

Chapter II

LAND USE ELEMENT

The Land Use Element is a supplement to the Land Use Element of the TRPA Goals and Policies Plan. This Element, consistent with the Regional Plan, establishes land use regulations for the community plan area. It revises and replaces the existing plan area statement 124, Myers Commercial. It establishes land use policy for El Dorado County by amending the County's 1969 General Plan. The revised Community Plan Area Statement is located in Section C of this chapter.

A. LAND USE REGULATIONS

Community planning is an option in which the local community in partnership with TRPA and local government may prepare their own plans and, to some extent, their own standards.

Listed below is a brief summary of policies and ordinances applicable to the Meyers Community Plan. In general, ordinances and standards of the El Dorado County Code and TRPA Code of Ordinances apply except for the following:

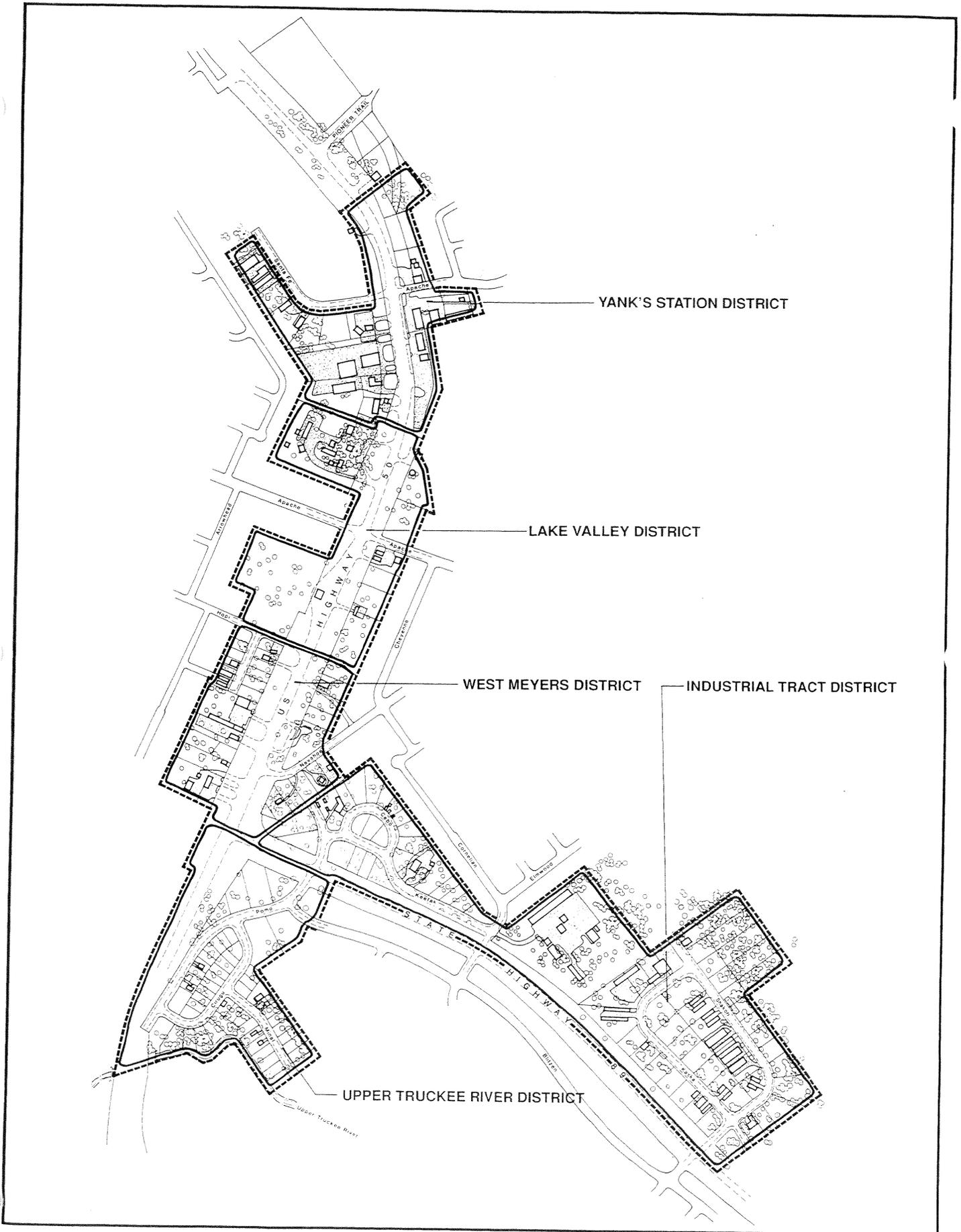
1. Land Use and Development Policies of the six community plan elements (Chapters 2 through 7);
2. Community Plan Area Statement (Chapter 2);
3. Community Plan Design Review Guidelines (Appendix A);
4. Community Plan Substitute Sign Standards (Appendix B); and
5. Commercial Floor Area Allocation Procedures (Appendix C).

B. COMMUNITY PLAN LAND USE DISTRICTS

All lands within the plan area are assigned to one of five separate land use districts. See figure 2-1. Within the overall plan, each district is intended to serve a specific purpose, has a defined land use theme, permits specific land uses and is targeted to receive certain public and private improvements. Each district is described below.

1. Yank's Station Land Use District (Special Area #1). Yank's Station is one of two primary commercial cores of the plan area. The existing Yank's Station complex is located on the site of the historic way station of the same name described in Chapter 1. The district's land use theme is retail goods and services. It is nearly built out. Very little high capability, vacant land exists. It is expected to continue to provide retail goods and services to residents and visitors generally through expansion or intensification of existing uses. The area around Santa Fe Street contains automotive repair and light industrial uses. Santa Fe Street uses should improve the visual and physical buffer with the adjacent neighbors in Plan Area 124.
2. Lake Valley Land Use Districts (Special Area #2). The Lake Valley district contains nine parcels, only two of which have commercial uses. The district's theme is community services. Public services and the community park and ride are expected to be predominant land uses.

3. West Meyers Land Use District (Special Area #3). West Meyers is the second primary commercial core in the plan area. Its land use pattern is strip commercial, and provides convenience goods and service to visitors and nearby residents. The district's land use theme is recreation and retail services. It contains the existing post office and interim visitors center. Several high capability, vacant parcels exist on which to develop new uses. Due to its proximity to the U.S. 50/California 89 intersection it serves as a last stop for convenience goods and services, especially recreation rentals, for people travelling to recreation areas.
4. Industrial Tract Land Use District (Special Area #4). The district is located along California 89, south of the U.S. 50 intersection. It contains light industrial uses, storage and warehousing and several public service yards. Its subdivision pattern resembles the form of an industrial park, however, it is developed as individual sites. The district's land use theme is light industrial and public services. Several vacant, high capability parcels exists. It is the targeted receiving area for new and relocated uses consistent with its theme, particularly those which may be transferred from the airport area along U.S. 50.
6. Upper Truckee River Land Use District (Special Area #5). The district is located south and west of the U.S. 50/California 89 intersection along the Upper Truckee River. It is the gateway to Meyers and the Tahoe Basin for eastbound travellers arriving over Echo Summit. Several single family homes are the only existing development within the district. Its land use theme is residential and recreation uses. The plan identifies the area as the preferred site for a permanent Meyers Visitors Center. Residential uses along Minal Street are expected to remain.



Meyers Community Plan LAND USE DISTRICTS

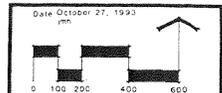


Figure 2-1. Land Use Districts

C. MEYERS COMMUNITY PLAN AREA STATEMENT

The Community Plan Area Statement supersedes TRPA's existing Plan Area Statement 125, Meyers Commercial and amends El Dorado County's 1969 General Plan.

PLAN DESIGNATION:

Land Use Classification	COMMERCIAL/PUBLIC SERVICE
Management Strategy	MITIGATION
Special Designations	TDR RECEIVING AREA FOR: 1. Existing Development 2. Multi-Residential Units (Special Area #3 Only) SCENIC RESTORATION AREA

DESCRIPTION:

Location: The community plan area includes the commercial and public service uses along U.S. Highway 50 and the Industrial Tract area along California 89. It is located on TRPA Maps F-21 and F-22.

Existing Uses: Meyers was developed during the 1960s and 1970s and today typifies a traditional strip commercial land use pattern. It presently contains convenience retail/gas markets, Yank's Station, small restaurants, miscellaneous office and retail uses. The Industrial Tract contains storage and warehouses and county and state highway maintenance facilities. Several local, state and federal public services facilities are located throughout the plan area.

Existing Environment: The plan area is approximately 155 acres in size. The majority of it lies in a relatively flat, alpine meadow known as the Lake Valley, bordered on one side by the Upper Truckee River. The Industrial Tract is located in the adjacent Upper Lake Valley, drained by the Upper Truckee River. The area's geomorphology consists of alluvial lands and outwash deposits. Land capability mapping is shown in Chapter 4.

PLANNING STATEMENT: Meyers serves as the gateway to the southern end of the Lake Tahoe Basin. It should continue to serve as a commercial and public service center for El Dorado County. It should serve as an access point to surrounding recreational opportunities on public and private lands.

PLANNING CONSIDERATIONS:

1. As the gateway to the Lake Tahoe basin, Meyers provides a clear sense of entry and arrival to one of the nation's premier resort areas.
2. The extremely wide U.S. 50 right-of-way has acted as a constraint to the establishment of appropriate and compatible commercial land uses and to the attainment and maintenance of environmental values. There are numerous illegal encroachment into the right-of way by adjacent businesses. This has perpetuated the strip commercial appearance.

3. A community design program will foster architectural, site planning and signage improvements. The improvements will assist in improving the travel route rating scenic threshold for Roadway Unit 36.
4. Improved transit service between Meyers and other destinations around the south shore is needed.
5. A land use pattern which concentrates commercial uses is needed to eliminate the existing strip commercial appearance and function.
6. U.S. 50 and California 89 are designated State Scenic Highways and TRPA Regional Scenic Highway Corridors.
7. Recognize the adjacent Tahoe Paradise Golf Course and clubhouse as an integral part of the Yank's Station commercial core.

COMMUNITY PLAN OBJECTIVES AND SPECIAL POLICIES: Utilizing the community plan goals established in Chapter 1, the following objectives and special policies shall be implemented as part of the community plan. Objectives represent desired ends or results. Policies are to be implemented as the means to achieve objectives. Chapter 7 identifies specific means to implement the policies.

- θ **Land Use and Economic Development Goal:** Maintain the long term economic health and stability of the plan area by providing a diverse mix of commercial, recreational and public service land uses in five separate land use districts which serve both residents and tourists.

Land Use Objectives:

1. Discourage perpetuating the strip commercial land use pattern and appearance. Designate specific land use districts within the community plan as priority areas to accommodate additional commercial development. Provide appropriate land use opportunities to realize the intent and theme of each district.
2. Encourage the following uses to locate or remain within the community plan: indoor and outdoor recreation, a full-service community market, a community meeting facility, California Highway Patrol offices, day care or preschool facility, a full-service post office and a bed and breakfast inn.
3. Discourage additional service stations, convenience retail stores, car sales lots and outdoor retail sales along U.S. 50.
4. Encourage the USDA Forest Service and other participating partners to develop a permanent visitors' center in the community plan area.
5. Provide opportunities to improve the connections between the community plan area and the adjacent Tahoe Paradise Golf Course.
6. Provide opportunities to transfer existing commercial land uses which are located near the community plan area to relocate into the community plan area.

Economic Development Objectives:

1. From plan adoption until December 31, 1996, an additional 15,400 square feet of commercial floor may be allocated within the Community Plan Area. Incentive programs should assign priority to commercial development projects which meet community plan objectives.

Policy: Projects seeking allocations of additional commercial floor area within the plan area shall be subject to the plan's Commercial Floor Area Allocation Procedures (Appendix C).[§]

Policy: Allocation procedure B.1 (Location Within Priority Land Use Districts) established by the Commercial Floor Area Allocation Procedures shall not be revised or amended for at least two years from the date of plan adoption.

Policy: In the event that additional commercial floor area is allocated to the plan area, it shall be distributed to each priority group identified in Appendix C in the same proportions as the existing allocations.

2. From Community Plan adoption until December 31, 1996, provide other incentives such as 10 tourist accommodation bonus units and additional land coverage to encourage area-wide improvements. Incentive programs should assign priority to commercial development projects which meet community plan objectives.

Policy: Projects seeking allocations of additional tourist accommodation units within the plan area shall be designed consistent with the Community Plan Design Review Guidelines (Appendix A).

3. Encourage land uses, development projects and activities that will enhance the "year round" economy.

4. A special events area for arts and crafts shows, seasonal sales, and other similar events should be established.

Policy: the preferred temporary events site is the proposed community park and ride facility. It should be designed in such a manner that it can accommodate both uses.

- θ **Community Design Goal:** Implement a comprehensive community design program which will improve the visual quality of the commercial area and help Meyers establish a sense of permanence.

Objectives:

1. Improve the physical appearance of all areas within the plan area. Encourage rehabilitation through the remodeling, upgrading, landscaping, and aesthetic improvements of buildings, other structures and signage.

Policy: All projects which expand or relocate units of use, including land coverage, shall implement or commit to a five year schedule to implement, the landscape improvements fronting its project area. The improvements

[§] Amended 12/20/95

are described in the Community Plan Design Review Guidelines (Appendix A) and are generally shown in Figure 4-2, Community Design Plan. This policy may be waived if the project is in an assessment or improvement district already committed to the improvements.

Policy: Outdoor retail sales and displays visible from U.S. 50 or California 89 shall be consistent with the outdoor display guidelines contained in the Design Review Guidelines. Outdoor storage of items to be sold or rented (not sales displays) shall not be visible from U.S. 50 or California 89.

Policy: Land uses in the U.S. 50 non-operational right-of-way which may be acquired by adjoining property owners shall be limited to parking, decks, paths, signage, landscaping, lighting and water quality control facilities.

2. Develop and implement design review guidelines unique to the Meyers area which reinforce the community design goal and established the “historic Meyers” architectural design theme.

Policy: All projects shall be consistent with applicable sections of the Community Design Plan and Design Review Guidelines (Appendix A). Appropriate guidelines may be added as conditions of approval.

3. Develop and implement substitute signs standards to TRPA and El Dorado County sign standards which provide opportunities for visible signage for all uses. Include recommendations for appropriate media and materials. Recognize and respond to the constraints created by the unusually wide U.S. 50 right-of-way and potential snow depths.

Policy: Signage shall be subject to the standards established in the Community Plan Substitute Sign Standards (Appendix B).

4. Implement a cooperative sign reduction and consolidation program with Caltrans for signs located within U.S. 50 and California 89 rights-of-way. Remove, reduce and consolidate highway informational and directional signage wherever possible.
5. Participate in the south shore’s Art in Public Places program. Encourage placement of public art within the community plan area.
6. Encourage scenic resource and related community design improvements within the U.S. 50 corridor through implementation of the Pat Lowe Bike Trail.
7. In consultation with Caltrans, revise current snow plowing and storage operations to improve visibility of adjacent businesses, reduce signage needs and maintain landscape plantings.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES, the following primary uses may be permitted within all or a portion of the Community Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within the Community Plan Area. The establishment of new uses not listed shall be prohibited within the Community Plan Area.

θ **Yank's Station Land Use District (Special Area #1):** The following list of permissible uses is applicable in the Yank's Station land use district.

Residential Employee housing (S) ^{§§}, nursing and personal care[§] (S), and multiple person dwelling (S).

Tourist Accommodation Bed and breakfast facilities^{§§} (S), hotel, motel, and other transient dwelling units (S), time sharing (hotel/motel design)^{§§} (S), and time sharing (residential design) ^{§§} (S).

Commercial

- A. Retail
Building materials and hardware (A), eating and drinking places (A), food and beverage retail sales (A), Food and kindred products^{§§} (S) furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending (S), nursery (A), outdoor retail sales (S), and service stations (S).
- B. Entertainment
Amusement and recreation services (A), privately owned assembly and entertainment (S), and outdoor amusements (S).
- C. Services
Animal husbandry services (A), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (S), financial services (A), health care services (A), personal services (A), professional offices (A), repair services (S), schools-business and vocational (S), and secondary storage (S)[§].
- D. Light Industrial
(S), printing and publishing (S), and small scale manufacturing (S).
- E. Wholesale/Storage
Warehousing^{§§§}(S), Secondary Storage^{§§§} (S) and wholesale and distribution (S).

[§] Amended 08/26/98

^{§§} Amended 12/20/95

^{§§§} Amended 12/20/95 Permissible on parcels fronting Santa Fe Road only.

Public Service

A. General

Churches (S), collection stations (S), cultural facilities[§] (S), day care centers and pre-schools (A), government offices (A), hospitals (S), local assembly and entertainment (S), local post office[§] (S), local public health and safety facilities (S), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), schools and colleges[§] (S), schools (K-12)[§] (S), and social service organizations (A).

B. Linear Public Facilities

Pipelines and power transmission (S), transit stations and terminals[§] (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Cross country ski courses (A), day use areas (A), outdoor recreation concessions (S), participant sports facilities (S), recreation centers (S), riding and hiking trails (A), sport assembly (S), and visitor information centers[§] (S).

Resource Management

A. Timber Management

Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), and timber stand improvement (A).

B. Wildlife and Fish

Early successional stage vegetation management (A), nonstructural fish habitat management (A), nonstructural wildlife habitat management (A), structural fish habitat management (A), and structural wildlife habitat management (A).

C. Open Space

Allowed in all areas of the region.

D. Vegetation Protection

Fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive plant management (A), and uncommon plant community management (A).

E. Watershed Improvements

Erosion control (A), runoff control (A), and stream environment zone restoration (A).

[§] Amended 12/20/95 (Maintenance facilities are not allowed within any new transit facility)

θ **Lake Valley Land Use District (Special Area #2):** The following list of permissible uses is applicable in the Lake Valley land use district.

Residential	Employee housing [§] (S) and single family dwelling (S).
Tourist Accommodation	Bed and breakfast facilities (A).
Commercial	Amusement and recreation services (S), outdoor retail sales (S), personal services (A), privately owned assembly and entertainment (S), and outdoor amusement (S).
Public Service	A. <u>General</u> Churches (S), cultural facilities (A), day care centers and pre-schools (A), government offices (A), hospitals (S), local assembly and entertainment (A), local post offices (S), local public health and safety facilities (S), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), and social service organizations (A). B. <u>Linear Public Facilities</u> Pipelines and power transmission (S), transit stations and terminals [§] (S), transportation routes (S), and transmission and receiving facilities (S).
Recreation	Cross country ski courses (A), day use areas (A), outdoor recreation concessions (A), participant sports facilities (S), recreation centers (A), riding and hiking trails (A), and visitor information centers [§] (S).
Resource Management	Same as Special Area #1

θ **West Meyers Land Use District (Special Area #3):** The following list of permissible uses is applicable in the West Meyers land use district.

Residential	Employee housing (S), multiple family dwelling (S), and single family dwelling [§] (S).
Tourist Accommodation	Bed and breakfast facilities [§] (S).
Commercial	A. <u>Retail</u> Building and materials and hardware (S),

[§] Amended 12/20/95 (Maintenance facilities are not allowed within any new transit facility)

eating and drinking places (A), food and beverage retail sales (A), furniture, home furnishings and equipment (A), general merchandise stores (A), mail order and vending[§] (S), nursery (S), and service stations (S).

B. Entertainment

Amusements and recreation services (A), privately owned assembly and entertainment (S), and other outdoor amusements (S).

C. Services

Animal husbandry services (S), broadcasting studios (A), business support services (A), financial services (A), health care services (A), laundries and dry cleaning[§] (S), personal services (A), professional offices (A), repair services (S), and schools-business and vocational (S).

D. Light Industrial

Food and kindred products[§] (S), and printing and publishing (S).

E. Wholesale/Storage

Warehousing (S) and wholesale and distribution (S).

Public Service

A. General

Churches (S), collection stations (S), cultural facilities (A), day care centers and pre-schools (A), Schools-Business and Vocational[§] (S) government offices (A), local assembly and entertainment (S), local post offices (A), local public health and safety facilities (S), membership organizations (A), publicly owned assembly and entertainment (S), public utility centers (S), regional public health and safety facilities (S), and social service organizations [§] (S).

B. Linear Public Facilities

Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (S).

Recreation

Cross country ski courses (A), day use areas (A), outdoor recreation concessions (A), participant sports facilities (A), recreation centers (A), riding and hiking trails (A), visitor information centers (A).

[§] Amended 12/20/95

Resource Management Same as Special Area #1.

θ **Industrial Tract Land Use District (Special Area #4):** The following list of permissible uses is applicable in the Industrial Tract land use district.

Commercial

A. Retail

Auto, mobile home and vehicle dealers (S), building and materials and hardware (A), eating and drinking places (A), food and beverage retail sales (S), furniture, home furnishings and equipment[§] (S), general merchandise stores (S), mail order and vending (A), nursery (A), and outdoor retail sales[§] (S).

B. Services

Animal husbandry services (A), auto repair and service (S), broadcasting studios (A), business support services (A), contract construction services (A), financial services (S), health care services (S), laundries and dry cleaning (S), personal services[§] (S), professional offices (S), repair services (A), sales lots (S), and secondary storage (S).

C. Light Industrial

Food and kindred products (A), fuel and ice dealers (A), industrial services (S), printing and publishing (A), recycling and scrap (S), and small scale manufacturing (S).

D. Wholesale/Storage

Storage yards (S), vehicle and freight terminals (S), vehicle storage and parking (A), warehousing (A) and wholesale and distribution (A).

Public Service

A. General

Collection stations (A), cultural facilities (S), day care centers and pre-schools (S), government offices (S), local assembly and entertainment (S), local public health and safety facilities (A), public utility centers (S), and regional public health and safety facilities (S).

B. Linear Public Facilities

Pipelines and power transmission (S), transit stations and terminals (A), transportation routes (S), and transmission and receiving facilities (S).

[§] Amended 12/20/95

Recreation Cross country ski courses (A), outdoor recreation concessions (S), participant sports facilities (S), riding and hiking trails (A), and rural sports (S).

Resource Management Same as Special Area #1.

θ **Upper Truckee River Land Use District (Special Area #5):** The following list of permissible uses is applicable in the Upper Truckee River land use district.

Residential Single family dwelling (A).

Tourist Accommodation Bed and breakfast facilities (S).

Public Service

A. General
Cultural facilities (S), day care centers and pre-schools (S), local public health and safety facilities (S) and Visitors Information Center^{§§}. (S)

B. Linear Public Facilities
Pipelines and power transmission (S), transit stations and terminals^{§§} (S), transportation routes (S), and transmission and receiving facilities (S).

Recreation Cross country ski courses (S), day use areas (S), riding and hiking trails^{§§} (S), and visitor information centers (S).

Resource Management Same as Special Area #1.

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list established the maximum allowable densities that may be permitted for any parcel located within the Community Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive programs, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	15 units per acre
Multiple Person Dwelling	25 people per acre
Nursing and Personal Care [§]	25 persons per acre
Employee Housing ^{§§}	15 units per acre

^{§§} Amended 12/20/95

[§] Amended 08/26/98

Tourist Accommodation

Bed and Breakfast	10 units per acre
Hotel, Motel and other Transient Units	
• with less than 10% of units with kitchens	40 units per acre
• with 10% or more units with kitchens	15 units per acre
Time Sharing (Hotel/Motel Design) ^{§§}	40 units per acre
Time Sharing (Residential Design) ^{§§}	15 units per acre

RESIDENTIAL BONUS UNITS: Pursuant to Chapter 35, the maximum number of residential bonus units which may be permitted for this Community Plan Area is 0 units.

TOURIST ACCOMMODATION BONUS UNITS: Pursuant to Chapter 35, the maximum number of tourist accommodation bonus units which may be permitted for this Community Plan Area is 10 units.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the PAOT targets and limits for additional developed recreation facilities specified in Chapter 13 to be located within this Community Plan Area. These and other recreation target projects are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time:

SUMMER DAY USES **0 PAOT** WINTER DAY USE **0 PAOT** OVERNIGHT USES **0 PAOT**

COMMERCIAL FLOOR AREA ALLOCATION: Pursuant to Chapter 33, the maximum amount of commercial floor area which may be allocated for additional development in the Community Plan Area is 25,400 square feet. [§]

MAXIMUM CUMULATIVE NOISE LEVEL: The maximum cumulative noise equivalent level for the Community Plan Area is 65 CNEL. The following noise performance standards shall also be met.

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Nighttime 7 p.m. – 7 a.m.	
	Special Areas #1, #2, #3, #5	Special Area #4	Special Areas #1, #2, #3, #5	Special Area #4
Hourly Leq db	55	60	45	50
Maximum Level, db	75	75	60	70

Notes:

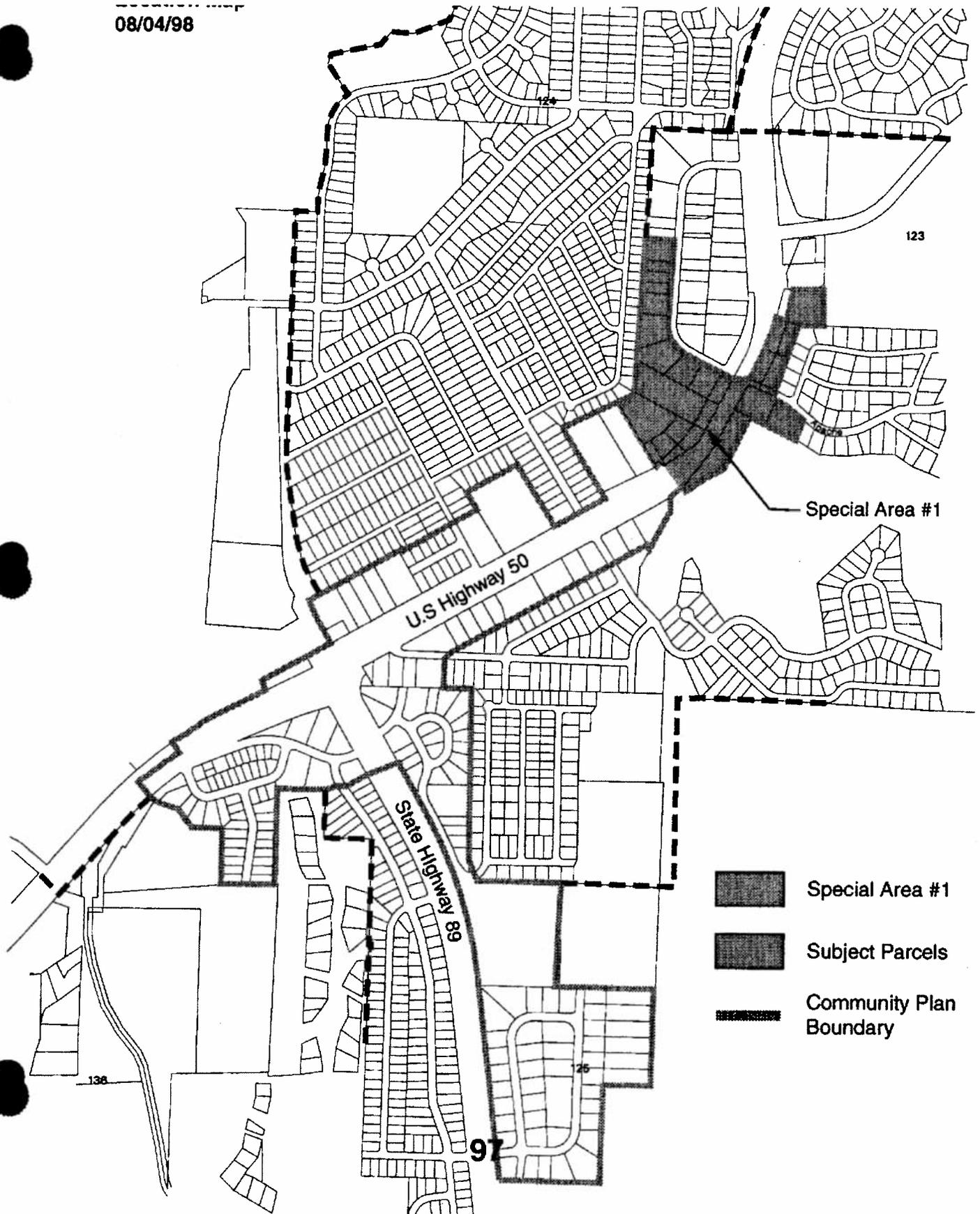
1. The hourly Leq and the maximum level noise standards specified above shall be lowered by 5db for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

^{§§} Amended 12/20/95

[§] Amended 05/14/98.

2. The standards shall be applied at the plan area boundary and at the property line of any residential use within the community plan area.
3. In addition to the performance standards, stationary or industrial noise sources which may impact land uses in adjacent plan area(s) must comply with the Plan Area Statement CNEL standards of the adjacent plan area(s).

08/04/98



Special Area #1

U.S. Highway 50

State Highway 86

- Special Area #1
- Subject Parcels
- Community Plan Boundary