



# Advisory Planning Commission Meeting

*January 11, 2023*

## **AGENDA ITEM V.A.**

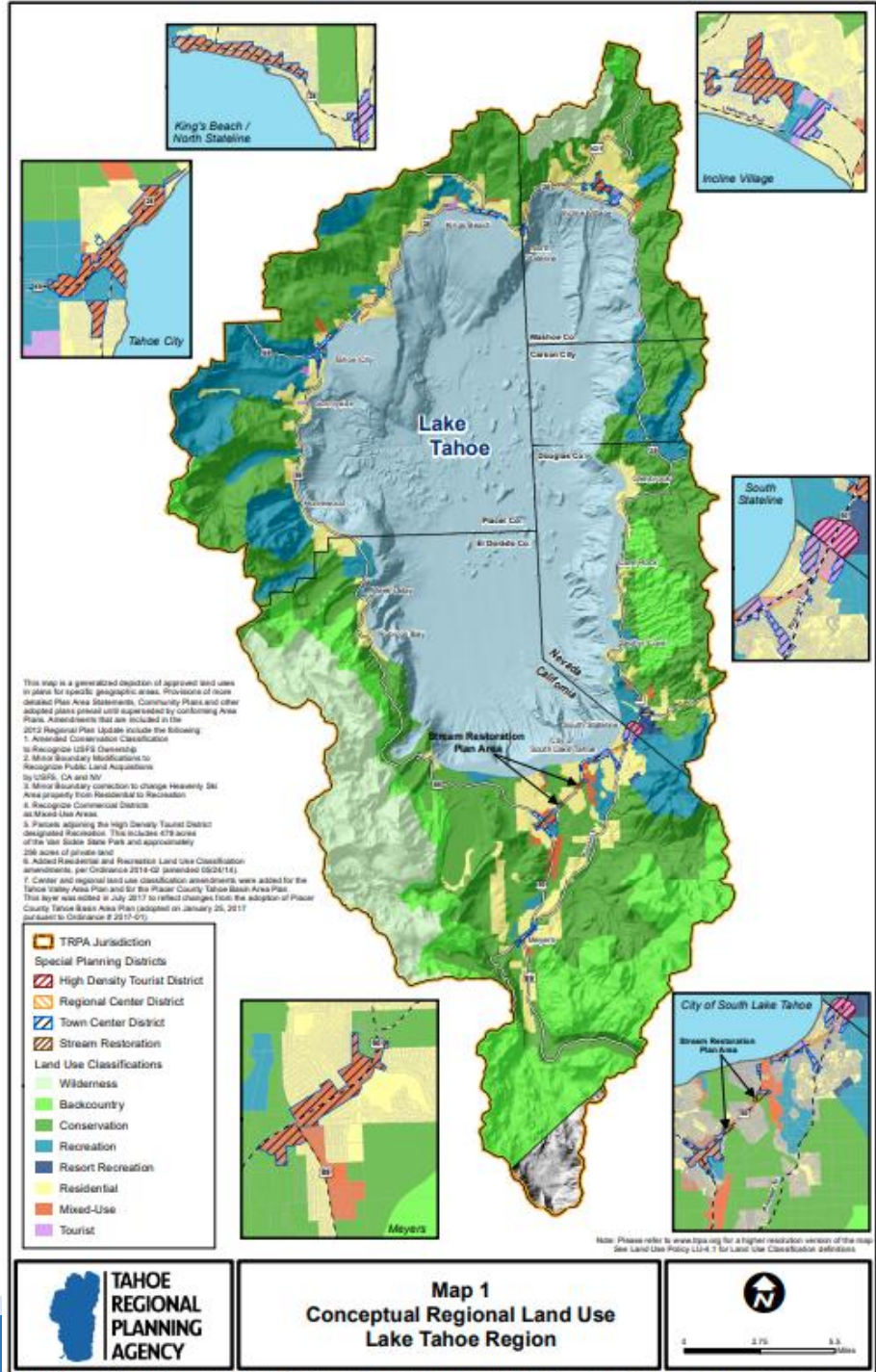
# Amendment to Plan Area Statement 146 & 147

Emerald Bay & Paradise Flats



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

# REGIONAL PLAN MAP AMENDMENTS





**146  
EMERALD BAY**

**PLAN DESIGNATION:**

Land Use Classification	RECREATION
Management Strategy	MITIGATION
Special Designation	NONE

**DESCRIPTION:**

**Location:** This area extends north from Cascade Lake to Rubicon Point and is depicted on Agency maps D-15, E-17 and the Rookbound Quadrangle.

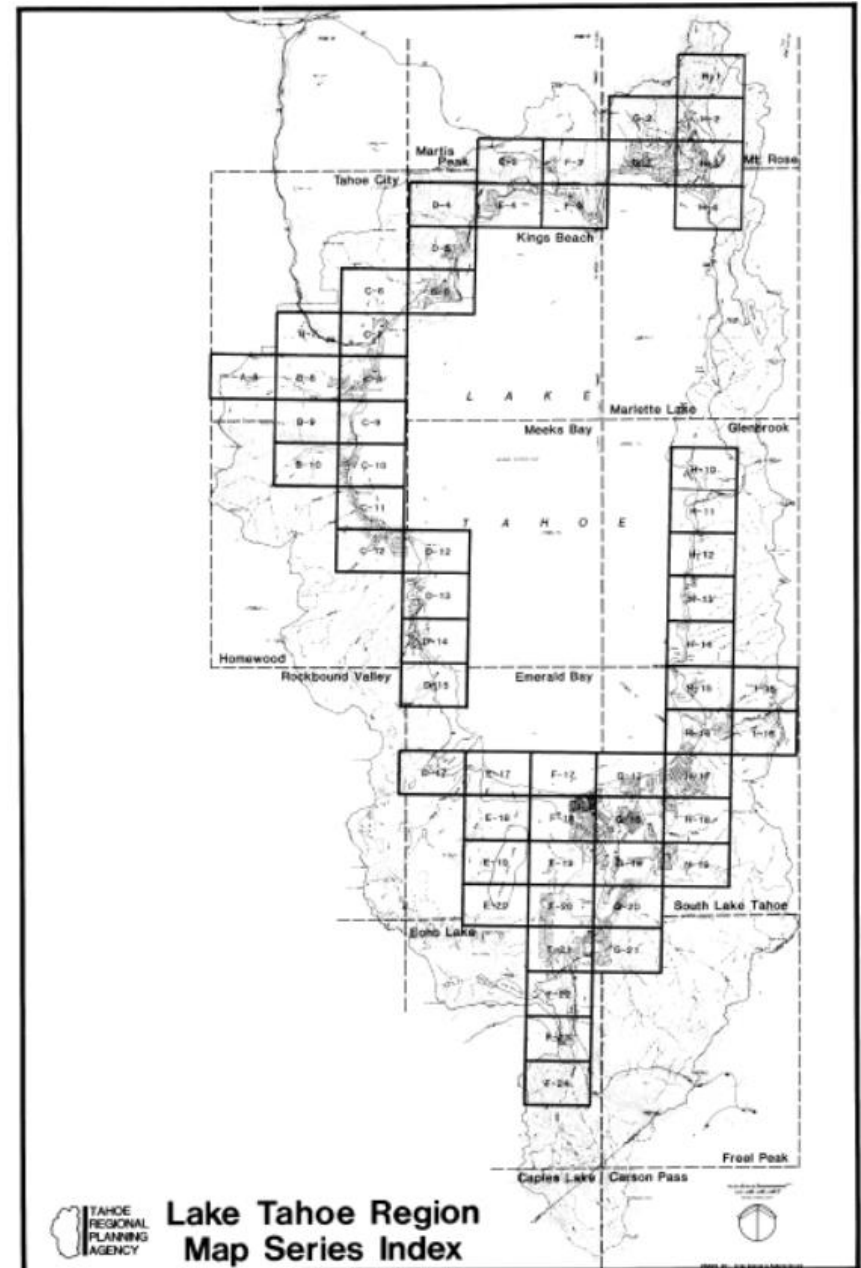
**Existing Uses:** This area is a scenic travel corridor and provides numerous opportunities for both dispersed and more intensive forms of recreation. Developed facilities include Emerald Point Park Campground, Emerald Bay Boat Campground, Bayview Campground and trailhead, Eagle Falls picnic area and trailhead, Inspiration vista point, Vikingsholm historical site, National Forest summer homes, and D.L. Bliss campground. Hiking trails provide several points of entrance to Desolation Wilderness, Emerald Bay, and the shoreline of Lake Tahoe. Public boat docking facilities and a swimming beach are available in Emerald Bay. Excellent fishing opportunities are available in Cascade Lake and Emerald Bay.

**Existing Environment:** Most of this area is classified as high hazard. Despite the rather large size of the planning area (2,900 Acres), the plant composition is dominated by a few species - red and white fir, greenleaf manzanita, and mountain whitehorn. Cascade Lake and Emerald Bay are the dominant landscape features. Canada geese nest on Fannette Island and a pair of osprey also nest in Emerald Bay. Bald eagles use Emerald Bay during the winter months. Habitats for *Rorippa subumbelata* are found along the beach areas of Emerald Bay. The Shorezone is tolerance districts 2, 3, 4, 6 and 7.

**PLANNING STATEMENT:** This area should continue to provide the current range of recreational opportunities to the extent that conflicts between uses can be minimized and the quality of the recreational experience can be maximized.

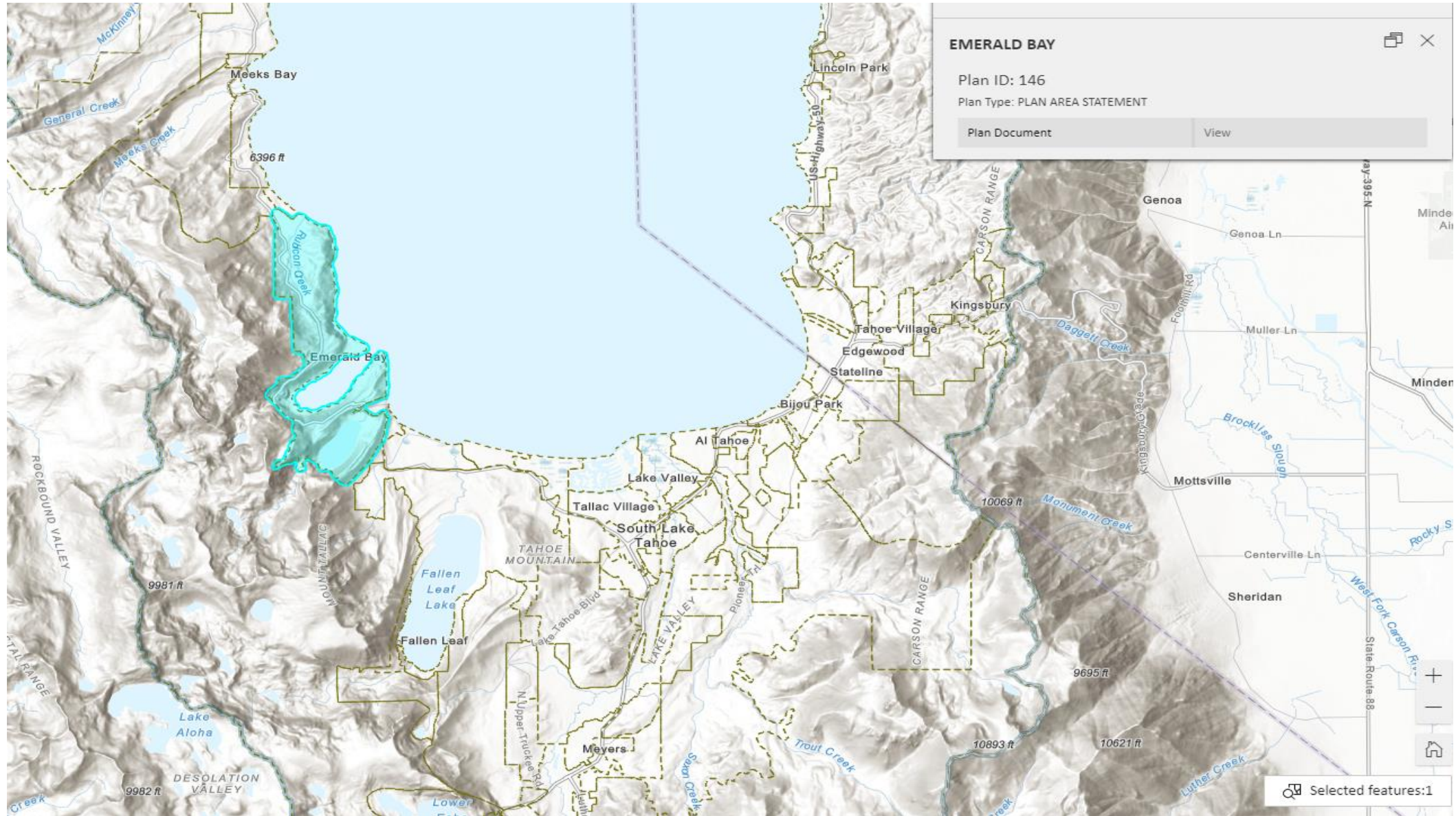
**PLANNING CONSIDERATIONS:**

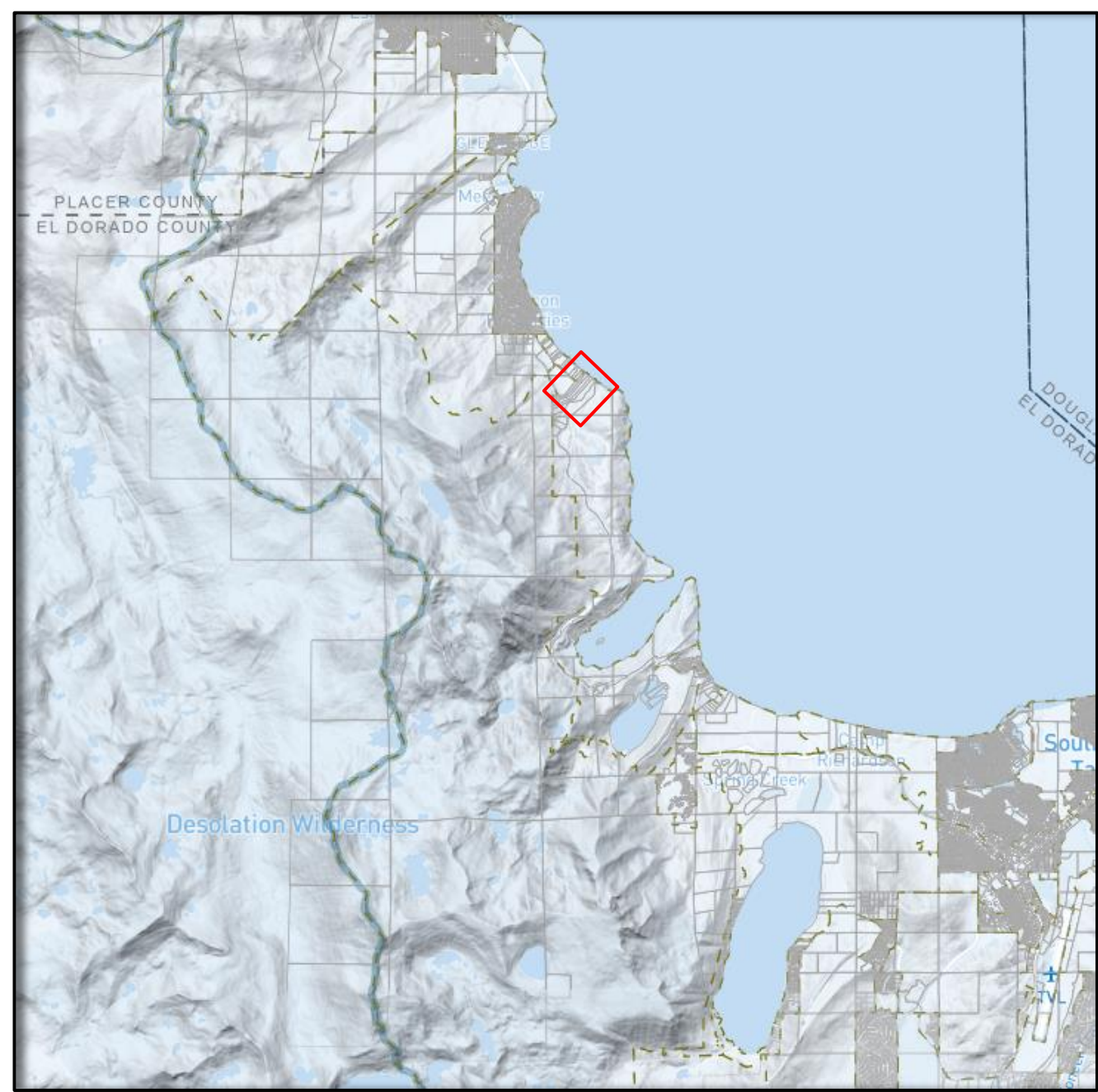
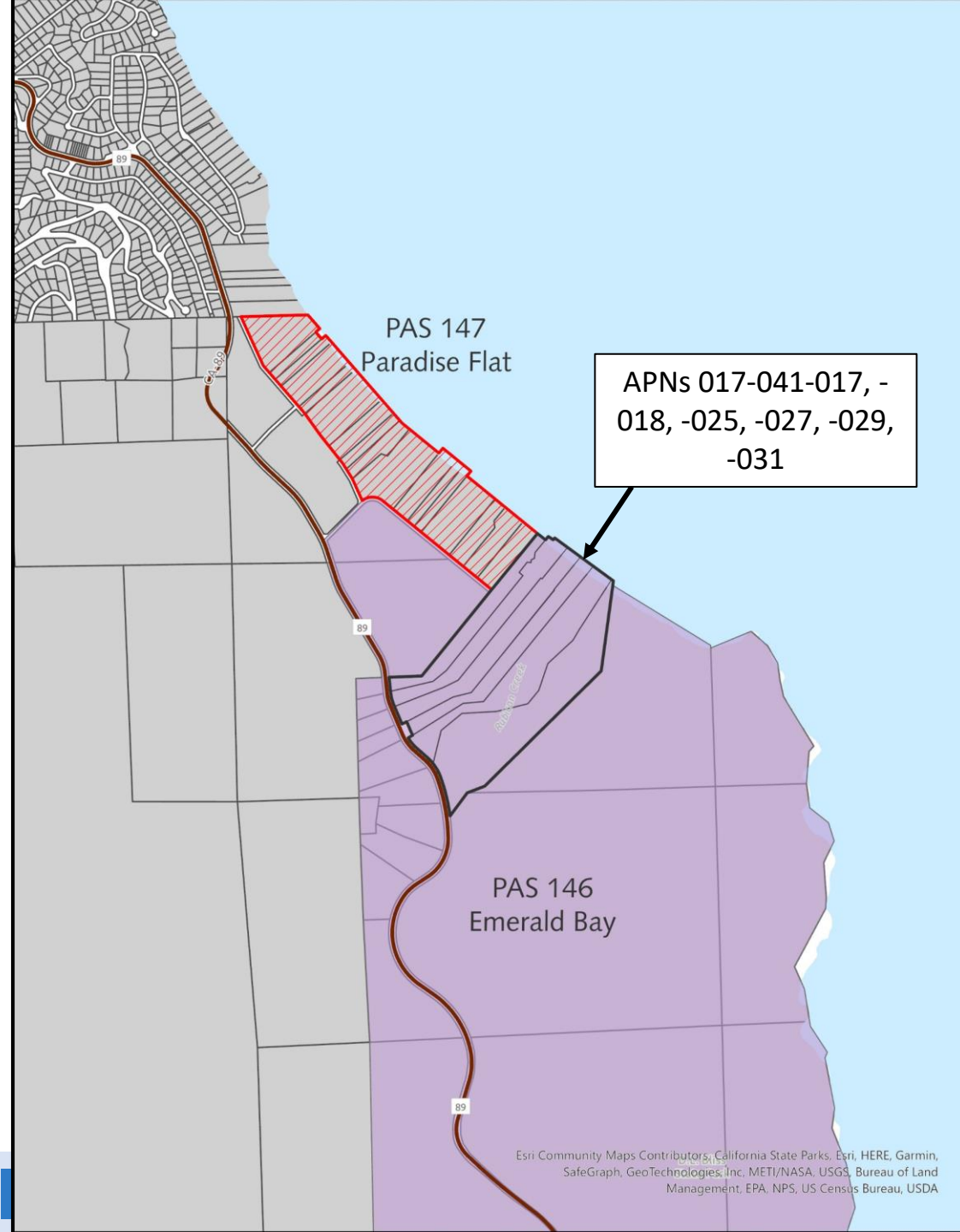
1. The landslide danger in this area poses problems for public safety and contributes debris to the Lake.
2. Parking for the trailhead to Vikingsholm and to Desolation Wilderness is unimproved and unable to accommodate peak demand.
3. Public use of Cascade Lake is limited by the type of access.
4. Traffic congestion is severe during the summer months due, in part, to numerous switchbacks and "blind" corners.
5. Public recreation conflicts with the nesting success of geese on Fannette Island is addressed by an El Dorado County ordinance.





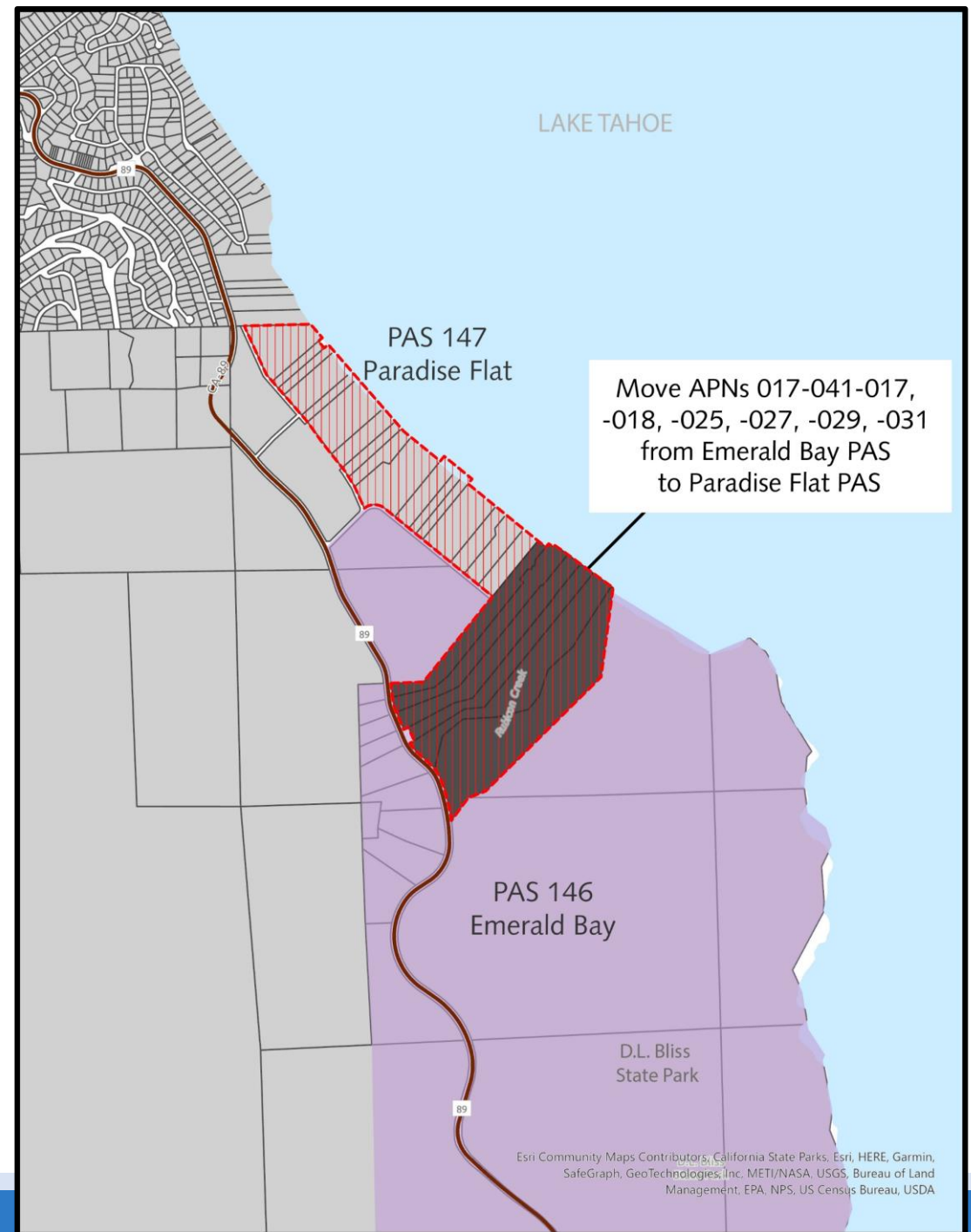
# TAHOE REGIONAL PLANNING AGENCY





# Proposed Boundary Correction

- Six parcels incorrectly included in Emerald Bay PAS
- Single family homes are currently being used year-round
- Single Family residential is not a permissible use in the Emerald Bay PAS
- Residential is a permissible use in the Paradise Flat PAS
- Allowable uses are not changing in either plan document



# Recommendation

*Recommend that the Governing Board:*

- Adopt the Findings (Attachment B)
  - Including a finding of no significant effect
- Adopt the Ordinance (Attachment A)

# Advisory Planning Commission Meeting

*January 11, 2023*

Agenda Item No. V.A

## Committee Member Comments



# Advisory Planning Commission Meeting

*January 11, 2023*

Agenda Item No. V.A.

## Public Comment



# Motions

## *Agenda Item No. V.A.*

1. A motion to recommend approval of the Required Findings, as described in Attachment B, including a finding of no significant effect, for adoption of the Plan Area Statement amendment as described in the staff report; and
  - 1) A motion to recommend adoption of Ordinance 2023-\_\_\_, amending Ordinance 1987-9, to amend the Plan Area Statements as shown in Attachment A, Exhibit 1.



# Advisory Planning Commission Meeting

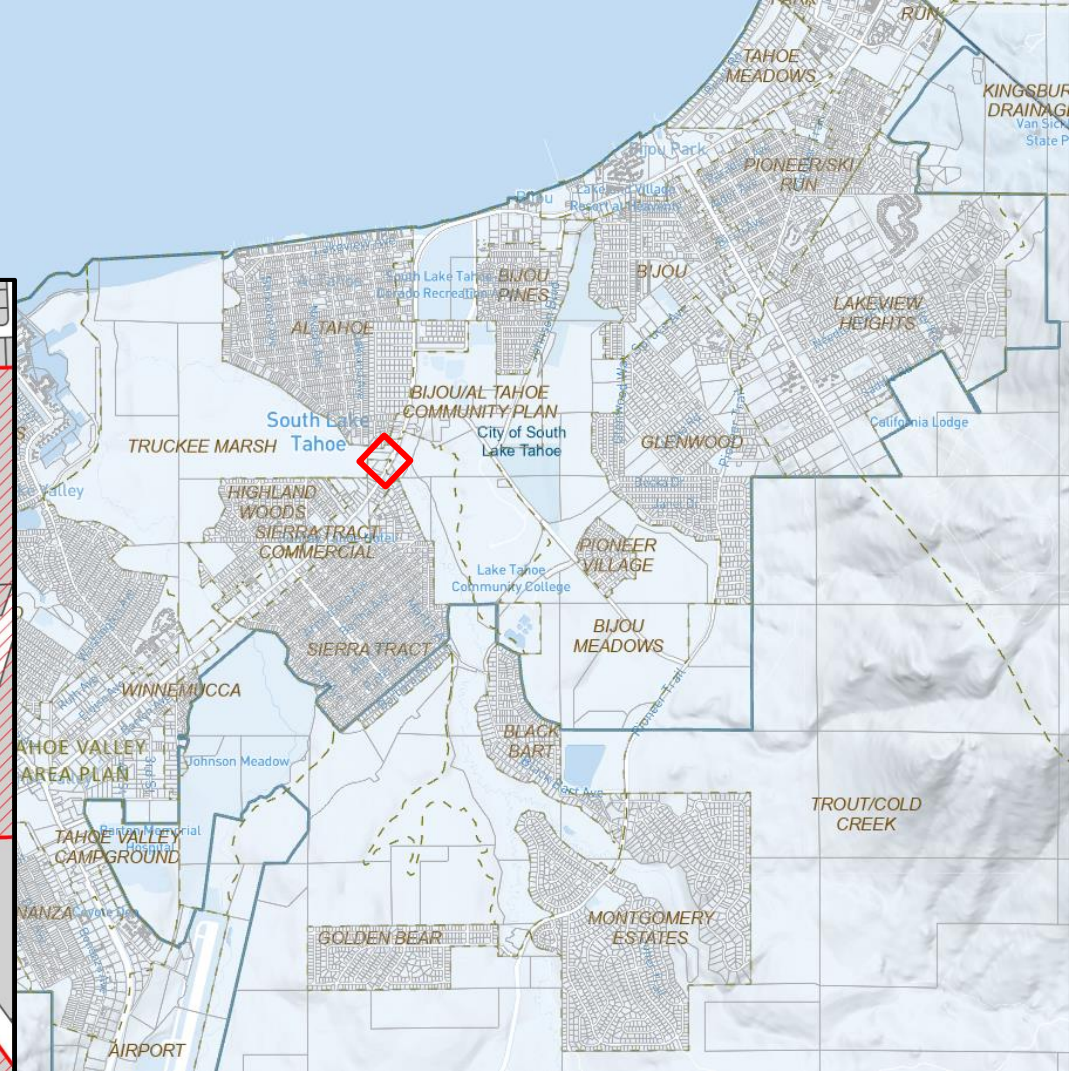
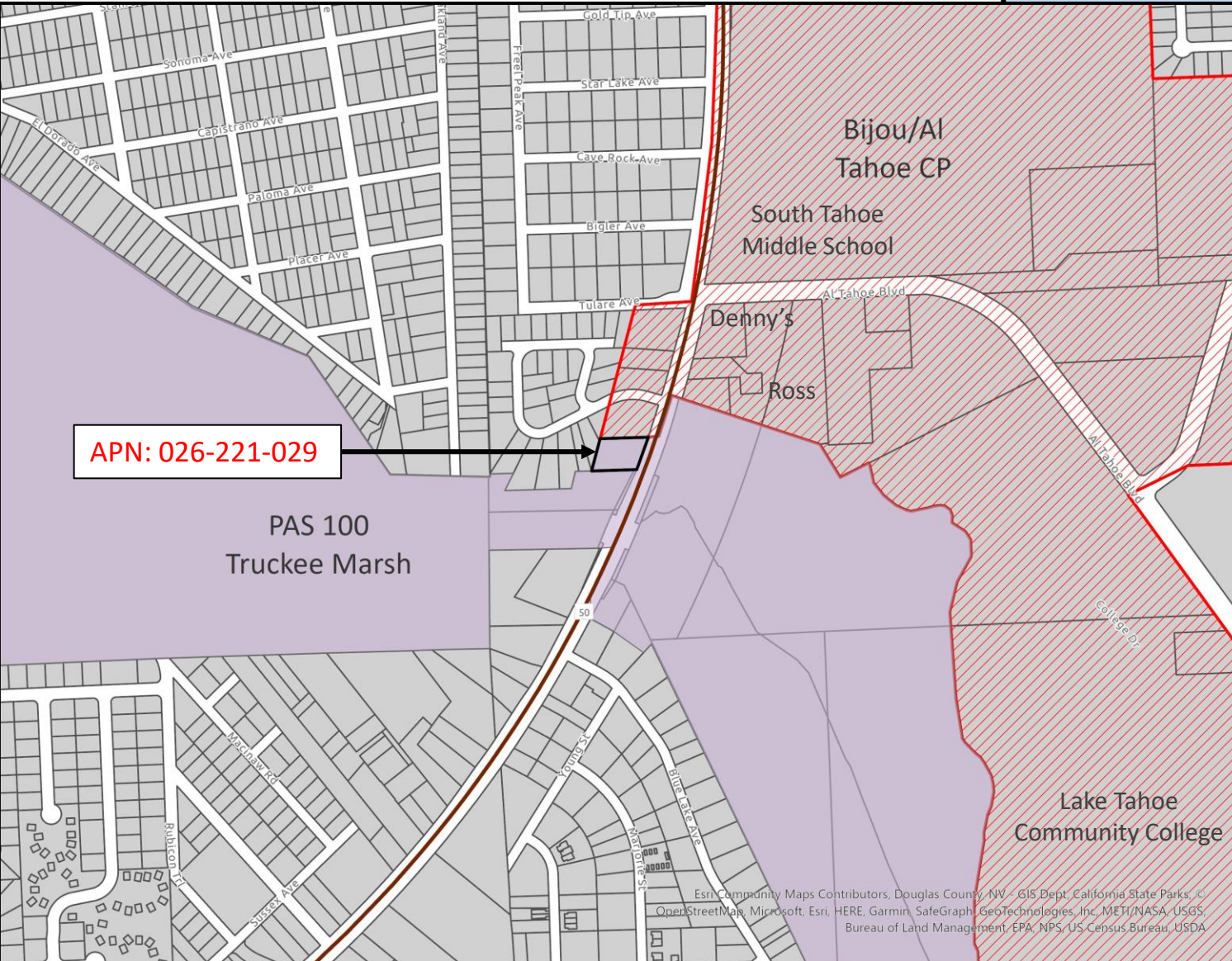
*January 11, 2023*

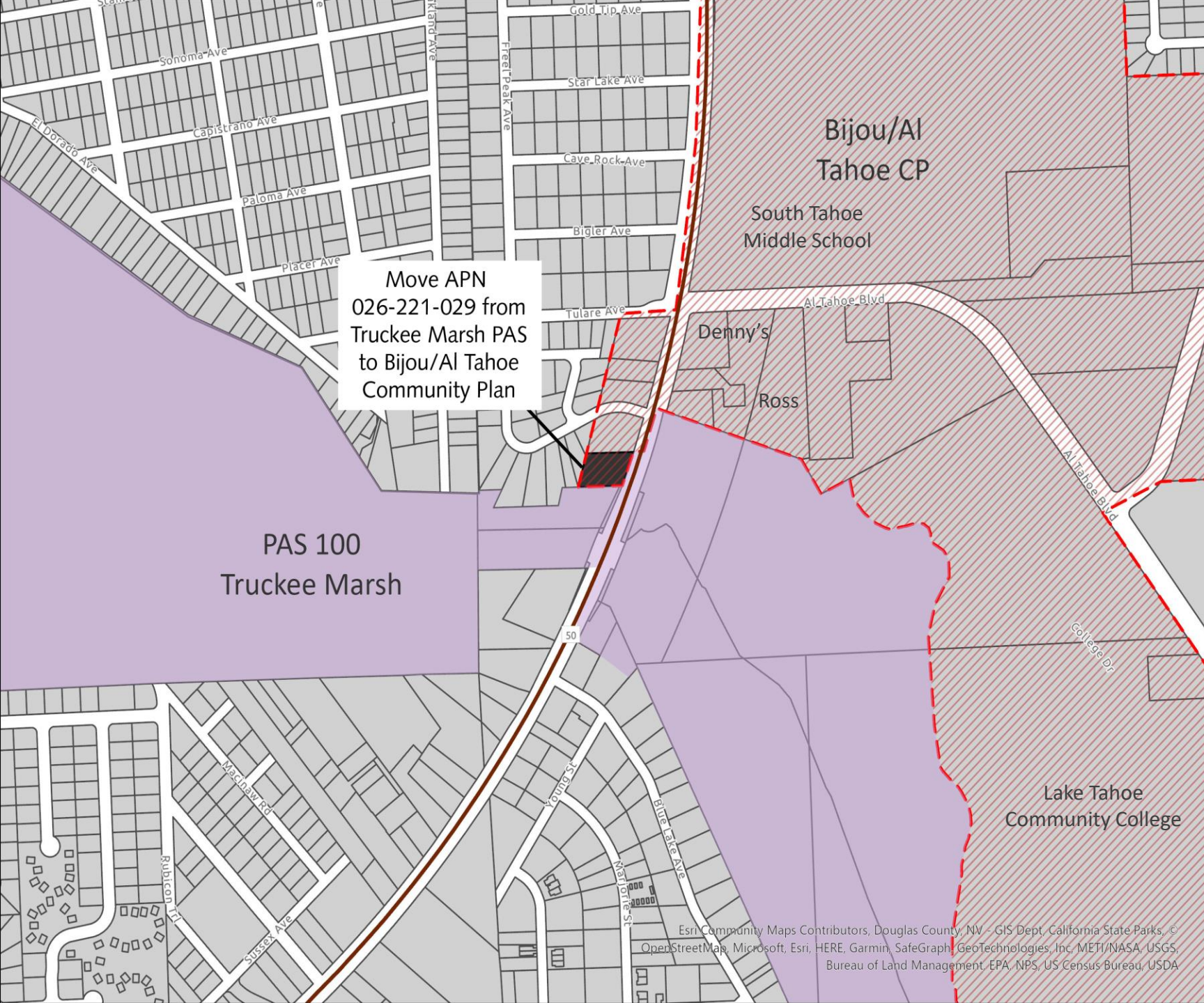
## **AGENDA ITEM V.B.**

**Amendment to Plan Area Statement  
100 & the Bijou Al Tahoe  
Community Plan**



# TAHOE REGIONAL PLANNING AGENCY





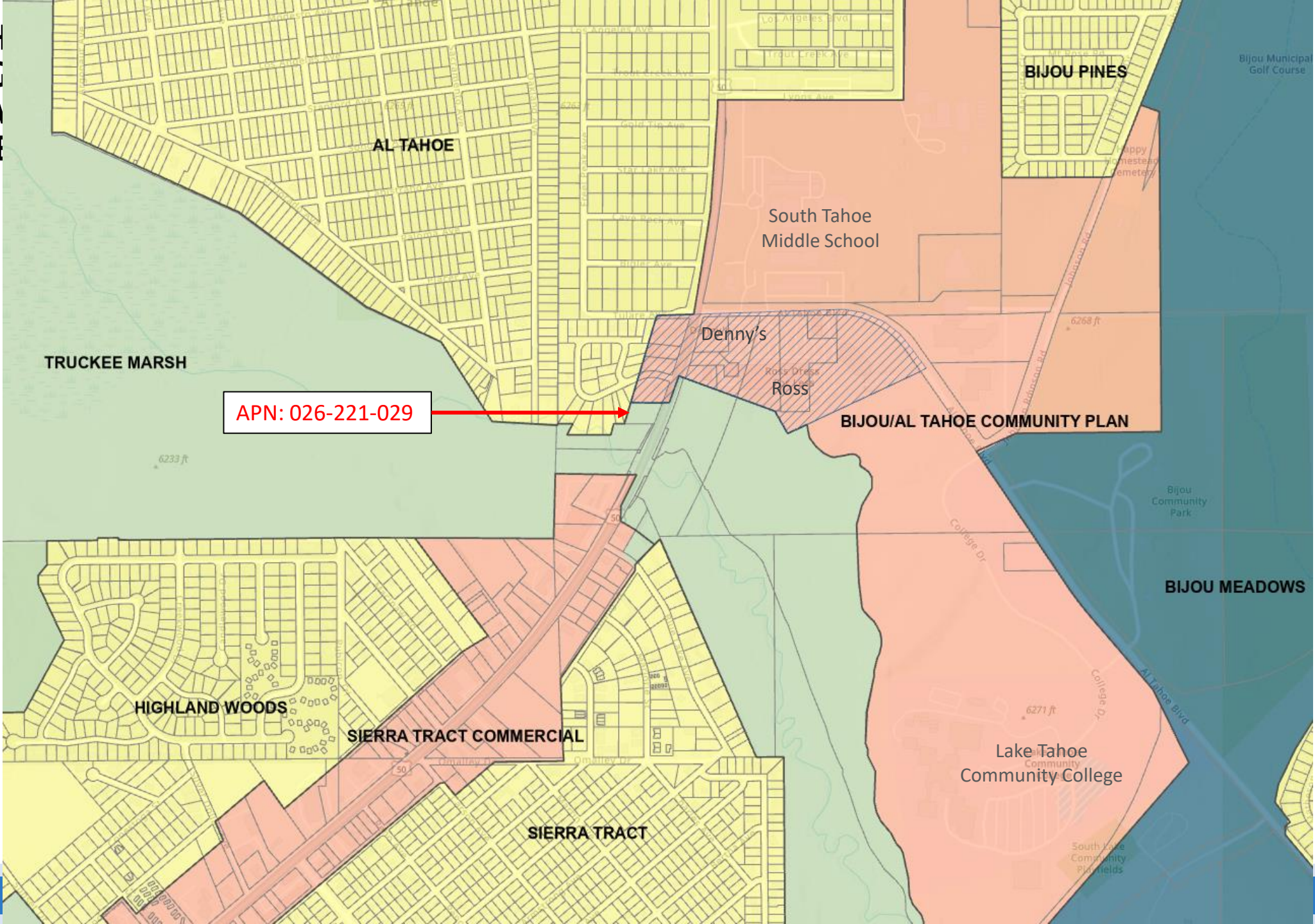
# Proposed Boundary Correction

- Parcel was included in the Bijou Al Tahoe Community Plan boundary when adopted in 1996
- Parcel has been included in the Community Plan boundary maps in subsequent amendments.

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**TAHOE  
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**APN: 026-221-029**



**AL TAHOE**

**BIJOU PINES**

South Tahoe  
Middle School

**TRUCKEE MARSH**

Denny's  
Ross

**BIJOU/AL TAHOE COMMUNITY PLAN**

**HIGHLAND WOODS**

**SIERRA TRACT COMMERCIAL**

**BIJOU MEADOWS**

**SIERRA TRACT**

Lake Tahoe  
Community College

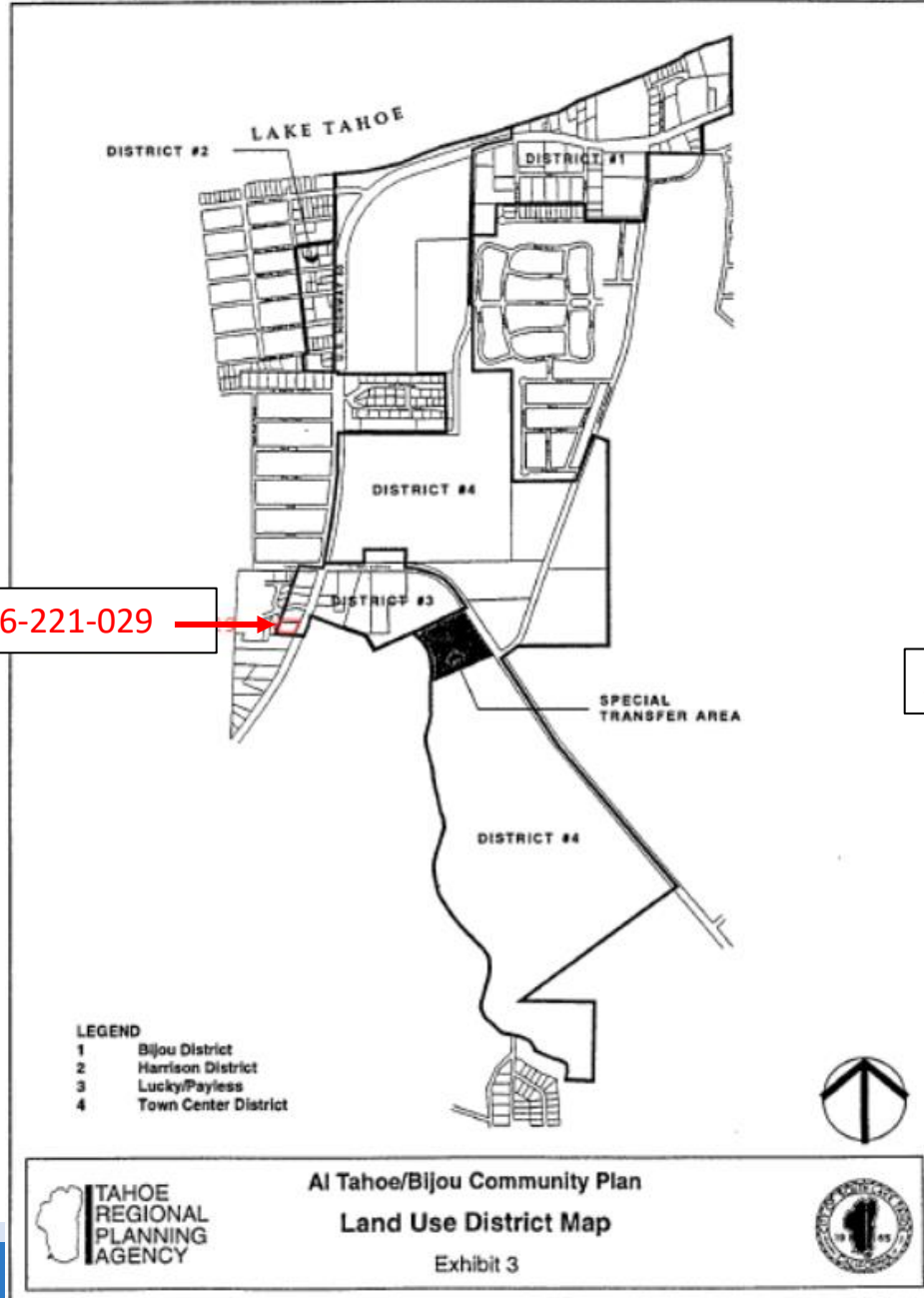
Bijou Municipal  
Golf Course

Bijou  
Community  
Park

South Lake  
Community  
Playfields

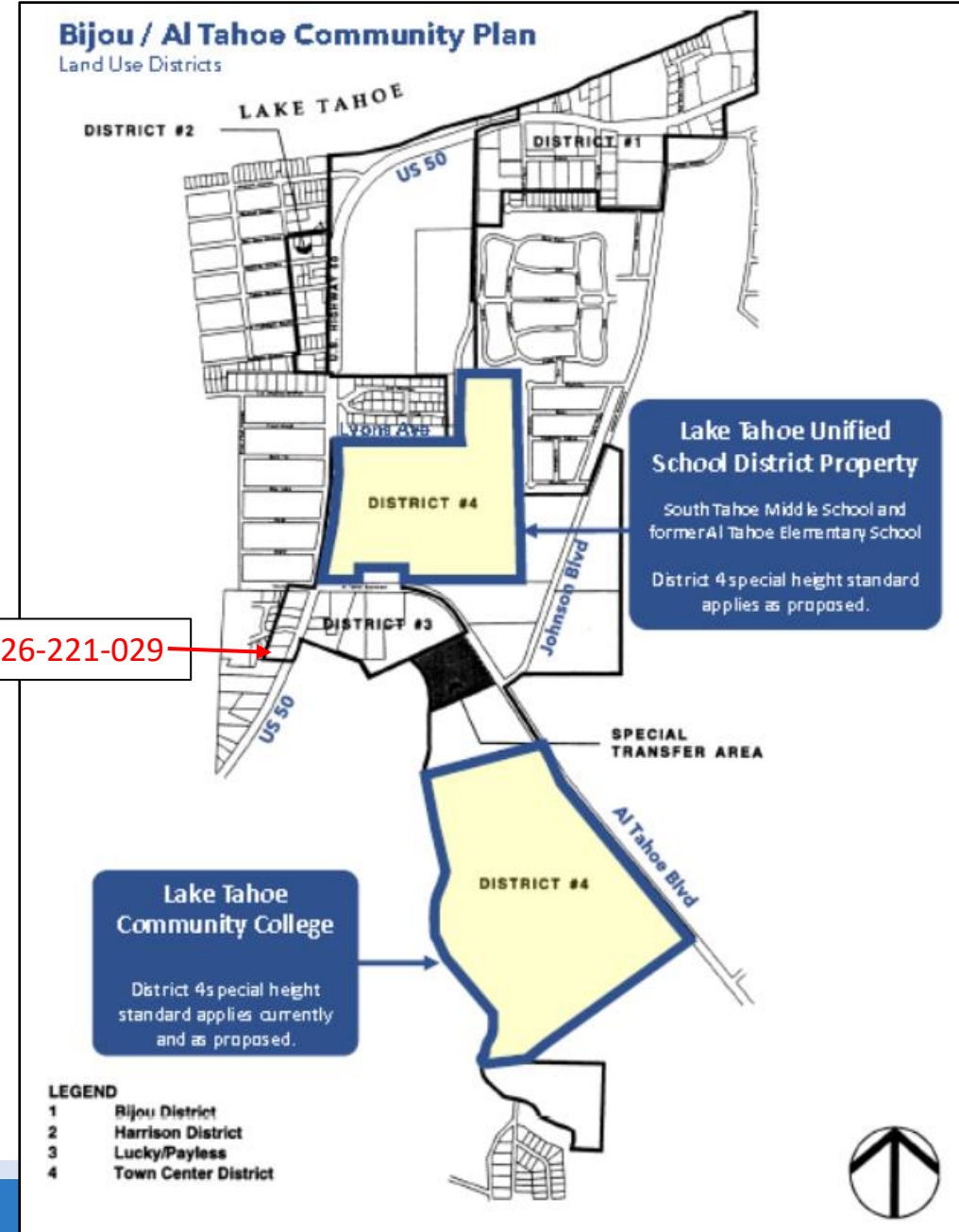


### Bijou Al Tahoe Community Plan Land Use Map (1996 adoption)



APN: 026-221-029

### Bijou Al Tahoe Community Plan Land Use Map (2020 amendment)



APN: 026-221-029

**Lake Tahoe Unified School District Property**  
South Tahoe Middle School and former Al Tahoe Elementary School  
District 4 special height standard applies as proposed.

**Lake Tahoe Community College**  
District 4 special height standard applies currently and as proposed.

# Recommendation

*Recommend that the Governing Board:*

- Adopt the Findings (Attachment B)
  - Including a finding of no significant effect
- Adopt the Ordinance (Attachment A)



# Advisory Planning Commission Meeting

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Agenda Item No. V.B.

## Committee Member Comments

# Advisory Planning Commission Meeting

*January 11, 2023*

Agenda Item No. V.B.

## Public Comment



# Motions

## *Agenda Item No. V.B.*

- 1) A motion to recommend approval of the Required Findings, as described in Attachment B, including a finding of no significant effect, for adoption of the Community Plan and Plan Area Statement amendment as described in the staff report; and
- 2) A motion to recommend adoption of Ordinance 2023-\_\_\_, amending Ordinance No. 2022-03, as previously amended, and Ordinance No. 1987-9, to amend the Community Plan and Plan Area Statement boundaries as shown in Attachment A, Exhibit 1.