



CHAPTER 7

Implementation Element

The implementation element is a supplement to the Implementation Element of the TRPA Goals and Policies Plan and the Tahoe Basin and Implementation Program sections of the Land Use Element of the El Dorado County General Plan. The Meyers Area Plan must respond to and be consistent with the goals, policies and requirements of both El Dorado County and TRPA.

The plan is adopted by the County Board of Supervisors as an amendment to the El Dorado County General Plan and Zoning Ordinance. It is adopted by the TRPA Governing Board as a Regional Plan amendment which establishes land uses and zoning within the Plan Area and includes substitute standards that replace specific Regional standards and/or County-wide standards within the Plan Area. Projects proposed within the Plan Area must be consistent with the Area Plan, which incorporates by reference the El Dorado County General Plan and the TRPA Regional Plan with the exception of individual provisions that are specifically substituted by standards within this plan.

This chapter describes the implementation Goals and Policies that direct implementation of this plan (section A), the public sector implementation strategies including capital improvement projects and planning and coordination activities (section B), private sector implementation strategies including a summary of regulations and incentives (section C), and the plan reporting and revision process (section D).

A. IMPLEMENTATION GOALS & POLICIES

IMPLEMENTATION VISION

Implement regular public and private improvements to incrementally achieve the Area Plan Goals and Policies and attain Environmental Threshold Standards.

Goals and Policies:

1. Goal: The El Dorado County Board of Supervisors or their designee will have the responsibility to guide the plan's implementation.

Policy 1.1: El Dorado County shall assume primary responsibility for project review and approval consistent with this plan, the County's General Plan, and the Lake Tahoe Regional Plan pursuant to the conditions and limitations outlined in the Land Use Element of this plan and the MOU between TRPA and the County.

Policy 1.2: El Dorado County shall establish and maintain a Meyers Advisory Council (MAC) with regularly scheduled and publicly noticed meetings to provide

recommendations to the Planning Commission, County Board of Supervisors, and/or TRPA on the implementation of this Plan. The MAC shall include seven residents or property owners in the Lake Tahoe Region of unincorporated El Dorado County. The MAC shall include community members representing business, environmental, recreation, and other appropriate interests necessary to carry out the vision of the Meyers Area Plan. The MAC shall be comprised of elected board members of a Municipal Advisory Council 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.

Policy 1.3: Land coverage, commercial floor area, tourist accommodation units, and other units of use regulated by TRPA shall not be transferred out of the Plan Area unless the Board of Supervisors or their designee finds that such transfer will result in a substantial community benefit in terms of implementing this plan.

2. Goal: Fund and implement a portion of the improvements necessary to achieve the Plan's goals and policies through private sector projects.

Policy 2.1: Improve scenic quality and community character by permitting projects that are consistent with the Meyers Area Plan Design Standards and Guidelines (Attachment A).

Policy 2.2: Provide incentives to privately funded projects that result in measurable progress towards achieving Plan goals and policies.

3. Goal: Fund public sector capital improvement projects, and planning and coordination activities through a variety of funding sources.

Policy 3.1: Actively pursue funding to implement this plan from federal, state, and local grant sources, philanthropic organizations, and private/public partnerships.

Policy 3.2: Consider the feasibility of establishing local funding sources such as improvement or assessment districts as a means to implement this plan.

Policy 3.3: Encourage the creation of a community non-profit organization to assist with funding and implementing improvements to implement this plan.

4. Goal: Achieve a sustainable and compact land use pattern by directing future commercial, tourist, and multi-family residential uses to appropriate areas within the Plan Area.

Policy 4.1: Direct the majority of additional CFA that becomes available to El Dorado County to within the Meyers Area Plan.

Policy 4.2: Identify and encourage opportunities to relocate and consolidate existing commercial uses within the Plan Area.

Policy 4.3: Encourage public agencies that hold banked land coverage, CFA, Tourist units, or residential units in the plan area to make them available for use within the Plan Area.

Policy 4.4: Request Caltrans to make available for sale or other means of transfer the excess US 50 right of way in Meyers to the adjoining property owners or the County.

5. Goal: Continuously review and update this Plan to reflect current technology, regulation, policy, community direction, and the environment.

Policy 5.1: El Dorado County, TRPA, and the Meyers Advisory Council will consider revisions or amendments to this plan at least once every four years.

Policy 5.2: The Meyers Advisory Council will evaluate this plan annually and advise the TRPA and El Dorado County if changes are appropriate prior to the comprehensive review every four years.

B. PUBLIC SECTOR IMPLEMENTATION STRATEGIES

Public sector investments are necessary to achieve the community vision and goals and policies of the Area Plan. The following tables list Capital Improvement Projects and Operations and Planning Activities necessary to implement this plan. Attachment C includes project summary sheets with additional detail on each item.

TABLE 7-1: CAPITAL IMPROVEMENT PROJECTS

PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
18 (must do)	El Dorado County	Meyers Sustainable Mobility Project Phase 2	Roadway and intersection improvements to reduce congestion, calm traffic, and improve pedestrian safety. Improvements may include: stamped concrete center lane, an additional crosswalk, signage improvements, reverse ingress-egress at Visitor Center, turn lanes or other intersection improvements at US 50 and N. Upper Truckee, and US 50 and S. Upper Truckee.
12 (must do)	El Dorado County	US 50 Corridor Streetscape Improvements	Streetscape improvements along the US 50 corridor from the SR 89 intersection to the east end of the Plan Area. Improvements include landscaping and, seasonal planter and public art placement within the paved shoulder.
8 (should do)	Tahoe Transportation District or El Dorado County	Meyers Welcome Sign	Construct a "Welcome to Meyers" sign south of US 50 on the west side of the Town Center.
8 (should do)	CA Department of Agriculture	Agricultural Inspection Station Relocation Project	Relocate the existing agricultural inspection station to west of the Meyers Community Center.

PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
8 (should do)	El Dorado County	Meyers Sustainable Mobility Project Phase 1	Pedestrian and scenic improvements within the unpaved US 50 ROW implemented through an expanded easement or encroachment permit. Improvements may include: creating a landscape buffer between the Pat Lowe bike trail and US 50, maintenance or improvements to the existing Pat Lowe Trail, bollard style lighting along the trail, transit shelters, pedestrian kiosks and benches.
6 (should do)	Tahoe Resource Conservation District	Meyers Area- Wide Erosion Control and BMP Implementation	Addresses runoff from County right of way and private commercial properties in the eastern portion of Meyers. Also includes enhancement of the Meyers Creek SEZ on each side of the US 50 crossing.
4 (should do)	El Dorado County	SR 89 Class 1 Path	Class 1 shared-use path in the SR 89 ROW, east of the HWY.
3 (should do)	Tahoe Transportation District	Meyers Loop Multi-use Trail and Trailhead	Construct a trailhead north of the US 50 and SR 89 intersection with public parking & signage. Class 1 multi-use trail leading north from the trailhead and accessing Washoe Meadows State Park. New class 1 segment connecting the trailhead to the existing Pat Lowe trail to the east, and to N. Upper Truckee Road to the west.
2 (could do)	El Dorado County	East San Bernardino Trail	Shared-use trail connection between Tahoe Paradise Park and the North Upper Truckee neighborhood. Bike route along San Bernardino from North Upper Truckee on the west, and from Apache on the east, with a class 1 shared-use trail connection between the ends of San Bernardino. Class 1 trail to follow the San Bernardino right of way and include a crossing of the Upper Truckee River.
2 (could do)	Tahoe Transportation District	East Meyers Trailhead	Construct a trailhead on State property off US 50 at the eastern edge of the Meyers Community Center District. Trailhead should include public parking and signage, and provide access to the existing unpaved trail connecting to Oneidas St., and the existing class 1 trail through Meyers and along US 50 to the City of South Lake Tahoe.

PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	PROJECT	DESCRIPTION
0 (could do)	California Tahoe Conservancy	Tahoe Pines Day Use Area or Tahoe Pines Campground Rehabilitation and Access Project	Construct day use amenities including parking, picnic tables, and signage. Include an undercrossing of the UTR at the existing bridge, potentially as a second phase.
0 (could do)	Tahoe Resource Conservation District	Upper Truckee River Tahoe Paradise Reach Enhancement Project	Stabilize eroding banks and remove/improve existing river bed structure.

TABLE 7-2: OPERATIONS AND PLANNING ACTIVITIES

PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	ACTIVITY	DESCRIPTION
8 (should do)	Non-profit groups, USFS, CTC, State Parks	Backcountry Access - Rock Climbing and Winter Trails Inventory	Coordinate with land management agencies to inventory existing rock climbing/bouldering areas and winter backcountry access points, identify and implement access improvements where needed, and advertise rock climbing/winter backcountry opportunities as appropriate.
2 (could do)	USFS, CTC, State Parks, El Dorado Co & TRPA	Maintain a trail network	TRPA and El Dorado County will coordinate with public land managers to provide a system of trails that provide connectivity between residential areas, recreation areas, and commercial areas consistent with resource management goals.
1 (could do)	El Dorado County	Pat Lowe trail snow removal	El Dorado County will implement snow removal operations on the Pat Lowe Class 1 trail through Meyers.
1 (could do)	Meyers residents and businesses	Form a non-profit organization for Meyers	Create a non-profit organization to assist with implementing and funding improvements in Meyers.

PRIORITY (As Ranked by Community Workshop Participants)	IMPLEMENTER	ACTIVITY	DESCRIPTION
1 (could do)	Tahoe Resource Conservation District	Monitoring and Treating Invasive Species	Regularly monitor and treat invasive species. Prioritize efforts along bike trails and roadways that can serve as a vector for the spread of invasive species.
1 (could do)	State Parks, El Dorado County,& TRPA	Integrate Washoe Meadows State Parks General Plan	Actively participate in the development of the Washoe Meadows State Park General Plan to ensure it provides recreational opportunities, trail connectivity, and environmental improvements consistent with the Meyers Vision.
1 (could do)	El Dorado County, TRCD, Sugar Pine Foundation or other non-profit groups	Provide Sierra Juniper seedlings	Coordinate with local non-profit or community groups to develop a funding source and nursery to provide low cost or free Sierra Juniper seedlings for use in the Plan Area.
1 (could do)	Caltrans & El Dorado County	US 50 snow removal and storage operational improvements	El Dorado County and Caltrans will coordinate to identify and implement feasible changes to snow removal and storage operations along US 50. Operational improvements should consider vehicle, pedestrian, and bicycle safety; the visibility of adjacent businesses; funding sources and cost constraints; year-round use of the class 1 trail; and impacts on native vegetation and landscaping.
1 (could do)	Tahoe Transportation District (TTD)	Transit Service Coordination	El Dorado County will coordinate with TTD to provide improved transit service between Meyers and the City of South Lake Tahoe.
0 (could do)	El Dorado County	Enhanced Street Sweeping	Implement ongoing street sweeping operations using the best available technology.
0 (could do)	USFS, El Dorado County or TRPA, local non-profits	Streamline approval of Guide and Outfitter Services	Secure funding and coordinate with USFS to perform a programmatic environmental review of guide and outfitter services based out of Meyers. The review should provide opportunities for a variety of guide services to be more easily permitted.

C. PRIVATE SECTOR IMPLEMENTATION STRATEGIES

Private property improvements are necessary to implement the Area Plan. Private sector improvements are facilitated through regulations that ensure proposed projects are consistent with this plan and attain environmental threshold standards, and through incentives that provide benefits to private parties in exchange for public benefits. Relevant incentives and regulations are summarized below.

INCENTIVES

Community Incentive Projects

The Community Incentive Project program waives fees for the allocation of commercial floor area. The incentives are available to projects that provide specific public and environmental benefits including public gathering spaces and parking, exceed water quality and energy efficiency standards. See section 90 of the land use ordinance in chapter 2 of this plan for more information.

Transfer of Residential Development Rights

Up to two residential bonus units and a residential allocation are available to property owners who transfer a residential development right from a sensitive or outlying parcel into the Meyers Town Center. The sensitive or outlying parcel must be permanently retired and the number of bonus units depends on the sensitivity and distance from services. See TRPA Code Section 51.3 (Transfer of Residential Development Right) for more information.

Transfer of Existing Development

Residential bonus units, bonus commercial floor area, and bonus tourist accommodation units are available to property owners who demolish existing development on sensitive or outlying parcels and transfer the development into the Meyers Town Center. The sensitive or outlying parcel must be restored and permanently retired and the number of bonus units depends on the sensitivity and distance from services. See TRPA Code Section 51.5.3 (Transfer of Existing Development to Centers) for more information. In addition, non-conforming land coverage may be retained when existing development is restored and transferred into the Meyers Town Center. See TRPA Code Section 30.4.2.C (Transfer of Nonconforming Land Coverage) for more information.

Onsite Removal and Retirement of Excess Coverage

Residential bonus units, bonus tourist accommodation units, and bonus commercial floor area are available to property owners who remove and retire excess land coverage in addition to the amount required by the TRPA excess coverage mitigation requirements. See TRPA Code section 30.6.3 (Onsite Removal and Retirement of Excess Coverage in Centers) for more information.

Coverage Exemptions for Properties with Water Quality BMPs

Land coverage exemptions are available for property owners who implement water quality BMPs. Qualifying properties must meet specific criteria and may be eligible for exemptions for pervious decks, pervious coverage (e.g. pervious pavement), non-permanent coverage (e.g. sheds or greenhouses), and facilities for Americans with Disabilities Act compliance. See TRPA Code Section 30.4.6 (Exemptions and Partial Exemptions from Calculation of Land Coverage) for more information.

Low-Income and Moderate Income Housing

Residential bonus units are available to project proponents proposing to establish deed-restricted low-income or moderate income housing. See TRPA Code Section 52.3.4 (Affordable and Moderate-Income Housing) for more information.

Environmental Mitigation Projects

Residential bonus units are available to project proponents who implement specific environmental mitigations such as contributing to an Environmental Improvement Program project, retiring sensitive land, or reducing land coverage. See TRPA Code Sections 52.3 (Multi-Residential Incentive Program) for more information.

REGULATIONS

Meyers Area Plan Design Standards and Guidelines

Proposed projects must be reviewed for consistency with the Meyers Area Plan Design Standards and Guidelines.

Environmental Documentation

Proposed projects must be reviewed for potential environmental impacts pursuant to the California Environmental Quality Act and TRPA Code Chapter 3 (Environmental Documentation).

Required Findings

Findings required by the TRPA Code and the El Dorado County Zoning Ordinance must be made prior to approval of a project.

Land Uses

Projects must be consistent with the Land Use and Zoning Ordinance of this plan, which incorporates by reference the El Dorado County Zoning Ordinance and the TRPA Code.

Site Development

Projects must be consistent with the development standards included in the Land Use and Zoning Ordinance of this plan, which incorporates the TRPA Code and the El Dorado County Zoning Ordinance by reference. Chapters 30 – 39 of the TRPA Code regulate site development

Growth Management

Development or redevelopment must be consistent with the TRPA growth management system as described in TRPA Code Chapters 50 – 53 and standards included in the Land Use Ordinance of this plan.

Resource Management and Protection

Projects and properties must be consistent with resource management and protection requirements in TRPA Code Chapters 60 – 68, and the El Dorado County Zoning Ordinance.

D. REPORTING & PLAN REVISIONS

REPORTING

Section 13.8 (Monitoring, Certification, and Enforcement of Area Plan) of the TRPA Code requires that the County provide TRPA with quarterly reporting of building permits issued by the County under this Area Plan. At a minimum the reporting will contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units. TRPA shall select and review a sample of development permits issued under this Area Plan in order to certify that the permits are issued in conformance with the Area Plan. TRPA will annually review and recertify the Area Plan or take corrective actions.

In addition, the County will continue to report on progress towards implementing the Lake Tahoe TMDL as required by the amended NPDES permit issued in October 2012. This information will also be used by TRPA to evaluate the area plan every four years pursuant to TRPA Code Section 13.8.5.

PLAN REVISIONS

Revisions to this plan shall be approved by the County Board of Supervisors and the TRPA Governing Board. Pursuant to TRPA Code Section 13.6.7 (Conformity Review for Amendments Made by TRPA to the Regional Plan that Affect an Area Plan), TRPA will provide the County’s Planning Services Department with reasonable notice of pending Regional Plan amendments that may affect this plan. If TRPA approves a Regional Plan amendment that requires a revision of this plan, the County will have one year to revise this plan to be in conformance with the Regional Plan amendment.