



COMMUNITY DEVELOPMENT AGENCY

LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Date: October 16, 2014
To: El Dorado County Planning Commissioners
From: Brendan Ferry, Long Range Planning Division
Subject: Staff Report - Meyers Area Plan Workshop

Workshop Purpose:

The purpose of the October 16, 2014 Workshop is to identify preferred Draft Meyers Area Plan (Area Plan or Plan) language to be analyzed pursuant to the California Environmental Quality Act (CEQA).

Many stakeholders with differing viewpoints have requested additional opportunity for discussion and input prior to the environmental review process; this Workshop and the October 28, 2014 Board of Supervisors Meeting will provide a structured format for additional input on the remaining outstanding issues discussed below. Staff will provide a detailed overview of the Draft Area Plan and outstanding issues, answer questions, request opportunity for public input, and ultimately request feedback and direction from Planning Commissioners on the preferred Draft Area Plan language to be analyzed under CEQA.

Once staff receives input from the public and feedback and direction from the Planning Commissioners, the Draft Area Plan can be modified if necessary and moved into the CEQA process. Once the environmental analysis is complete, hearings with the Planning Commission, Board of Supervisors, and the Tahoe Regional Planning Agency (TRPA) will be scheduled to consider adoption of the Meyers Area Plan. Future amendments to the Area Plan are possible during these hearings.

Background:

The Area Plan serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan (Regional Plan) and the El Dorado County General Plan (General Plan). The Plan is intended to realize the Meyers Community Vision, assist in achieving and maintaining TRPA's Environmental Threshold Carrying Capacities, implement the Tahoe Metropolitan Planning Organization's Sustainable Communities Strategy, and implement the policy direction of both the Regional Plan and General Plan. The Meyers Community Vision Statement was developed by residents of the Meyers community through a series of public workshops, and is stated below:

"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



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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 Plans allow for planning that is responsive to the unique circumstances of communities within the Tahoe Region. TRPA and local governments, in close coordination with the local community, may prepare Plans for a specific area in conformance with the Regional Plan and General Plan. The authority and requirements for the Meyers Area Plan are provided in Chapter 13 (Area Plans) of the TRPA Code of Ordinances, and Chapter 17.22.XI (Specific Plan) of the El Dorado County Zoning Ordinance.

Upon adoption, the Area Plan replaces the Meyers Community Plan that was adopted in 1993, and all or a portion of TRPA Plan Area Statements 119, 122, 136, and 137. The Plan also revises the official zoning map of El Dorado County; and replaces Section 17.58.IV (Meyers Community Plan Districts) and makes revisions to Section 17.74.045 (Meyers Community Plan Design Review Process and Requirements) of the El Dorado County Zoning Ordinance.

Goals and Policies in Chapter 2 through 7 of the Plan supplement the TRPA Goals and Policies and the El Dorado County General Plan. The Zoning Ordinance included in the Plan, and the Meyers Design Standards and Guidelines, include both supplemental and substitute standards that apply to the Area Plan. The TRPA Code of Ordinances and El Dorado County Ordinances apply to all lands within the Area Plan, except in cases where they are specifically substituted or amended by standards in the Zoning Ordinance (Chapter 2, Section D), or Design Standards (Attachment A, Section 1) in the Plan. Where a conflict exists between a TRPA Ordinance and an El Dorado County Ordinance, the more stringent requirement applies.

The Meyers Area Plan builds upon the 1993 Meyers Community Plan and maintains much of the vision and many of the same priorities as the original Community Plan. However, the Area Plan includes lands not included in the Community Plan. It also updates the Community Plan to reflect current conditions and includes additional implementation measures to achieve the Plan's objectives.

The primary objectives for the Meyers Area Plan include:

- To respond to the unique circumstances and needs of the local community;
- To update and consolidate planning documents;
- To allow redevelopment of existing businesses and direct any future commercial or tourist-oriented development to the existing multi-use commercial core within the Meyers Community Center;



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- To allow for mixing of land uses that results in pedestrian friendly, walkable and transit-oriented community;
- To encourage restoration of disturbed sensitive lands, preservation of natural open spaces, and implementation of projects that result in on the ground environmental improvements; and
- To identify conceptual capital improvements necessary to achieve the Meyers Vision, Environmental Thresholds, and other goals.

The Plan seeks to maintain and enhance Meyers' unique rural character by establishing a formal advisory council of local citizens to review future projects proposed in Meyers, and by making targeted revisions to building design standards and other development standards. The Plan simplifies permitting for small projects by consolidating County and TRPA permitting requirements to have one consistent set of regulations governing permitting in Meyers. The Plan also identifies needed improvements in the community such as bike trails, intersection improvements, and relocation of the agricultural inspection station.

The Area Plan includes approximately 669 acres of mixed-use, recreation, and conservation lands. The Area Plan recognizes Meyer's role as the hub of a much larger community that includes residential, recreation, and conservation lands surrounding the Area Plan. The Plan includes policy direction, zoning, and regulations that apply within the Plan area, as well as guidance on how the Area Plan should be integrated with surrounding areas.

The Area Plan incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. The Area Plan integrates these Plans to the extent practical in order to simplify compliance with local and regional requirements, and improve the efficiency of Plan administration. The Area Plan also revises specific implementing provisions of the Regional Plan and General Plan to reflect Meyer's unique characteristics and support the local community's vision.

The Area Plan is implemented through a Zoning Ordinance and a series of Capital Improvement Projects. The Zoning Ordinance is included in Chapter 2, Land Use. The Ordinance is a supplement to both the TRPA Code of Ordinances and the El Dorado County Zoning Ordinance and it governs development within the Area Plan.

The Capital Improvement Projects are a series of projects necessary to implement the goals and policies of the Plan. The Capital Improvement Projects are described in Chapter 7, Implementation Element, and Attachment C, Project Summaries. The Area Plan identifies necessary projects and improvements at a conceptual level, but does not approve individual Projects. Attachment C includes summaries and relevant analysis of projects identified in the Area Plan. The Project summaries can serve as a starting point for the development of the identified projects. Projects identified in the Plan may be developed



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by El Dorado County, TRPA, or other entities. Each Project will require additional planning, design and engineering, regulatory compliance, and funding prior to implementation.

Action is needed at this time because the Meyers Community Plan and other affected Plan Area Statements, which currently provides land use guidance in this area, are over 20 years old and have had only minor changes since adoption. Moreover, Goal 2.10 of the County's General Plan specifically calls for the County to coordinate the County's land use planning efforts in the Tahoe Basin with those of the Tahoe Regional Planning Agency. On December 12, 2012, TRPA adopted an update to its 1987 Regional Plan that provides opportunities for local governments to develop conforming Area Plans that consolidate inconsistent local and regional planning, streamline project review, and provide more specific objectives and standards that are adapted to the needs of the local communities. Furthermore, the Regional Plan provides the County with more flexibility in determining development standards necessary for the rehabilitation, redevelopment, and environmental improvements to aging infrastructure and commercial uses within Meyers, which are only available with an adopted conforming Area Plan.

The Area Plan, its Appendices and other supporting documentation can be viewed on the County website at <http://www.edcgov.us/Meyers/>.

Area Plan Process to Date:

The update to the Meyers Community Plan was initiated in early 2012 at the request of several Meyers residents. Since that time, hundreds of community members have contributed to the update by providing input at seven community workshops and three public hearings, or by volunteering to work through the details of the Plan between workshops. An informal Meyers Community Advisory Council (MCAC) was formed which was comprised of Meyers residents representing different interests (business, recreation, etc.). The MCAC met essentially biweekly over the course of almost a year to work through updating the language in the existing Meyers Community Plan to produce a complete draft of the Area Plan. El Dorado County, TRPA staff and other stakeholders also participated in those MCAC meetings.

The first complete draft of the Area Plan was released in September 2013, and since that time approximately 200 written comments have been submitted. Staff reviewed and considered all of the comments and met with most of the individuals and groups that provided extensive comments. All comments received regarding the environmental analysis will be responded to during the CEQA process. Since September 2013, the Draft Plan has been revised twice to incorporate suggestions and address concerns identified by stakeholders and community members. The Plan revision process has modified



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the Plan in response to feedback received in writing and during community workshops with a second Draft Area Plan released in January 2014 and a third Draft Area Plan released in June 2014.

This third Draft Area Plan was made available in a strikethrough/ underline format, identifying all changes from the second version in red text (available at <http://www.edcgov.us/Meyers/>). A table (Attachment A) was also provided summarizing the changes in response to comments on the second Draft Plan. Opportunities for public participation in the development of the Meyers Area Plan have been ongoing through the process, and have included the following public involvement opportunities:

- A community visioning workshop in May 2012
- Formal stakeholder interviews in June 2012
- A community workshop to select an informal Community Advisory Council in August 2012
- A series of public Community Advisory Council meetings from September 2012 - February 2013
- A community workshop to review Area Plan priorities in February 2013
- Bi-weekly meetings of the informal Community Advisory Council to address specific topic areas from February – September 2013
- A community workshop to review the Draft Area Plan in September 2013
- A public comment period on the Draft Area Plan from September 4 – October 11, 2013
- An informational Board of Supervisors meeting on October 7, 2013
- An informational Planning Commission meeting on November 14, 2013
- An Informational TRPA Regional Plan Implementation Committee meeting on January 29, 2014
- A community workshop to review the second Draft Area Plan in February 2014
- A community workshop to review the second Draft Area Plan in March 2014
- A community workshop to review the third Draft Area Plan in June 2014

Based on the comments and feedback to date, there are several outstanding issues that continue to generate significant comments from a variety of stakeholders. Those issues are discussed in more detail below and will be the focus of the October 16th, 2014 Workshop. As an example, two letters (one from the Lake Tahoe South Shore Chamber of Commerce and one from a Concerned Residents of Meyers Group) that represent varying viewpoints are attached to this Staff Report (Attachments B & C).

Area Plan Adoption Process Moving Forward:

After the Workshop and any subsequent revisions to the Area Plan, the Plan will follow the adoption process outlined below:

- Informational Presentation to El Dorado County Board of Supervisors (scheduled for October 28, 2014 in South Lake Tahoe)
- CEQA Document released to CA State Clearinghouse
- CEQA 30 day comment period



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- El Dorado County Planning Commission Hearing to Formulate Recommendation to the Board
- El Dorado County Board of Supervisors Adoption Hearing
- Tahoe Regional Planning Agency Advisory Planning Commission Recommendation
- Tahoe Regional Planning Agency Regional Plan Implementation Committee Recommendation
- Tahoe Regional Planning Agency Governing Board Approval
- Second El Dorado County Board of Supervisors Adoption Hearing (if necessary)

Outstanding Issues:

As mentioned above, a few outstanding issues within the Area Plan remain. Stakeholders on all sides of the following issues have requested additional input, which is the main purpose of the Workshop. While the comments and feedback on the Plan have covered a wide range of topics, many comments to date have focused on the following themes:

- Building Heights
- Commercial Floor Area Allocations
- Density
- Land Use
- Meyers Advisory Council
- Community Incentive Program
- California Tahoe Conservancy Asset Lands
- Support for Small Local Businesses

The following changes were made to the second Draft Area Plan to produce the third Draft Area Plan based upon predominant feedback from stakeholders at the community workshops. Generally, we increased restrictions on new development and reduced allowable density and height between the second and third Draft Plans.

- Building Heights – Building height limits were reduced from up to 45 feet down to 35 feet in all Land Use Districts. This is a reduction from the up to 42 foot height limits in the existing 1993 Meyers Community Plan.
- Commercial Floor Area Allocations – The amount of commercial floor area (CFA) reserved for small projects was increased from 15,000 SF to 18,650 SF and revised CFA allocation criteria to preclude a single larger project on multiple parcels from receiving multiple allocations of CFA reserved for small projects. The four sections of the ordinance governing CFA allocations were combined into three sections and some text was revised to make the ordinance easier to understand.



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- Density – The Area Plan was revised to reduce the density of Tourist Accommodation Units (aside from Bed & Breakfasts) from a maximum of 30 rooms per acre (and up to a maximum of 40 rooms per acre in the Community Incentive Program – discussed later) to 15 rooms per acre. Multi-Family Housing Density was increased in the Meyers Area Plan to 20 units per acre from 15 units per acre in the Meyers Community Plan. The Area Plan also prohibits timeshares anywhere in Meyers, which were allowed under the existing Meyers Community Plan.
- Land Use – The Area Plan combined three “Special Areas” (Yank’s Station, Lake Valley and West Meyers) in the Meyers Community Plan into one Zoning District (Community Center) in the Meyers Area Plan due to the similarities of special areas and to apply more consistent standards to properties in the existing commercial core.
- Meyers Advisory Council – The Area Plan proposes to formalize a Meyers Advisory Council to provide recommendations to the County on the consistency of proposed projects with the adopted policies, standards, and guidelines in the Area Plan, and to recommend updates to the Area Plan. The revised Draft Area Plan included language to potentially create a Community Services District or other appropriate special district, or if no appropriate entity exists, the MAC members may be appointed by the El Dorado County Board of Supervisors. Subsequent discussions at community workshops have identified an elected Municipal Advisory Council as a potentially preferable structure for the Meyers Advisory Council.
- Community Incentive Program – The Area Plan includes an incentive program to encourage private projects to incorporate additional community or environmental benefits. The Top Tier of the Community Incentive Program was removed between the second and third Drafts of the Area Plan. That Top Tier would have allowed additional height (from 35 to 45 feet) and additional tourist accommodation density (from 30 to 40 rooms per acre) for projects implementing significant environmental and community benefits.
- California Tahoe Conservancy (CTC) Asset Lands – The CTC previously purchased nine commercially-zoned, developable parcels as potential sites for an inter-agency visitor Center in Meyers. The CTC is no longer pursuing the visitor center and is considering future sale of these “asset lands”. The third draft Area Plan changed four CTC owned parcels and three adjacent Forest Service parcels (approx. 10 acres) from the Upper Truckee Residential/Tourist zoning district to the Recreation zoning district. This includes CTC asset lands on the west side of SR 89 at the SR 89/US 50 intersection, and reduces the development potential for these parcels. The remaining five CTC asset lands within the Meyers Community Center are proposed to remain as they are currently zoned.
- Small Local Businesses – The Area Plan includes policies promoting small local businesses and improvements to existing business over new development. It does not change the total amount of commercial space available under the existing Community Plan, rather it reserves over half of that commercial space for small businesses (i.e. up to 2,500 SF of commercial space per project).



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Conclusion:

The purpose of the Workshop is for staff to provide information and obtain feedback and direction from Planning Commissioners on the Draft Meyers Area Plan to be analyzed under CEQA. It is critical that El Dorado County puts forth the best Plan for the Meyers Community, representing all stakeholder interests as equitably as possible. Staff requests the Planning Commission consider the information contained in this Report and public input received prior to and during the Workshop, and offer feedback and direction to the extent possible on the outstanding issues described above. Once staff receives input from the public and feedback and direction from the Planning Commissioners, the Draft Area Plan can be modified, if necessary, and moved into the CEQA process. Once the environmental analysis is complete, hearings with the Planning Commission, Board of Supervisors, and the Tahoe Regional Planning Agency will be scheduled to consider adoption of the Draft Meyers Area Plan. Future amendments to the Area Plan are possible during these hearings.



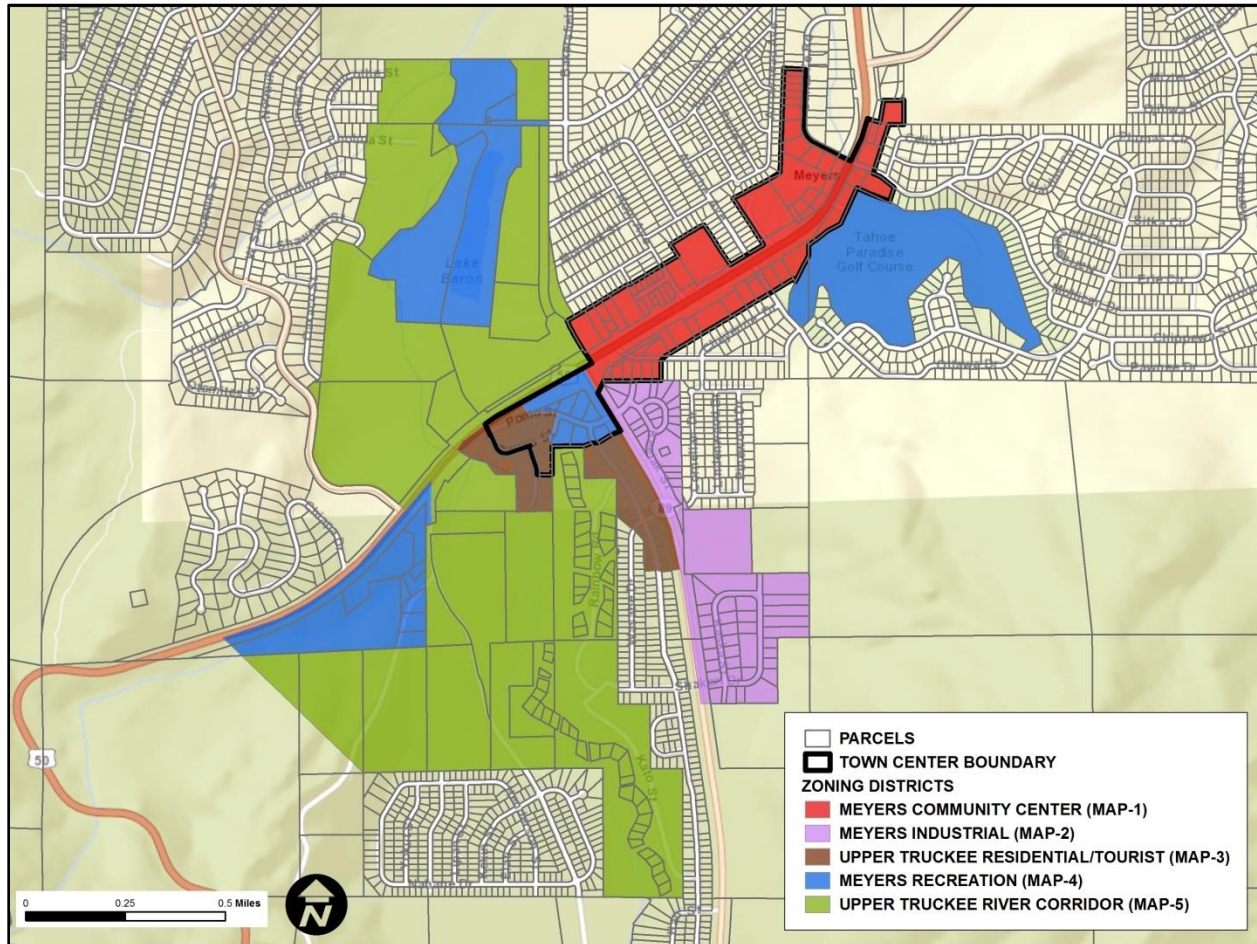
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Supplemental Information for Quick Reference:

Zoning Districts Figure





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Area Plan Permitted, Conditional Uses and Prohibited Uses Table

USE	MAP 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
<i>Residential</i>					
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	—	—
<i>Tourist Accommodation</i>					
Time-share units	—	—	—	—	—
Bed and Breakfast Facilities	P	—	P	—	—
Hotels/Motels	CUP	—	CUP	—	—
<i>Commercial (Retail)</i>					
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	—	—	—



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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	—	—	—



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USE	MAP – 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Laundries and Dry Cleaning	CUP	P	—	—	—
Commercial (Light Industrial)					
Food and Kindred Products	CUP ⁽⁶⁾	P	—	—	—
Fuel and Ice Dealers	—	P	—	—	—
Industrial Services	—	CUP	—	—	—
Printing and Publishing	CUP ⁽⁶⁾	P	—	—	—
Commercial (Wholesale/Storage)					
Recycling and Scrap	—	CUP	—	—	—
Small Scale Manufacturing	CUP ⁽⁶⁾	CUP	—	—	—
Storage Yards	—	CUP	—	—	—
Vehicle/Freight Terminals	—	CUP	—	—	—
Vehicle Storage and Parking	CUP ⁽⁶⁾	P	—	—	—
Warehousing	CUP ⁽⁶⁾	P	—	—	—
Wholesale and Distribution	CUP ⁽⁶⁾	P	—	—	—
Public Services (General)					
Churches	P	—	CUP	—	—
Collections Stations	CUP ⁽⁶⁾	P	—	—	—
Child Day Care Facilities and Preschools	P	CUP	CUP	CUP	—
Government Offices	P	CUP	CUP	—	—



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Hospitals	CUP	—	—	—	—
Local Assembly and Entertainment	P	CUP	CUP	P	—
Local Post Office	P	—	—	—	—
Local Public Health and Safety Facilities	P	P	CUP	CUP	CUP
Membership Organizations	P	—	—	—	—
Publicly Owned Assembly and Entertainment	CUP	—	—	CUP	—
Public Utility Centers	CUP ⁽⁶⁾	CUP	—	CUP	CUP
Regional Public Health and Safety Facilities	CUP	CUP	—	—	—
Social Service Organizations	P	CUP	CUP	—	—
Schools (K-12)	CUP	—	—	—	—
Cultural Facilities	P	CUP	P	P	—
Schools/Colleges	CUP	—	—	—	—
Public Service (Linear Facilities)					
Pipelines and Power Transmission	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	P	P	CUP	CUP	CUP
Transportation Routes	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾	CUP ⁽⁵⁾
Transmission and Receiving Facilities	CUP	CUP	CUP	CUP	CUP
Recreation					
Cross Country Ski Courses	P	P	P	P	P
Day Use Areas	P	—	P	P	P



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Golf Courses	—	—	—	CUP	—
Group Facilities	CUP	—	CUP	P	—
USE	MAP – 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Outdoor Recreation Concessions	P	CUP	CUP	P	—
Participant Sport Facilities	CUP	CUP	—	P	—
Recreation Centers	P	—	CUP	CUP	—
Riding and Hiking Trails	P	P	P	P	P
Rural Sports	—	CUP	CUP	P	—
Snowmobile Courses	—	—	—	CUP	—
Sport Assembly	CUP	—	—	—	—
Visitor Information Center	P	—	CUP	P	—
Developed Campgrounds	—	—	—	P	CUP
Undeveloped Campgrounds	—	—	—	P	CUP
Recreational Vehicle Parks	—	—	—	CUP	—

⁽¹⁾ Applies only to parcels on Santa Fe Road.

⁽²⁾ Maintenance facilities not allowed within any new transit facilities.

⁽³⁾ One employee housing unit allowed without a CUP per commercial building with at least 1000 sq. ft. of CFA.

⁽⁴⁾ Single family dwellings in Meyers Community Center limited to condominiums or townhouses with at least 3 attached units.

⁽⁵⁾ Non-motorized public trails are a permitted use.

⁽⁶⁾ These uses are not allowed within the portion of the ground floor of a structure that faces the primary entry point for projects adjacent to US 50. This restriction may be waived if the Meyers Advisory Council and the Planning Commission find that the use is otherwise consistent with the intent of the Meyers Area Plan.



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Area Plan Development Standards Table

		MAP – 1 (Center)	MAP-2 (Ind)	MAP-3 (Res/T)	MAP-4 (Rec)	MAP-5 (River)
Maximum Height and Density for All Uses	Maximum Height (Ft.)	35	35	35	35	35
	Density, Single Family Residential	NA	NA	1 unit/ parcel (parcels less than 1 acre); 2 units if greater than one acre	NA	NA
	Density, Multiple Family ⁽⁴⁾	20 units/ acre	NA	15 units/ acre	NA	NA
	Density, Multi- person/ Nursing & personal care	25 persons/ acre	NA	NA	NA	NA
	Density, Bed and Breakfast	10 units/ acre	NA	10 units/acre	NA	NA
	Density, all other Tourist accommodation	15 units/ acre	NA	15 units/ acre	NA	NA
	Density, Group facilities	25 persons/ acre	NA	25 persons/ acre	25 persons/ acre	NA



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	Density, Campgrounds & Recreational Vehicle Parks	NA	NA	NA	8 sites/ acre for camp- grounds, 10 sites/ acre for RV Parks.	8 sites/ acre for camp grounds
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Current Area Plan Allocation of Commercial Floor Area Language

- A. No person shall construct a project or commence a use that creates additional commercial floor area without first receiving an allocation of Commercial Floor Area (CFA) approved by the El Dorado County Planning Commission (Planning Commission), or an allocation of new or transferred CFA approved by TRPA consistent with Chapters 50 or 51 of the TRPA Code of Ordinances. As of June 1, 2014, a total of 33,650 square feet of additional CFA is available for allocation by the Planning Commission within the MAP Zone. Allocations of CFA authorized by the Planning Commission must be consistent with this Ordinance and with TRPA Code Section 50.6.1 subsections A and B, and 50.6.5 subsections A and B.
- B. Of the CFA available for allocation by the Planning Commission, 18,650 square feet shall be reserved to ensure sufficient CFA is available for a variety of small businesses. The Planning Commission may allocate this reserved CFA as follows: a maximum of 2,500 square feet of CFA or an amount equal to 40% of the project area, whichever is less, may be allocated to a proposed project. Only one project is eligible for this allocation of CFA on each legally created parcel.
- C. The Planning Commission may allocate the remaining CFA that is not reserved under section B, above, to a project using either of the following approaches:
1. CFA may be allocated to a project for a fee equal to the most recently advertised market rate for CFA available from the California Tahoe Conservancy. The funds received from this fee shall be collected by El Dorado County and placed in an interest bearing account. Use of these funds shall be reserved for implementation and maintenance of Capital Improvement Projects within the Meyers Area Plan.
 2. CFA may be allocated to the MAP Zone as a match for transfers of existing CFA from sensitive lands consistent with Chapter 51 (Transfer of Development) of the TRPA Code of Ordinances, in the event that TRPA has no CFA available to provide as a match.



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Current Area Plan Community Incentive Projects Language

- A. The fee for allocations of additional CFA, as described in section 80.D.1, above, may be waived if the Planning Commission makes written findings certifying that the project meets all of the following:
1. Include passive solar, alternative energy features, or other design components that the Meyers Advisory Council and Planning Commission find will result in reduced greenhouse gas emissions.
 2. Exceed State and regional green building standards for energy efficiency.
 3. Be consistent with the *Meyers Design Standards and Guidelines*, and contribute to an increase in the numeric scenic rating of Roadway unit 36C (US 50 through Meyers).
 4. Include a minimum of 10% of the project area or 800 square feet, whichever is less, of landscaped outdoor public areas including pedestrian amenities such as benches, tables, drinking fountains, public art, and/or informational kiosks. Public areas must be available to any member of the public regardless of whether they are engaged in commercial activity on the site.
 5. Exceed stormwater quality standards by 10%. This requirement is defined as sizing on-site stormwater facilities to accept 110% of the required stormwater volume, treating off-site stormwater from an area equal to at least 10% of the project area, or contributing 110% of the required financial or in-kind contributions to an area-wide stormwater management project.