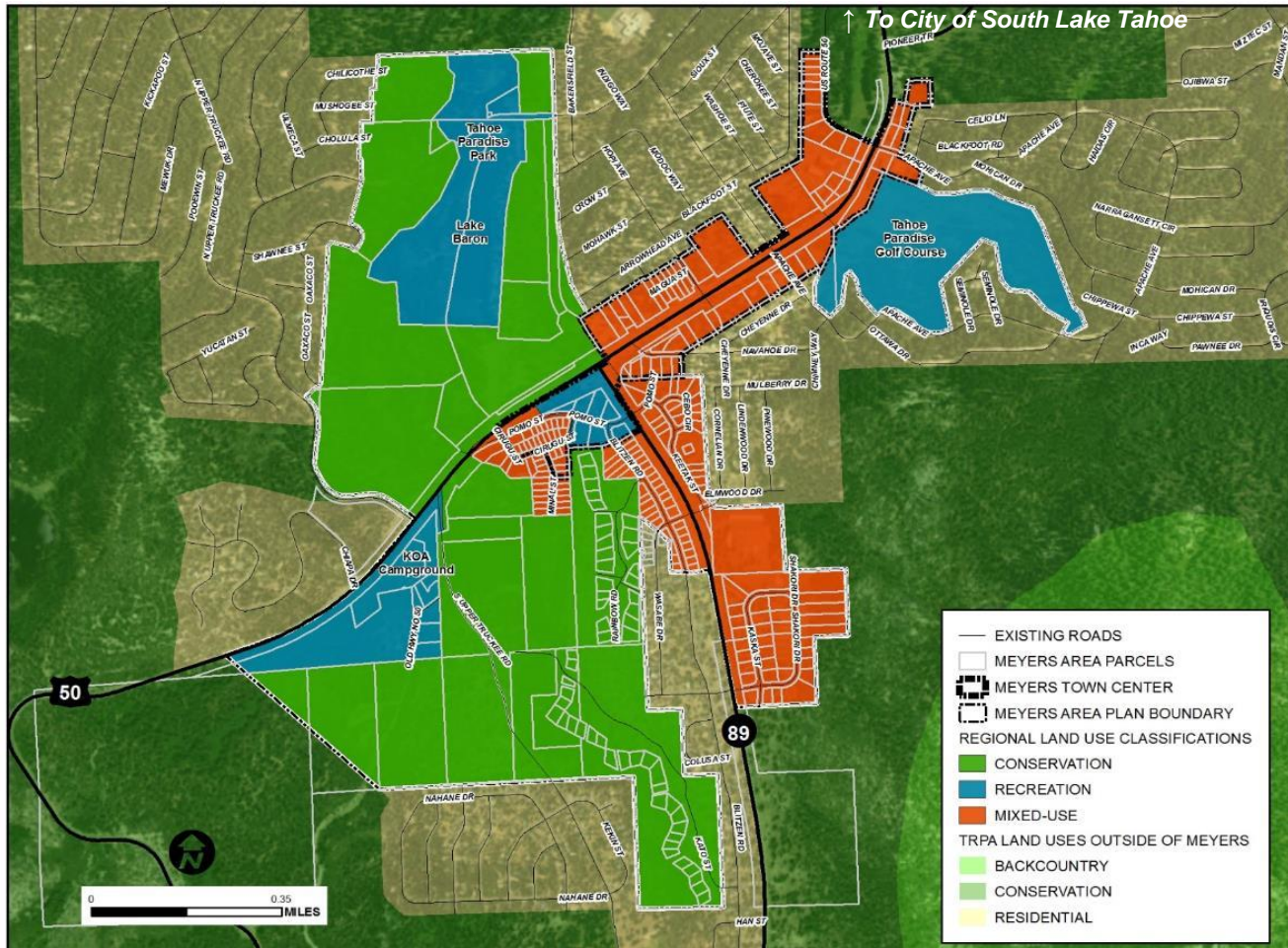


Land Use Districts: 1993 Plan

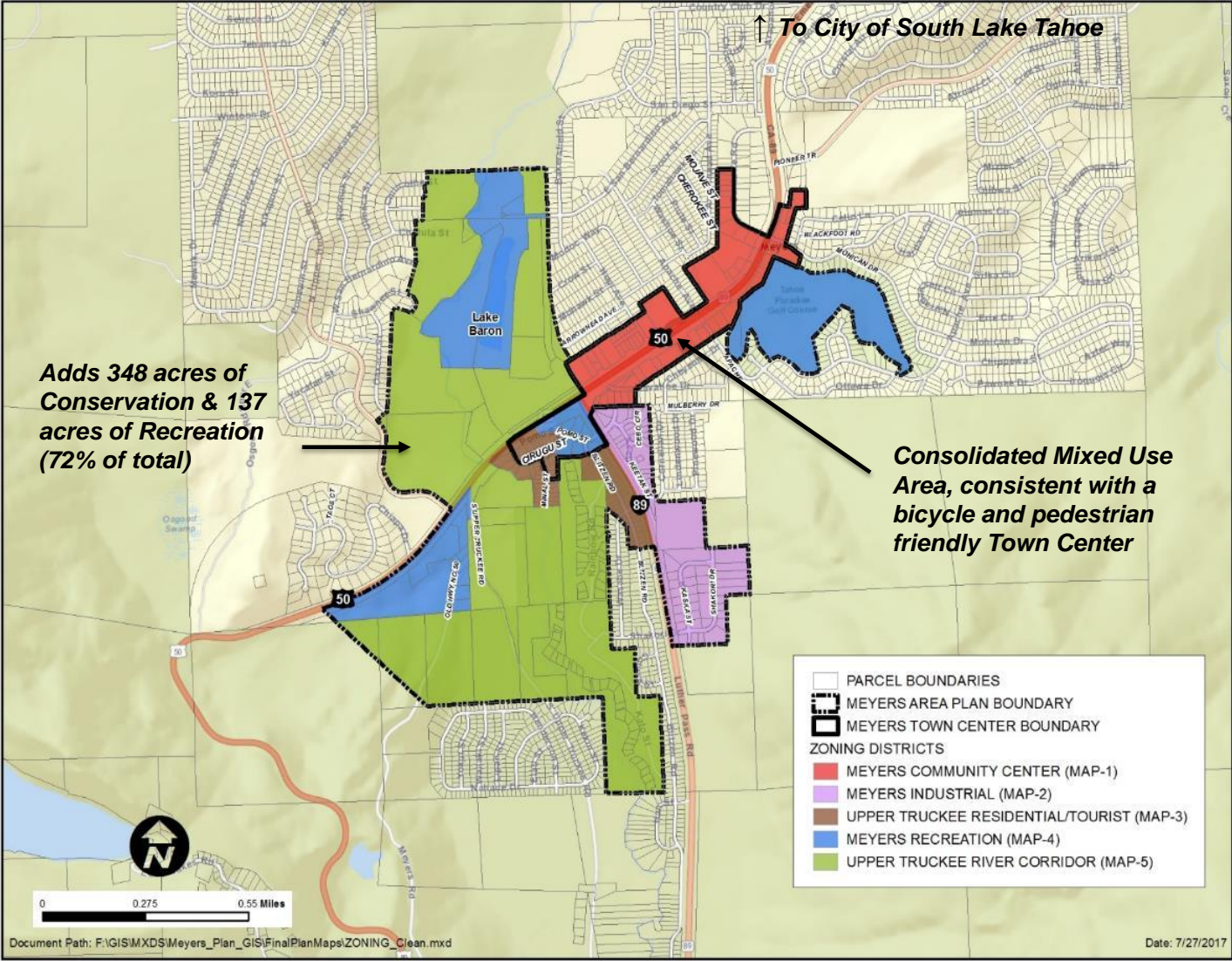




Land Use Districts



Zoning Districts





Uses



USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Residential					
Employee Housing	CUP ⁽³⁾	—	CUP	CUP	—
Multiple Family Dwelling	P ⁽⁶⁾	—	P	—	—
Multiple Person Dwelling (i.e., dormitories, etc.)	CUP	—	—	—	—
Nursing and Personal Care	CUP	—	—	—	—
Single Family Dwelling	P ⁽⁴⁾⁽⁶⁾	—	P	—	—
Tourist Accommodation					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP ⁽²⁾	—	—
Commercial (Retail)					
Auto/Mobile Homes/Vehicle Dealers	—	CUP	—	—	—
Building Materials/Hardware	P	P	—	—	—
Eating and Drinking Places	P	P	—	—	—
Food and Beverage Sales	P	P	—	—	—
Furniture/Home Furnishings/Equipment	P	P	—	—	—
General Merchandise Stores	P	P	—	—	—
Mail Order and Vending	P	P	—	—	—
Nursery	P	P	—	CUP	—
Outdoor Retail Sales	CUP	CUP	—	—	—
Service Stations	CUP	CUP	—	—	—
Commercial (Entertainment)					
Amusements and Recreation Services	P	—	—	CUP	—
Privately Owned Assembly and Entertainment	CUP	—	—	—	—
Outdoor Amusements	CUP	—	—	CUP	—
Commercial (Services)					
Animal Husbandry Services	CUP	P	—	—	—
Broadcasting Studios	P	P	—	—	—
Business Support Services	P	P	—	—	—
Contract Construction Services	CUP	P	—	—	—
Financial Services	P	P	—	—	—
Health Care Services	P	P	—	—	—
Personal Services	P	P	—	—	—
Professional Offices	P	P	—	—	—
Repair Services	CUP	P	—	—	—
Schools-Business and Vocational	CUP	—	—	—	—
Sales Lots	—	CUP	—	—	—
Secondary Storage	CUP ⁽¹⁾	CUP	—	—	—
Auto Repair and Service	CUP	P	—	—	—



Key Issues

- Building Height
- Commercial Floor Area Allocations
- Density
- Land Use
- Meyers Advisory Council

Examples of Building Heights in Meyers



Liras Market, approximately 36 ft.



The Divided Sky, approximately 24 ft. 7 inches



Bob Dog Pizza, approximately 29 ft. 5 inches



California Conservation Corps, approximately 35 ft.



Century 21, approximately 30 ft.

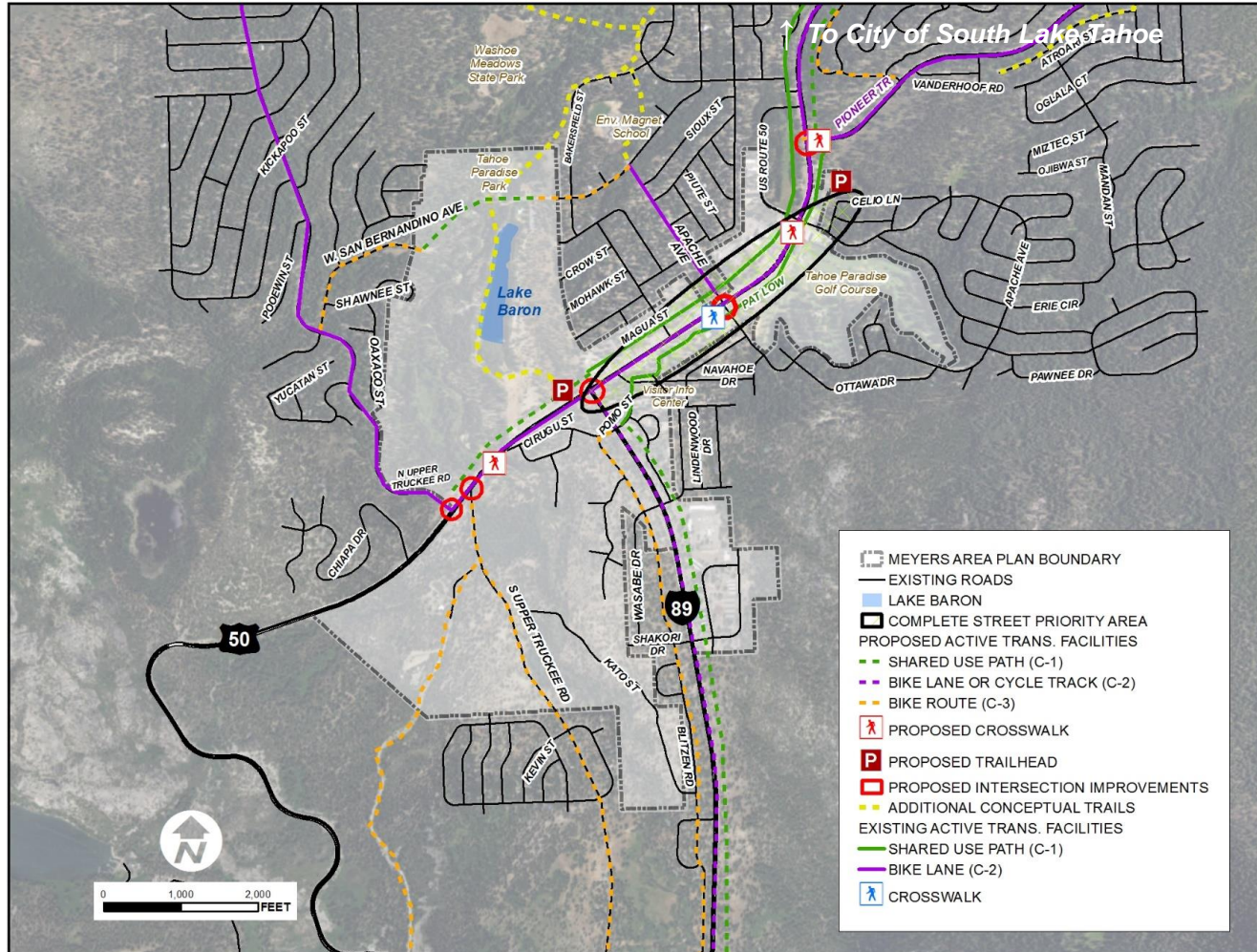
Visual Simulations



Building
45 ft.



Transportation



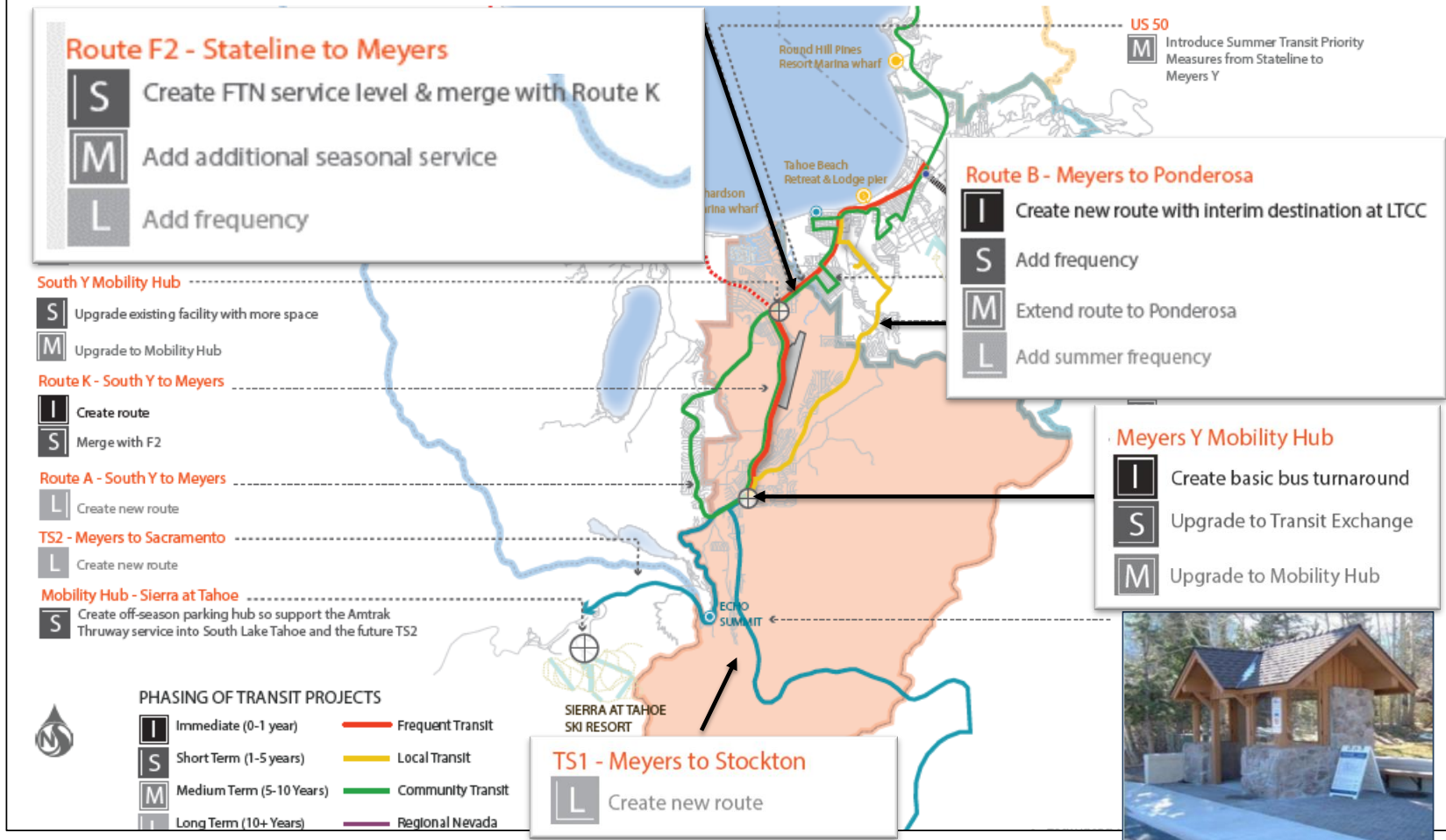


Main Street & Highway

- Highway 50 must operate as a main street Monday through Friday and a highway on Friday night and Sunday afternoon
- Main Gateway to Tahoe
- Corridor Connection Plan
 - Transit
 - Complete Streets
 - Intersection Improvements
 - Intelligent Transportation Systems (ITS)
 - Bike Trail Connections

Tahoe Transportation District Transit Service Plan

| Figure S5-41: **Meyers Corridor Transit Vision**



Traffic Calming Improvements



Rendering, Alta Planning + Design

US 50 & Pioneer Trail

Traffic Calming Improvements



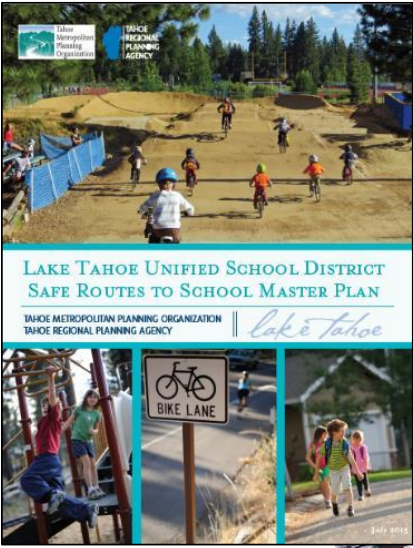
Current
Conditions

Intersection at Apache & US 50



Rendering, Alta Planning + Design

Safe Routes to School



Rendering, Alta Planning + Design



Investing in

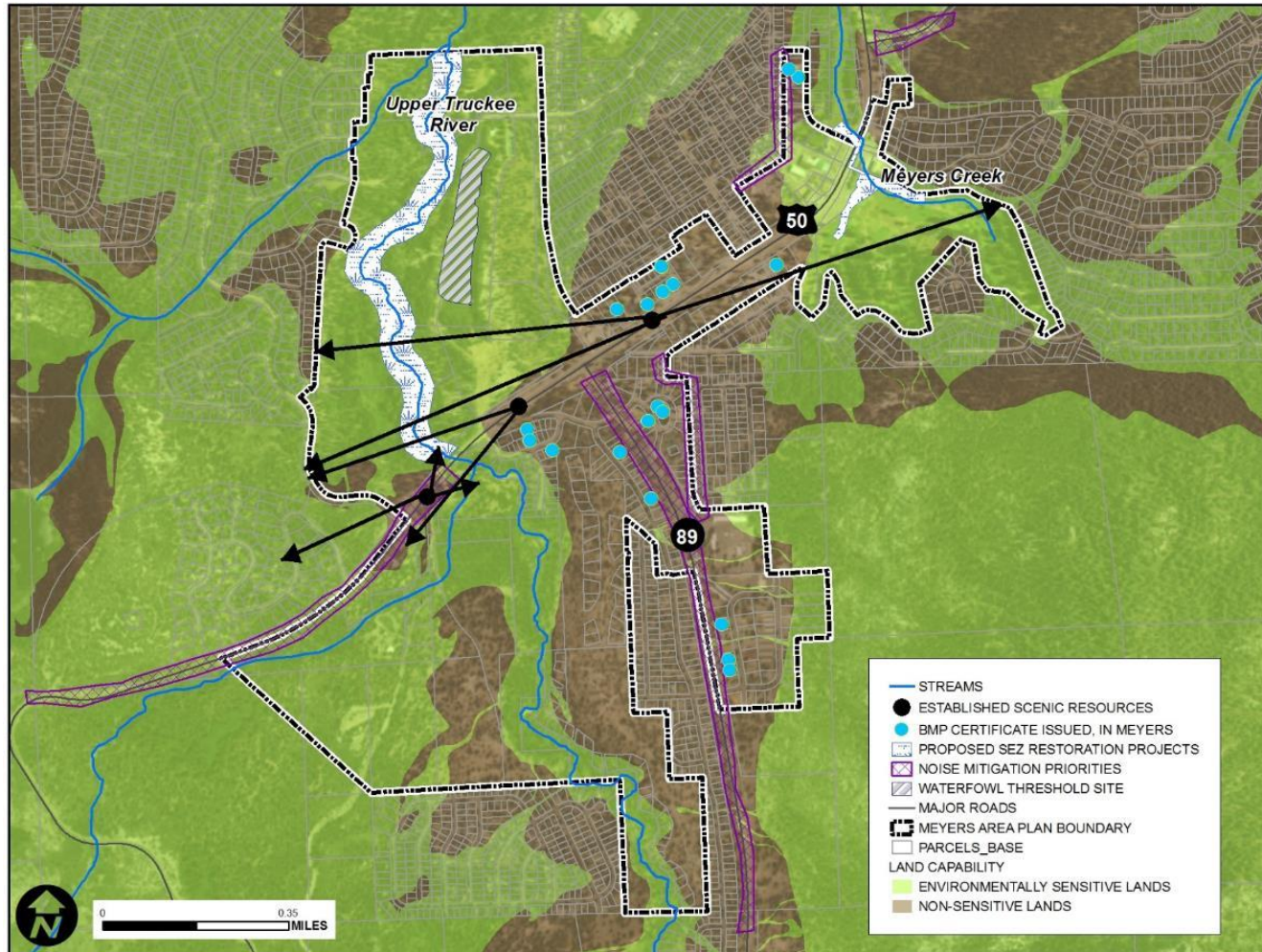


Transportation Improvements

- Road Safety Audit – Federal Highway Administration
- Sustainable Mobility Project – On Our Way Grant
- Lake Tahoe Unified School District Safe Routes to School Master Plan
- Pioneer Trail – Highway Safety Improvement Program Grant – Caltrans
- Apache Avenue – Congestion Mitigation & Air Quality (CMAQ) Grant
- San Bernardino Bike Path – CMAQ
- Transit Service Plans – Tahoe Transportation District (TTD)



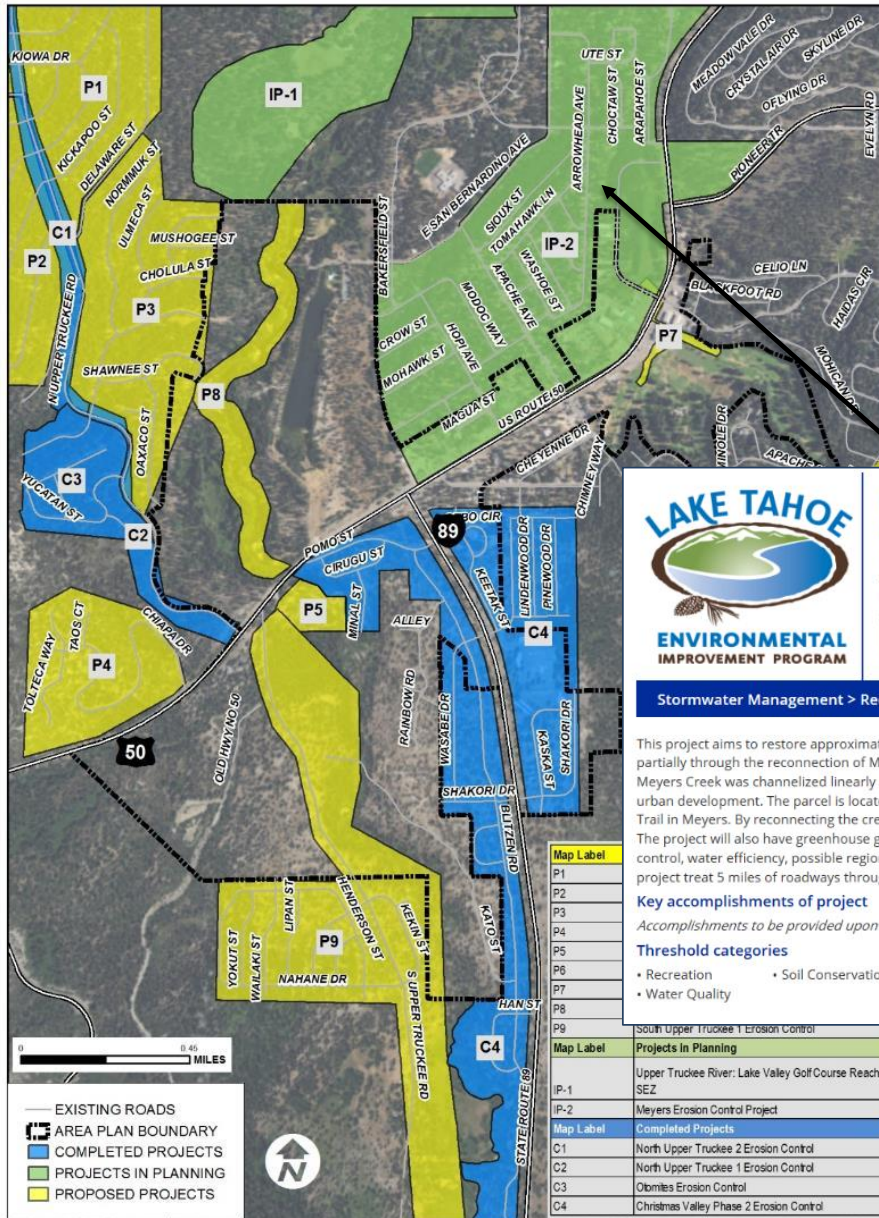
Conservation



Document Path: F:\GIS\MXDS\Meayers Plan GIS\FinalPlan\Maps\Cons_LCapSimple.mxd

Date: 7/19/2017

Water Quality Projects



Project Fact Sheet Meyers Stream Environment Zone/Erosion Control Project

Project Number 01.01.01.0025
 Action Priority Reducing Stormwater Pollution from City and County Roads
 Implementers El Dorado County, CA
 Stage Planning/Design
 Duration 2017 - 2019
 Primary Contact Donaldo Palaroan (donaldo.palaroan@edcgov.us)

Stormwater Management > Reducing Stormwater Pollution from City and County Roads

This project aims to restore approximately nine acres of stream environment zone (SEZ) partially through the reconnection of Meyers Creek to its floodplain. In the 1960's, Meyers Creek was channelized linearly along the border of the SEZ to make way for urban development. The parcel is located on Santa Fe Road at the west end of Pioneer Trail in Meyers. By reconnecting the creek to its floodplain to restore wetland processes. The project will also have greenhouse gas reductions, groundwater recharge, flood control, water efficiency, possible regional treatment systems, and recreation. This project treat 5 miles of roadways through source control and hydrologic design.

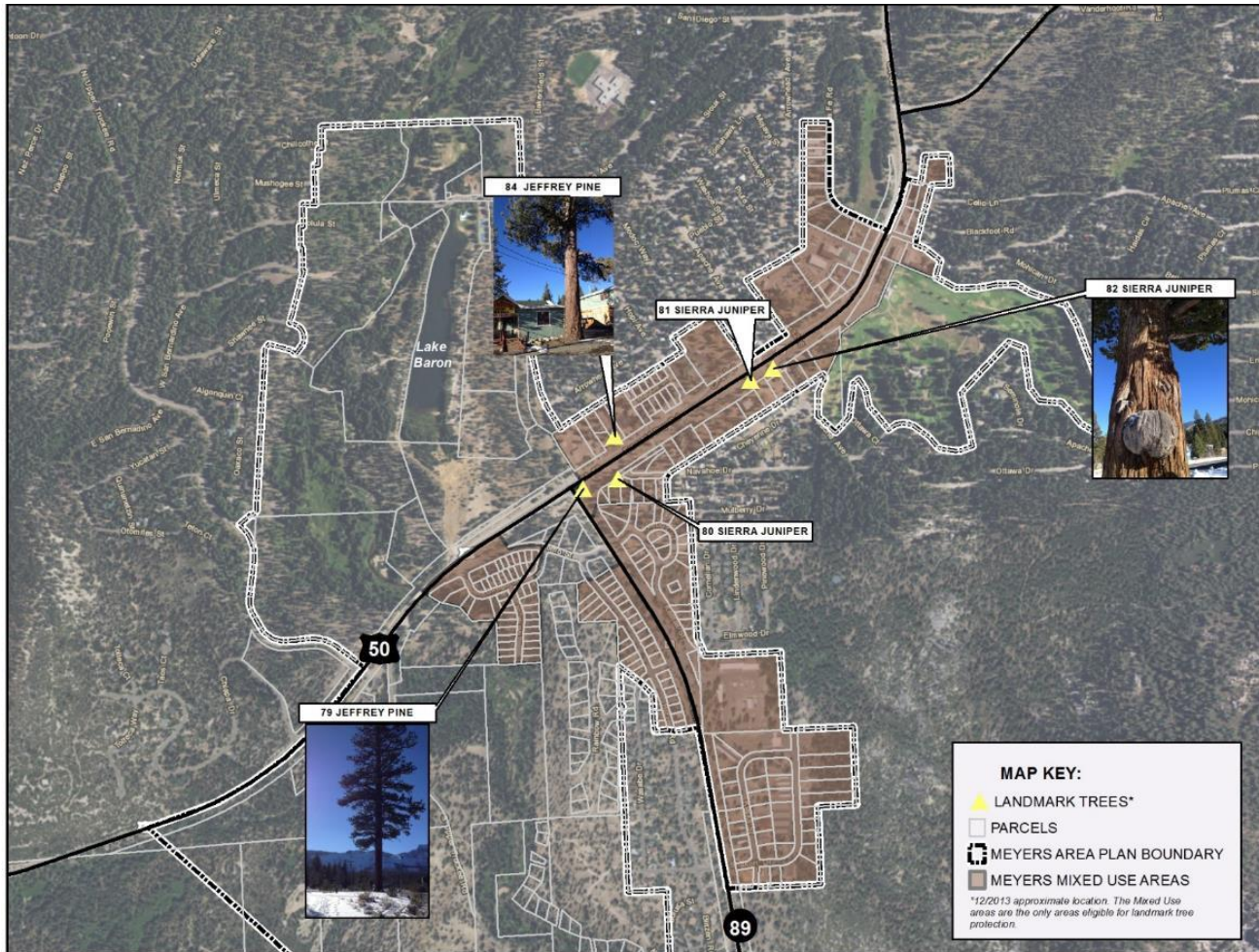
Key accomplishments of project
Accomplishments to be provided upon completion of project.

- Threshold categories**
- Recreation
 - Soil Conservation
 - Water Quality





Landmark Trees

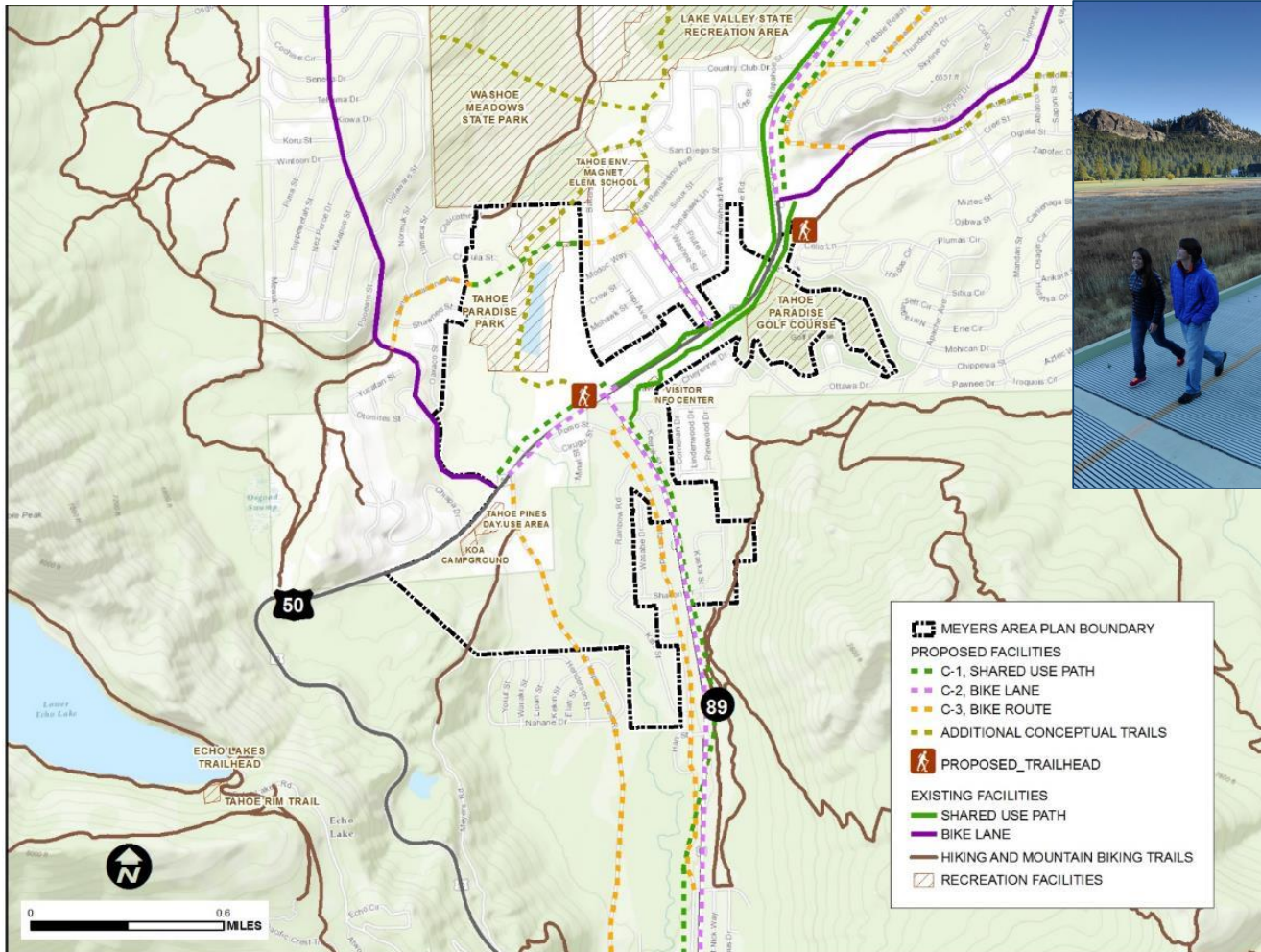


Document Path: F:\GIS\XDS\Meyers_Plan_GIS\FinalPlanMaps\LandmarkTrees.mxd

Date: 8/1/2017



Recreation



Public Services





Implementation



PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
18 (must do)	El Dorado County	Meyers Sustainable Mobility Project Phase 2	Roadway and intersection improvements to reduce congestion, calm traffic, and improve pedestrian safety. Improvements may include: stamped concrete center lane, an additional crosswalk, signage improvements, reverse ingress-egress at Visitor Center, turn lanes or other intersection improvements at US 50 and N. Upper Truckee, and US 50 and S. Upper Truckee.
12 (must do)	El Dorado County	US 50 Corridor Streetscape Improvements	Streetscape improvements along the US 50 corridor from the SR 89 intersection to the east end of the Plan Area. Improvements include landscaping and, seasonal planter and public art placement within the paved shoulder.
8 (should do)	Tahoe Transportation District or El Dorado County	Meyers Welcome Sign	Construct a "Welcome to Meyers" sign south of US 50 on the west side of the Town Center.
8 (should do)	CA Department of Agriculture	Agricultural Inspection Station Relocation Project	Relocate the existing agricultural inspection station to west of the Meyers Community Center.



Design Standards & Guidelines



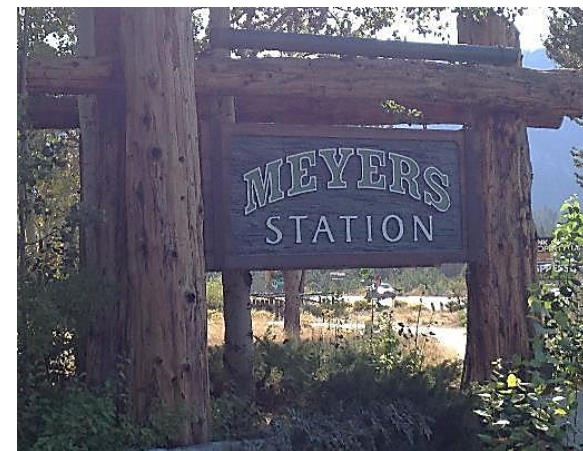
meyers SOUTH LAKE TAHOE, CA

MEYERS AREA PLAN ATTACHMENTS
including Design Standards and Guidelines

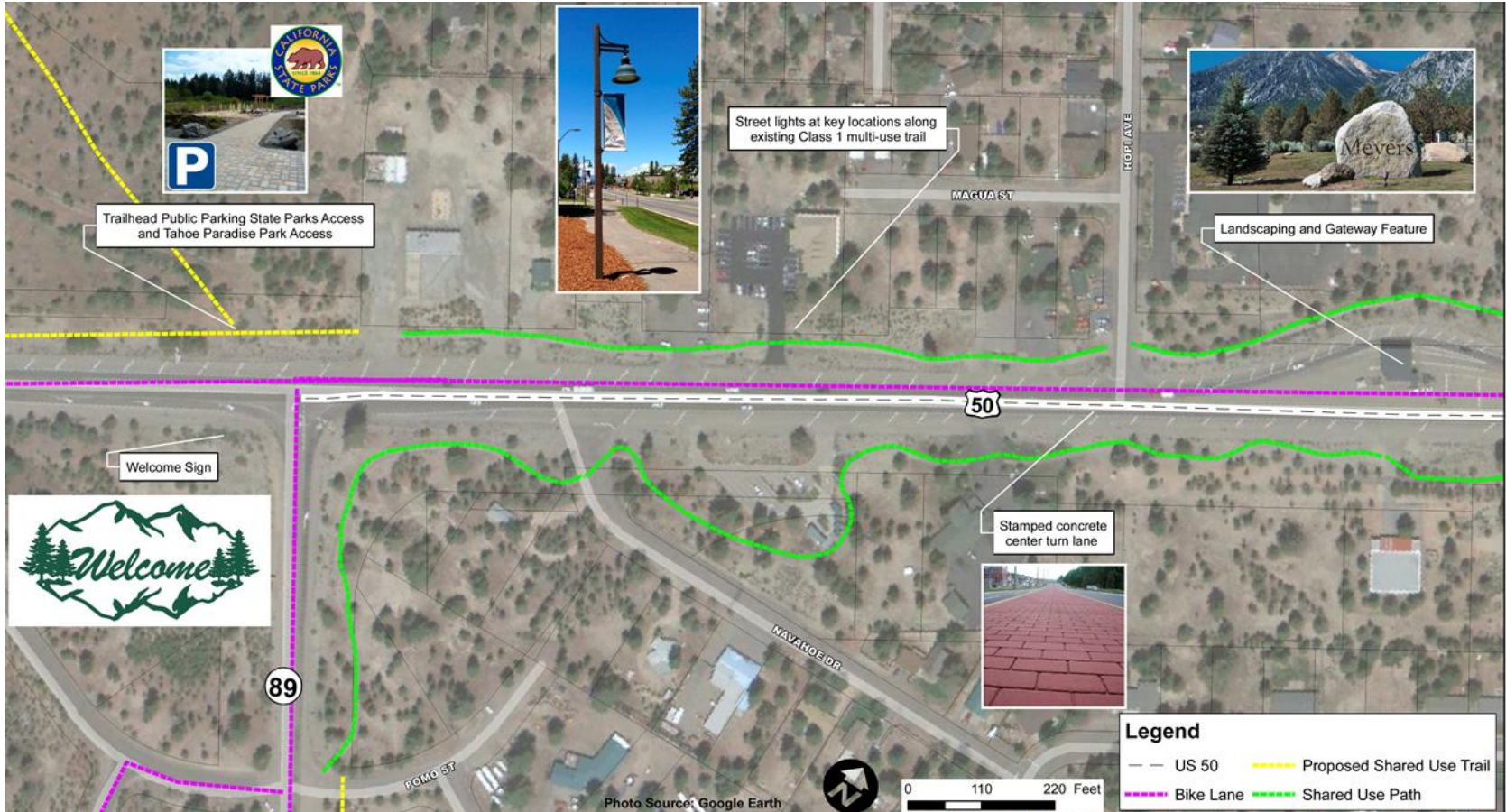
EL DORADO COUNTY

lake tahoe

Final Draft
September 2017

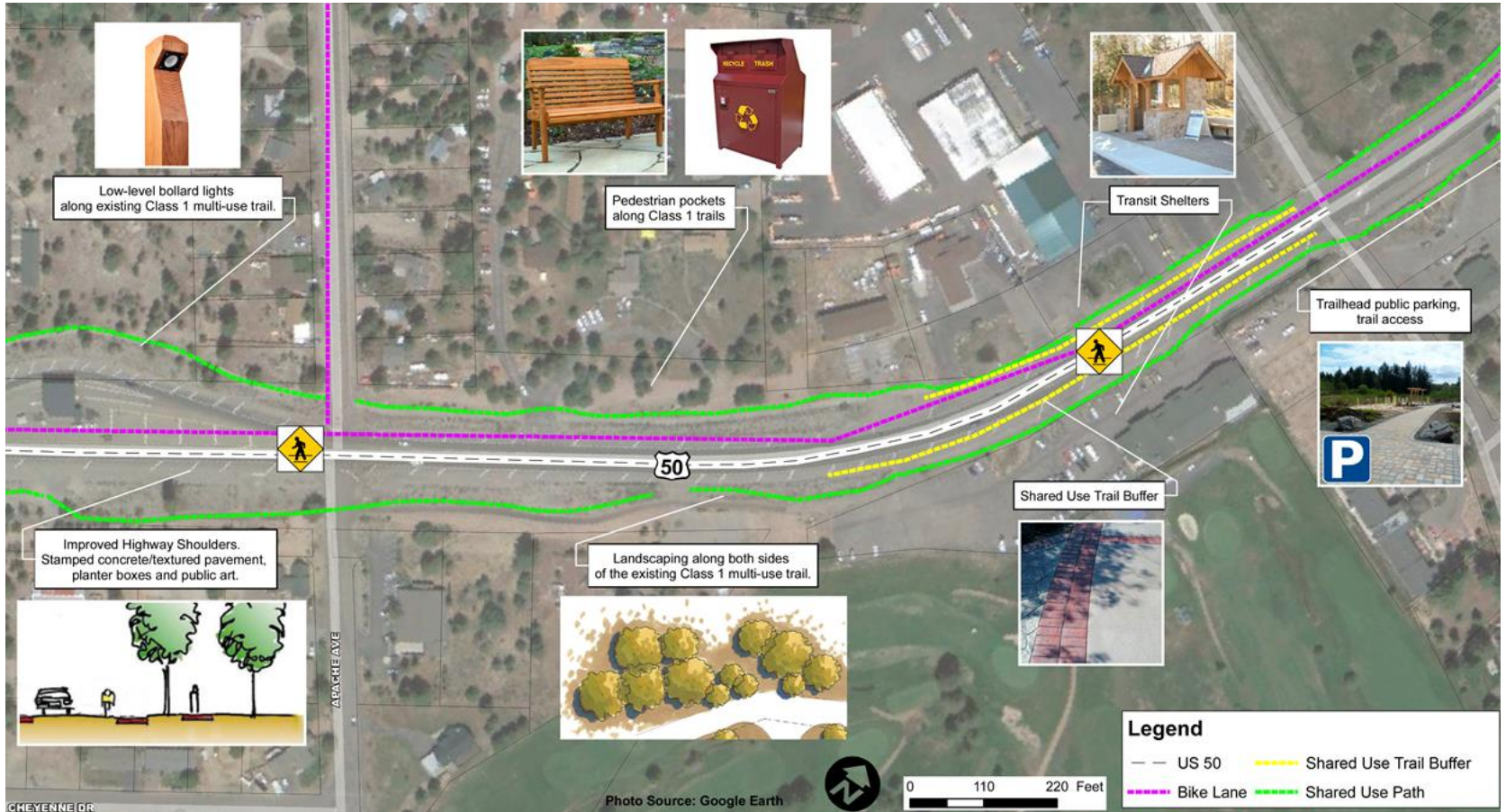


Corridor Improvements





Corridor Improvements





Environmental Review

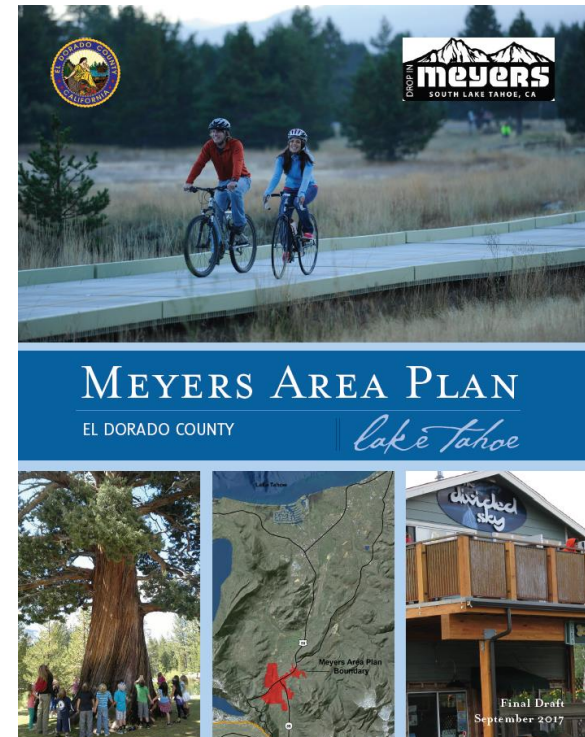
- IS/MND & IEC/FONSE
- Five comments received
- Focused on transportation, land use and air quality





Return on Investment

- Approximately \$140k spent to date
- \$15k grant from TRPA
- ROI difficult to estimate
- Grant funding





Staff Recommendation to Board of Supervisors

- Adopt Meyers Area Plan
- Certify CEQA Document
- Approve Resolution to Amend General Plan
- Approve Zoning Ordinance Amendment

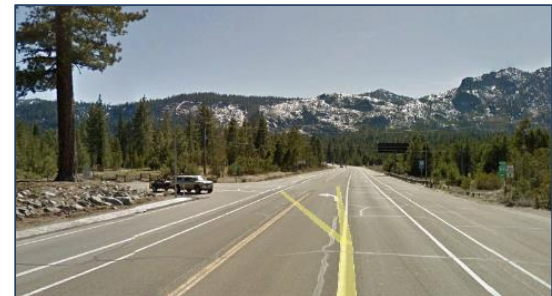
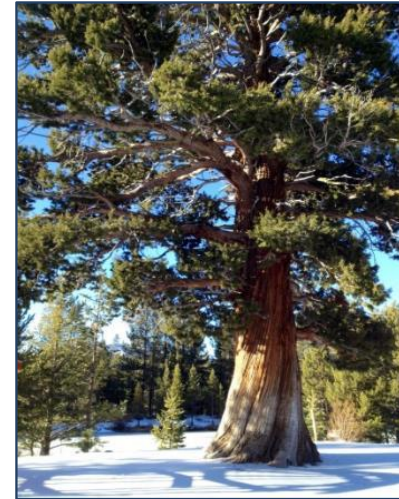


Next Steps



Schedule and hold six hearings to consider project:

- County Planning Commission
- County Board of Supervisors
- TRPA Regional Plan Implementation Committee
- TRPA Advisory Planning Commission
- TRPA Governing Board
- County Board of Supervisors





Thank You!

