



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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Date: May 28, 2026
To: Planning Commission
From: Thea Graybill, Planning Manager, Long Range Planning Unit
Subject: Determination of Conformity with the General Plan for a proposed land exchange of real property

Background:

Pursuant to California Government Code Section 65402, the Planning Commission (Commission) is required to review and report on the conformity of proposed public property acquisitions and dispositions with the adopted General Plan. This ensures that land use actions align with the long-term planning goals of El Dorado County (County). In accordance with Government Code Section 65402, this Finding of Conformity to the General Plan request was filed by the Planning and Building Department. The Commission must determine whether the proposed land exchange is in conformance with the General Plan.

The County is proposing to acquire and dispose of real property as part of a land exchange with the California Tahoe Conservancy (Conservancy). The purpose of the proposed land exchange is to: 1) facilitate the construction and operation of the permanent watercraft inspection station in Meyers, 2) preserve open space/sensitive stream environment zone (SEZ) properties near other Conservancy parcels creating management efficiencies, and 3) provide developable, non-sensitive land to the County within the Meyers Town Center to further its goals and policies.

Recommendation:

The Planning and Building Department, Tahoe Planning and Building Division recommends the Commission render a report that the land exchange is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Location/Description:

The six parcels the County is acquiring from the Conservancy are identified by Assessor's Parcel Numbers 034-300-025, 034-300-026, 034-300-027, 034-300-028, 034-331-015, and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers – four parcels are located immediately south



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of the SR 89 and US 50 interchange, and two parcels are located in Meyers Town Center. The five parcels the Conservancy is acquiring from the County are identified by Assessor's Parcel Numbers 034-623-002, 034-623-003, 034-623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres, and located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively. The four parcels on West San Bernardino are vacant lots beyond a gate on a paper road and the one parcel on Elks Club is a vacant wetland parcel. The land exchange is located in Supervisorial District 5.

A location map of the parcels is included as Exhibit A. The zoning and land use designations of the parcels are provided in Exhibit B.

General Plan Consistency:

Staff determined that the proposed land exchange is in conformance with and supported by the General Plan in two different ways. First, specific General Plan goals, objectives, and policies support the proposed land exchange. The proposed land exchange conforms with Land Use Element Policies 2.2.2.4 and 2.10.1.2, which supports preserving sensitive lands and developing non-sensitive lands in town centers for purposes like advancing workforce and affordable housing. The proposed land exchange also conforms with Conservation and Open Space Element Objective 7.4.2 because it protects critical habitat in the Tahoe Basin from aquatic invasive species.

Second, the County's General Plan recognizes areas for which specific land use plans have been prepared and adopted. These plans are accepted and incorporated by reference in the General Plan. The County's General Plan designation for the Tahoe Basin is AP – adopted plan. The adopted plan for the Tahoe Basin is the Lake Tahoe Basin Regional Plan (Regional Plan) and the Plan Area Statements, which were both adopted by the Tahoe Regional Planning Agency (TRPA), as well as the Meyers Area Plan, adopted by the County and TRPA. The land exchange is consistent with the following Regional Plan policies:

1. VEG-1.10: Work to eradicate and prevent the spread of invasive species,
2. LU-1.2: Redeveloping existing town centers is a high priority,
3. LU-3.4: Existing development patterns in residential neighborhoods outside of centers and environmentally sensitive lands should be maintained with no significant change,
4. LU- 3.8: TRPA supports sensitive land and development right acquisition programs that prioritize the retirement of development and the restoration of



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sensitive land,

5. OS-1.1: Management practices in open space that provide for the long term health and protection of the resources shall be permitted when consistent with the other goals and policies of this plan

Moreover, the proposed land exchange is consistent with the following Meyers Area Plan land use and zoning designations (Exhibit B) as well as its goals and policies: Land Use Goal 1: Encourage land uses, development projects, and activities that will enhance the “year round” economy; and Environmental Conservation Goal 1: Attain and maintain the environmental threshold carrying capacity standards, Goal 4: Protect and enhance SEZs, and Goal 5: Take an active role in the planning and review of nearby projects which may impact Meyers.

The list of relevant General Plan, Regional Plan, or Meyers Area Plan goals, objectives, and/or policies is provided in Exhibit C.

Conclusion:

Based on the above analysis, staff finds the proposed land exchange is in conformance with the County’s 2004 General Plan and recommends the Commission render a report that the land exchange is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

Attachments:

- Exhibit A – Land Exchange Location Map
- Exhibit B – Zoning and Land Use Designations
- Exhibit C – List of Relevant General Plan, Regional Plan, or Meyers Area Plan Goals, Objectives, or Policies