

**TRPA
APC
PACKETS**

**OCTOBER
1993**

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Advisory Planning Commission of the Tahoe Regional Planning Agency will conduct its regular meeting at 9:30 a.m. on Wednesday, October 13, 1993, at the North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California. The agenda for said meeting is attached hereto and made a part of this notice.

October 4, 1993

By: 

Jerry Wells
Deputy Director

TAHOE REGIONAL PLANNING AGENCY
ADVISORY PLANNING COMMISSION

North Tahoe Conference Center
8318 North Lake Boulevard,
Kings Beach, California

October 13, 1993
9:30 a.m.

All items on this agenda are action items unless otherwise noted.

AGENDA

- I. CALL TO ORDER AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. DISPOSITION OF MINUTES
- IV. PUBLIC HEARING AND RECOMMENDATIONS

- A. Meyers Community Plan Relative to the Following: *1-92*
 - 1. Adoption of Community Plan
 - 2. Amendment of Plan Area 125 to Delete Plan Area and Replace With the Community Plan
 - 3. Amendment of Land Capability Overlay Maps F-21 and F-22 Within the Community Plan Area
 - 4. Amendment of Chapter 26, Signs, to Include Substitute Sign Standards
 - 5. Amendment of Chapter 30, Design Standards to Include Substitute Design Review Guidelines
 - 6. Amendment of Plan Area Boundaries Between PAS 125, Meyers, and PAS 121, Freel Peak Conservation
- B. Plummer Application to Amend the Regional Plan Geomorphic Unit Map, Washoe County APN 123-021-02 *93-104*
- C. Application by Placer County to Amend the Regional Plan Land Capability Overlay Map Pursuant to Man-Modified Determination, Placer County APNs 94-190-22 and -26, Payless Drug Stores Northwest *105-126*
- D. Setting of Numerical Performance Standards Relative to the Compliance Finding and Findings Required to Lower the Individual Parcel Evaluation System Line *127-149*
- E. Douglas County Community Plan Relative to the Following (Time Certain 1:00 p.m.): *150-342*
 - 1. Recommendation on Technical Adequacy of the Final EIS

- 2. Adoption of Community Plans for Round Hill, Kingsbury and Stateline
- 3. Amendment of Plan Area Statements (PAS) and Overlays to Delete PAS 071, 076, 089A and to Substitute Community Plans
- 4. Amendment of PAS 070A to Expand the Boundaries and to Permit Tourist Accommodations and Residential Development in Special Areas
- 5. Amendment of Land Capability Overlays H-15 and H-16 for the Areas of the Community Plans
- 6. Amendment of Chapter 30, Design Standards, to Include Substitute Standards and Guidelines for the Douglas County Community Plans
- 7. Amendment of Chapter 26, Signs, to Include Substitute Standards and Specific Standards for the Douglas County Community Plans
- 8. Amendment of Chapter 24, Parking and Driveway Standards, to Include Substitute Standards for the Douglas County Community Plans
- 9. Amendment of PAS 072, 074, and 077 to Remove Residential Bonus Units

- F. Amendment of Chapter 82, Water Quality Mitigation, Limited Exception for Additional or Transferred Development Within Adopted Community Plans
- G. Amendment of Chapter 33, Allocation of Development, Relating to Distribution of Residential Allocations to Parcels Below the IPES Line
- H. Application by Douglas County to Amend Chapter 22, Height Standards, Relative to Height of Appurtenant Structures (continue to the November meeting)

343-
346
347-
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V. REPORTS

- A. Executive Director
- B. Legal Counsel
- C. APC Members
- D. Public Interest Comments

VI. PENDING MATTERS

VII. RESOLUTIONS

VIII. ADJOURNMENT

TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

September 28, 1993

To: Advisory Planning Commission
From: TRPA Staff
Subject: Adoption of Meyers Community Plan

Proposed Action: Adopt the Meyers Community Plan and the following related amendments to the Regional Plan:

1. Deletion of Plan Area 125, Meyers Commercial, and replacement with the community plan.
2. Amendment of Land Capability Overlay Maps F-21 and F-22 within the community plan area.
3. Amendment of Chapter 26, Signs, to include substitute sign standards.
4. Amendment of Chapter 30, Design Standards to include substitute design review guidelines.
5. Amendment of plan area boundary between Plan Area 125, Meyers Commercial and Plan Area 121, Freel Peak Conservation. (This item was not included in the APC public hearing notice.)

Staff Recommendation: Staff recommends that the APC recommend adoption of the Meyers Community Plan and related Regional Plan amendments identified above.

Background: The final plan and EA have been circulated for 30 days for public review and comment. The EA is a joint environmental document which satisfies the substantive and procedural requirements of both TRPA and the California Environmental Quality Act (CEQA). El Dorado County is the lead agency for CEQA purposes. The CEQA portion of the document is known as a Mitigated Negative Declaration (MND). CEQA requires MNDs to be circulated for a minimum of 30 days. It was circulated during August and early September, 1993. TRPA's EA, however, has no public circulation requirements. Because it was a joint document on the cooperative community plan effort, TRPA circulated the EA together with the County's MND.

AS/rd

AGENDA ITEM IV.A.

During August, noticed public hearings were held before the APC and Governing Board. In addition, a public meeting was held to seek community review and input. As a result, several changes have been incorporated into the Plan. The changes are shown using the cross-out/underline format. Only replacement pages are provided and are identified by the cover sheet entitled, REPLACEMENT PAGES ONLY, and dated October, 1993. They should be reviewed in the context of the original plan (mauve-colored cover), dated July, 1993. The layout of Chapter 1 has been slightly reordered, however, none of the information has been deleted.

The final EA also has a series of replacement pages together with the public comment letters received and related responses. Both documents are included in the APC packet. The Discussion section below summarizes plan changes.

Discussion: The following changes have been made to the Plan as a result of circulating the EA and taking public input.

COMMUNITY PLAN CHANGES

Several, minor editorial changes have been incorporated into different sections of the Plan. Substantive changes made during the review period have also been incorporated into the Plan and are described below in more detail.

1. Community Plan Boundary Adjustment

During Plan preparation, the USDA Forest Service acquired a vacant, 10 acre parcel in Special Area #4, Industrial Tract APN (35-030-08). It is located east of the existing Caltrans maintenance station and north of the El Dorado County maintenance facility where Shakori Street dead ends. It can best be seen on Figure 4-2 (color Community Design Plan fold out map) of the original Plan. It is the large, vacant square-shaped parcel located in the upper righthand corner of the Industrial Tract land use district. Staff will clearly indicate its location at the meeting.

Approximately three-quarters of the site is low capability lands (class 1a and class 3). The Plan envisions no improvements on the parcel and, after a request for deletion of the parcel from the League to Save Lake Tahoe, the team consulted the Forest Service. The Plan now recommends the parcel's deletion. If adopted with the amended boundary, all plan maps will be amended to show the change.

The parcel would be placed in the adjoining PAS 121, Freel Peak Conservation. PAS 121 consists primarily of national forest land and is managed for conservation and outdoor recreation land uses.

The League made additional requests to remove certain lands from the plan area, including the northern portion of Special Area #1, and all of Special Areas #2 and #5. The team considered the requests and concluded that they should remain in the Plan because it would retain more localized control over land uses and better address site design considerations than if left out.

2. Amendments to Community Plan Area Statement (Chapter 2)

- a. Page 2-4. Designated TDR Receiving Area. The West Meyers land use district (Special Area #3) has been designated as a receiving area for multi-residential units. This means projects within it can retire vacant residential parcels and transfer the potential development right thereon as a source of development rights. El Dorado County designates the Navahoe Street area within West Meyers for multiple family residential uses. Without the TDR receiving area designation, multi-residential projects would have to retire and transfer existing residential units at a much higher cost.
- b. Pages 2-8 through 2-13. Changes to Permissible Use List. Minor changes have been made to the permissible use lists for four of the five land use districts. They are shown beginning on page 2-8 in the replacement packet. The changes were made in response to a comment received regarding the theme and land use direction for each district. Generally, some of the public service uses in Yank's Station and West Meyers were made special uses, local post offices were deleted from the Industrial tract and made a special use in the Lake Valley district. Group facilities (Recreation use) were deleted from the Lake Valley district.
- c. Page 2-14. Addition of Short Term Noise Performance Standards. Based on information presented in the EA/MND two new short-term noise performance standards for stationary and industrial sources were required to be added to the Plan. The standards are shown on page 2-14 (Community Plan Area Statement). They will not apply to transportation routes. Refer to Section 10.0 of the EA/MND. The one hour average and maximum allowable standard will be implemented in addition to the 24 hour Community Noise Equivalent Level (CNEL). The standards will prevent adverse noise impacts commonly found in industrial uses like wood-splitting and machining operations (Special Area #4) which do not operate 24 hours from impacting noise-sensitive uses (overwhelmingly residential) surrounding the plan area or residential uses within the plan area.

The existing CNEL standard does not effectively mitigate short-term noise irritations caused by the land uses expected in several districts within the plan area. Based on information provided by the noise consultant, projects which meet the short-term performance standards will generally attain and maintain the 24 hour CNEL standard for the plan area.

3. Amended Land Capability Mapping (Chapter 4)

- a. Page 4-10. The verification of the land capability classes and the soil map units for the area included in the Meyers Community Plan Area was completed in the summer of 1991. This work was done using standard soil survey mapping procedures.

The field work was done by Mr. Russel Almaraz, Certified Professional Soil Scientist and Mr. John Cobourn, Hydrologist. Soils were examined at close intervals using soil pits dug with shovels and a hand auger. The soils at the pit sites were examined with enough detail to determine the soil classification and the appropriate soil series. Slope measurements were also taken at these sites using a clinometer, to determine the appropriate soil map unit of that series (which includes the slope range) in which the soil found at that pit should be placed. The field notes on soil characteristics and slope were recorded on the field maps which had a scale of 1 inch equals 400 feet.

To assist in the identification of soil series and map units from which the land capability classes were determined and the boundaries between them, aerial photographs of several types were utilized. These included U-2 infrared photos developed by the U.S. Forest Service and enlarged to a scale of 1 inch equals 400 feet, and color photos with a scale of 1 inch equals 2000 feet.

The identification of areas classified as stream environment zone (SEZ) and land capability class 1b, was done jointly by Mr. Almaraz and Mr. Cobourn. Working together, they determined the presence of any soil, vegetative, or hydrologic SEZ indicators and the boundaries between the SEZs and the other land capability classes.

The land capability class and soil map unit delineations were depicted on a copy of the TRPA 1 inch equals 400 foot base map series for the Meyers area. A field check of these maps was conducted by Mr. Almaraz with Joe Pepi, TRPA staff soil scientists to review the work. The mapping was determined by staff to be an accurate representation of soils and land capability within the Meyers Community Plan Area.

The Community Plan mapping identified a 13 acre reduction in the area identified as SEZ and land capability class 1b. The 1987 TRPA Land Capability Overlay Maps were based on soil map unit boundaries from the U.S. Soil Conservation Service, Soil Survey of the Lake Tahoe Basin done in 1972. This work was done on a significantly smaller scale and with less detailed observation of soil, vegetation, and hydrologic features than was done for the community plan mapping. During the course of the land capability mapping done for the community plan, areas previously mapped as SEZ were not found to have sufficient indicators to qualify as SEZ and were given a different land capability class. See the existing and proposed land capability maps shown in Attachments A and B to the staff report.

4. Amended Implementation Strategies (Chapter 7)

Changes to the Plan's implementation strategy include:

- a. Page 7-4. The Plan's funding philosophy has been revised to indicate formation of a redevelopment district provided under state redevelopment law as an implementation option. It is not the recommended course of action, however, it is identified as a contingency measure to implement the Plan should the other methods not prove successful.
- b. Pages 7-7,8. The Plan's schedule of public improvements has been revised to show quicker implementation of utility undergrounding. The schedule identifies the general timing of installing Best Management Practices (BMPs) on private and public parcels by 1997. This date is established by TRPA's Code of Ordinances (Chapter 25). It identifies dates for installing BMPs on public rights-of-way within the plan area established by California State Regional Water Quality Control Board permits for El Dorado County and Caltrans.

The revised schedule of improvements includes quicker undergrounding of overhead utility lines along U.S. 50. It adds a target for completion of the designated chain-up area along U.S. 50.

- c. Page 7-8. Clarification of the general roles and responsibilities of the Meyers Town Council has been added in terms of design review approval authority and project review recommendation responsibilities. This is essentially a county issue which will be addressed as part of the county's adoption process.

5. Changes to Community Plan Design Review Guidelines (Appendix A)

- a. Page 6. The conceptual design of the designated chain-up area has been revised to reflect safety concerns relative to snow storage.
- b. Page 7. The conceptual design of the U.S. 50 center landscaped median has been revised to remove design details which are better left for the project's design development process.
- c. Page 13. Based on a comment received from the California Department of Fish and Game, designs for simple bear-proof garbage facilities have been added.
- d. Page 18. Examples of additional exterior light fixtures which represent the historic design theme have been added.

6. Changes to Community Plan Substitute Sign Standards (Appendix B)

- a. Page B-2. One additional standard has been added to the substitute sign standards which prohibits use of reflective materials on signs or sign structures.

Changes to Community Plan Commercial Floor Area Allocation Procedures
(Appendix C)

- a. Pages C-1,2. Allocation procedure B.1 has been revised to state that the priority locations for receiving the additional commercial floor area may not be revised for two years rather than one. The Plan states that Yank's Station and West Meyers land use districts are the highest priority locations for additional commercial development, followed by the Industrial Tract. A companion policy has been added to Chapter 2, Land Use to reflect the same.

FINAL EA/MND REVISIONS AND RESPONSES TO COMMENTS

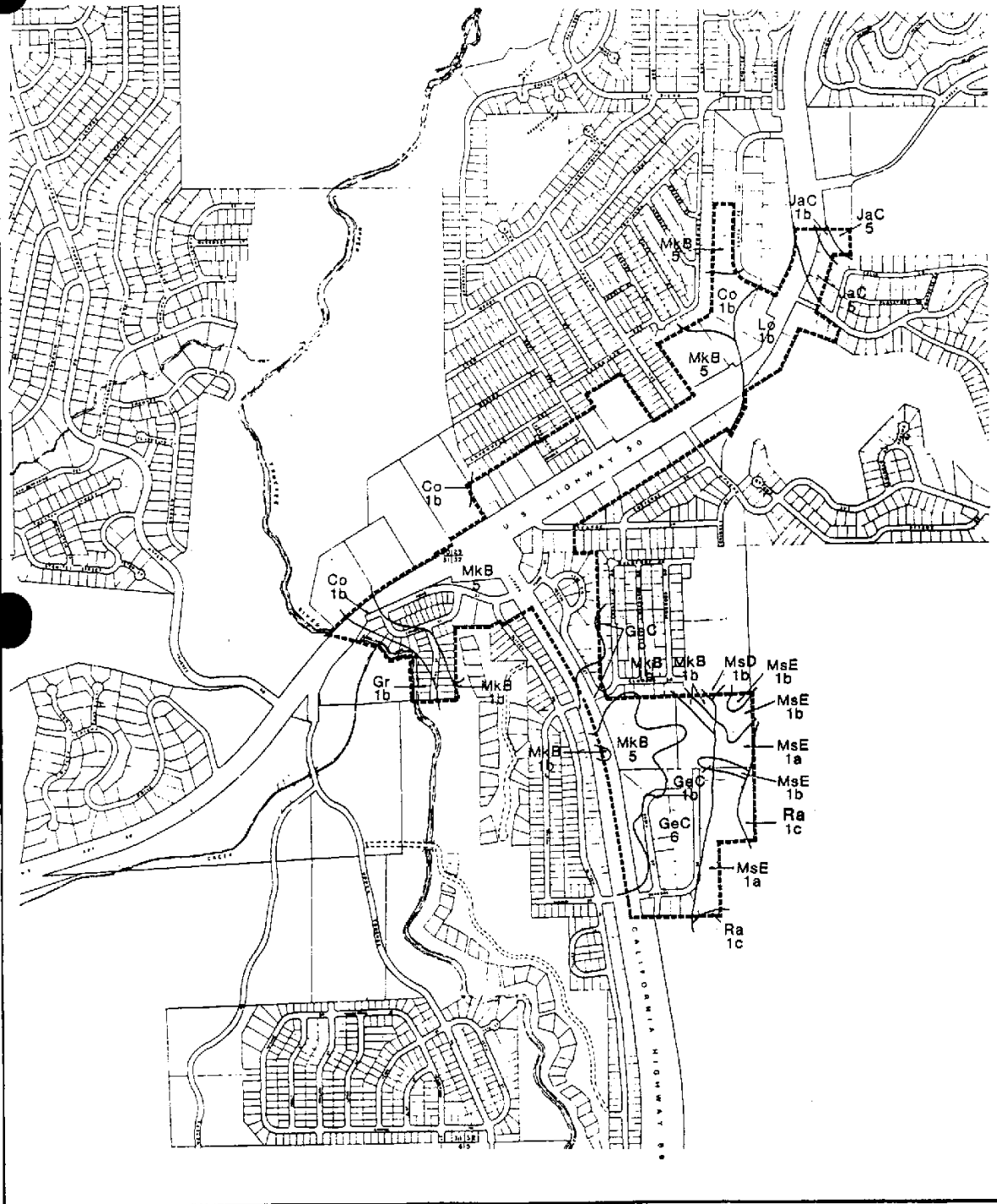
The Final EA/MND is included in the packet. It contains changes made to the Plan as a result of the analysis, and includes comment letter received and related responses. The majority of substantive changes are discussed above.

Overall, very few comment letters were received. Those that were, however, generally contained numerous comments.

Additional mitigation requirements identified in the Final EA/MND which are not part of the community plan include:

1. Use of the minor boundary line adjustment process to amend parcel boundaries for property owners who acquire excess U.S. 50 right-of-way.
Specific design-level considerations for the U.S. 50 center landscaped median, improvements to U.S. 50 and Pioneer trail intersection, and establishing the process for studying improvements to the U.S. 50 and California 89 intersection in West Meyers.
3. Project development mitigation measures to mitigate impacts of fugitive dust at construction sites, disturbance of cultural resources and avoidance of existing utility lines. These measures are project-level mitigations which will be implemented through the project review process. For the most part, these measures are already in place in either TRPA's or El Dorado County's project review process.

Staff will begin this item with a presentation. Please contact Andrew Strain at (702) 588-4547 if you have any questions or comments regarding this matter.

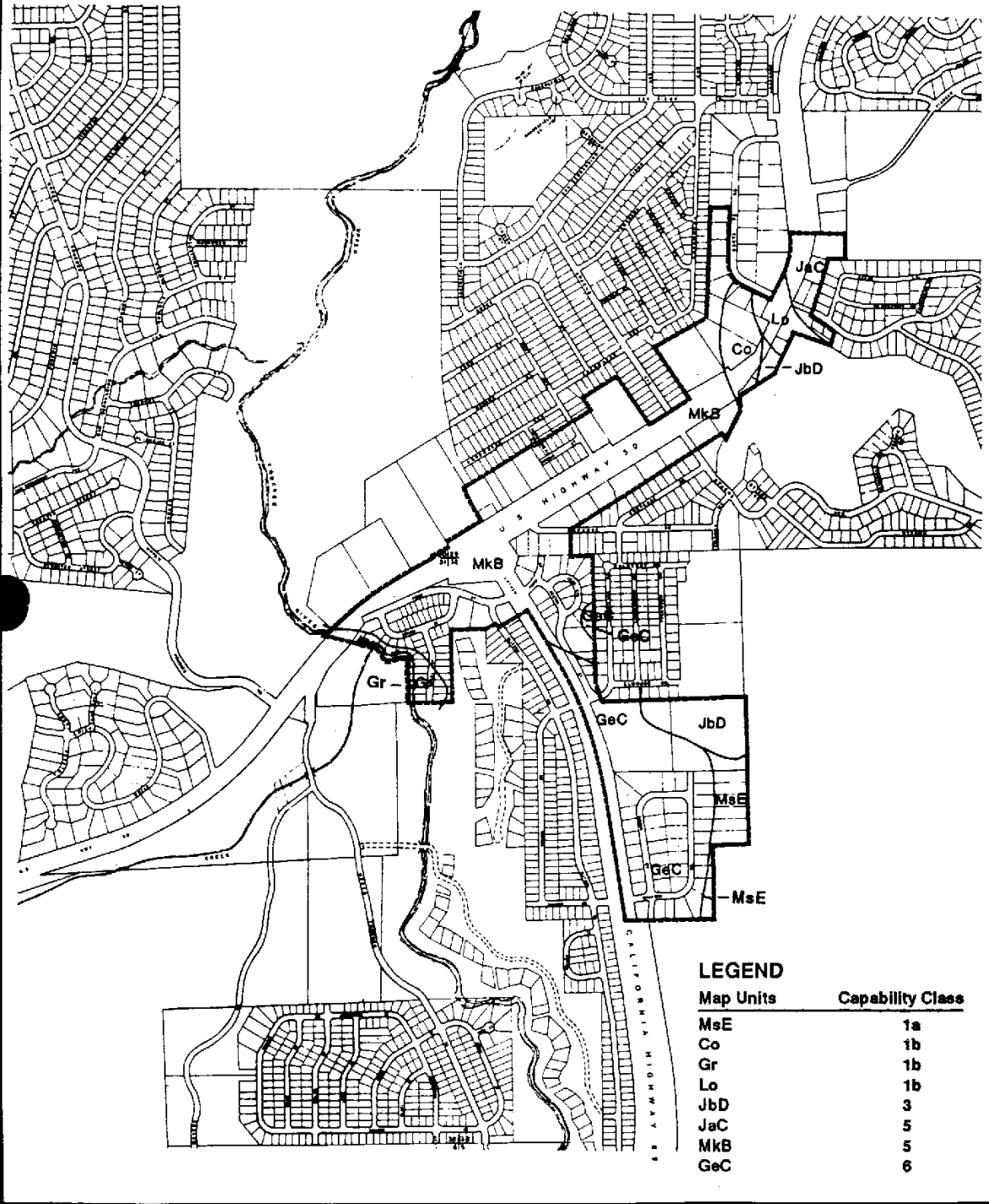


Meyers Community Plan

EXISTING LAND CAPABILITY

TAHOE
REGIONAL
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AGENCY





LEGEND

Map Units	Capability Class
MsE	1a
Co	1b
Gr	1b
Lo	1b
JbD	3
JaC	5
MkB	5
GeC	6



Meyers Community Plan

COMMUNITY PLAN LAND CAPABILITY



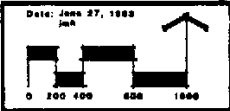


Figure 4-3. Community Plan Land Capability

Regional Plan for the Lake Tahoe Basin

Meyers Community Plan

REPLACEMENT PAGES ONLY



October, 1993

CHAPTER 1 - INTRODUCTION

A. BACKGROUND

Meyers was first established in the 1850's as a way station near its present location in the lower Lake Valley along the Upper Truckee River. In 1859, Martin Smith, Meyers' original developer, sold the station to Yank Clement, who renamed it Yank's Station. The station provided food, lodging, water and pasture to the thousands of travelers and their animals travelling over Echo Summit along the Great Bonanza Road. Yank's Station included a hotel, two saloons, a general store, a blacksmith shop, a cooperage, private homes and stables and barns. From 1860 to 1861 it served as a remount station for the Pony Express and is listed as a California Historical Landmark. In 1873, Clement sold the establishment to George Meyers who owned it for thirty years before selling it to the Celio family.

During the 1960's, the area around Meyers was part of a grand residential subdivision plan originally developed by two corporations, Tahoe Paradise Homes and Tahoe Paradise Properties, Inc. The new neighborhoods were to be called Tahoe Paradise. Since then the entire area is referred to as either Meyers or Tahoe Paradise, although the commercial district is generally identified as Meyers.

Today, Meyers still functions as way station for visitors and the gateway to the Lake Tahoe area. The commercial area along Highways 50 and 89 still retains the name of Meyers while the surrounding residential neighborhoods are generally known as Tahoe Paradise. In addition, Meyers also serves several thousand surrounding residents by providing convenience retail goods and services. Unlike other communities in the Tahoe Basin which are located along the lake's shore, Meyers is separated from intense commercialization. It retains its own character while providing a variety of land uses.

This document represents the future land use and development plan for the existing Meyers commercial district and includes all lands within TRPA Plan Area 125, Meyers Commercial (Figure 1-1). The plan area is roughly 1565 acres in size, approximately 560 of which are located in the Meyers Industrial Tract located south of the U.S. 50 and California 89 intersection in the Upper Lake Valley. The remaining 105 acres are generally devoted to commercial retail, service and light industrial uses. Meyers also contains several local, state and federal public service land uses and serves as a hub for public services in unincorporated El Dorado County.

Meyers is surrounded by spectacular mountain peaks, mature pine and fir forests. The Upper Truckee River forms the southern edge of the plan area. Other edges of Meyers are bounded by the Tahoe Paradise Golf Course, residential neighborhoods, Washoe Meadows State Park and national forest lands (Figure 1-2). Perhaps the most dominant element within the Meyers landscape is the U.S. Highway 50 right-of-way. Originally planned to contain a high speed freeway, the right of way is up to 240 feet wide in places and contains only two and three lanes of actual roadway. The result is a large area of disturbed and undeveloped public "no man's land" which adversely impacts the sense of community. The freeway concept has been discarded as inappropriate for the Tahoe Region, however, the right-of-way remains. Future use of the right of way provides the community plan with opportunities as well as constraints.