PLANNING AND BUILDING DEPARTMENT

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TO: Tahoe Regional Planning Agency – Regional Plan Committee

FROM: Thea Graybill, Planning Manager

MEETING DATE: March 25, 2026

SUBJECT: Tahoe El Dorado Area Plan – Informational Item

SUMMARY:

El Dorado County (County) staff will present an overview of its new proposed Tahoe El Dorado (TED) Area Plan as an informational item to the Tahoe Regional Planning Agency's (TRPA) Regional Plan Committee (RPC). County staff will provide relevant information on the project's background, location, goals/objectives, schedule, and public outreach as well as solicit input from the RPC before developing a Final Draft TED Area Plan and initiating environmental review.

This RPC informational item will also serve as a public scoping meeting to provide interested parties an opportunity to learn more about the proposed project, receive oral comments regarding the scope and content of the Environmental Impact Report (EIR)/Environmental Impact Statement (EIS), and answer general questions regarding the environmental process.

PROJECT DESCRIPTION/BACKGROUND:

The TED Area Plan is a comprehensive land use and zoning document that regulates land use in the Plan Area consistent with the Lake Tahoe Regional Plan (Regional Plan) and the County's General Plan and Zoning Ordinance. This holistic plan is designed to strike the delicate balance between conserving the natural environment, supporting economic vitality, and meeting community needs.

The TED Area Plan encompasses approximately 96,600 acres of land and includes the entire unincorporated area of the County within the Lake Tahoe Basin (Basin). The Plan Area is bound by the Alpine County line to the south, the Placer County line to the north, and the Nevada state line to the east. This substantial planning area represents a diverse landscape of natural terrain, environmentally sensitive lands, recreational facilities, compact commercial nodes, and small residential communities. The Plan Area includes the following distinct communities: Camp Richardson/Cascade, Fallen Leaf Lake, Meeks Bay/Rubicon, Meyers, Greater Meyers, and

Tahoma. The Plan Area does not include the City of South Lake Tahoe.

From decades of prior work towards environmental stewardship and community investment, the TED Area Plan positions the region to advance this progress and address evolving community needs. It creates pathways to expand affordable and workforce housing opportunities, ensuring that the local workforce can continue to live and work in the Basin. This is critically important for both residents and a thriving tourism economy. The TED Area Plan outlines the County's strategy for how it will address housing needs and achieve the environmental thresholds established by TRPA in a way that fits within the existing community fabric of the area and continues to prioritize the outstanding recreational opportunities and natural environment that are important to residents and visitors alike.

TRPA's Phase 2 Affordable and Workforce Housing Amendments:
The TED Area Plan proposes alternative standards to TRPA's Phase 2 Affordable and Workforce Housing Amendments that are demonstrated to be as effective at facilitating affordable, moderate, and achievable housing (as defined in Chapter 90 of the TRPA Code), which includes the following:

1. Establishing a village center in Tahoma (with a town center overlay), which would allow for and incentivize more affordable housing by applying most of TRPA's Phase 2 standards to the Tahoma Village Center;
2. Proposing a new multi-plex residential zone that applies to existing single-family parcels near the Tahoma Village Center, Meyers Town Center, and near school sites, which would replace the current maximum density standard of 1 unit/parcel with a new maximum of 4 units/parcel to allow more "missing middle" housing;
3. Expanding the town center boundary in Meyers while maintaining the character of Meyers;
4. Developing a new multi-family zone that allows for up to 15 dwelling units/acre; and
5. Providing County-owned land, coverage, and/or development rights incentives through a commodities policy toward qualifying affordable and/or workforce housing projects to offset or reduce overall cost.

More information on the County's proposed alternative standards to TRPA's Phase 2 Affordable and Workforce Housing Amendments can be found within the Land Use Strategy Memo (Attachment B). The Strategy Memo outlines how the County's proposed alternative standards are as effective as TRPA's Phase 2 at facilitating housing, which demonstrates compliance with TRPA Code Section 13.6.1(I)(C)(1).

Other Key Priorities/Goals:
The TED Area Plan addresses key policy areas including transportation, recreation, housing, conservation, and public services and facilities. Some other primary goals of the plan are to consolidate land use regulations into a single document for the portion of the unincorporated County within the Basin, reduce regulatory confusion, simplify compliance with local and regional requirements, and enhance the efficiency of plan administration. This is achieved by ensuring consistency between State laws, the County's General Plan and Zoning Ordinance, and TRPA's land use regulations including the Regional Plan and Code of Ordinances. Once adopted, the proposed TED Area Plan would replace the Meyers Area Plan. TRPA Plan Area Statements will be

dissolved as standalone planning tools; however, the policies and allowed uses in the Plan Area Statements will be retained. It also revises the official zoning map of the County and replaces Section 130.27.120 and Chapter 130.26 of the County Zoning Ordinance. The TED Area Plan would amend the TRPA Regional Plan Conceptual Regional Land Use map.

Additionally, the TED Area Plan seeks to streamline permitting and environmental review for conforming projects, establish land use policies and design standards tailored to fit within the context of the Plan Area, address the unique needs and character of each community, and protect sensitive land and natural resources.

Additional details are provided in the Public Draft TED Area Plan (Attachment C).

OUTREACH/PROJECT TIMELINE:

Since outreach started in 2024, County staff have gathered a comprehensive picture of each distinct community's desires as well as where there is room for improvement. The first phase of the project included hosting community visioning workshops, conducting stakeholder outreach, preparing a County and TRPA land use/zoning consistency study, and drafting an outline for the TED Area Plan.

The County conducted four in-person workshops in Tahoma, Meeks Bay, Meyers, and Fallen Leaf Lake and one virtual workshop in June 2024 to solicit initial feedback from the public. County staff gave participants a presentation on the TED Area Plan, provided the opportunity to ask questions, and then asked to visit three stations with custom boards for each community to share their preferences regarding land use, transportation, and recreation/environmental preservation concerns. During the in-person workshops, there was also a fourth station with a laptop displaying the project website, giving the attendees an opportunity to add location-based comments to the interactive Social Pinpoint site in the moment or at a future time. Over 120 people participated in the community workshops, including 97 in-person and 25 virtually.

County staff also sent informational postcards to those that live in the County within the Basin, developed a project website with an interactive survey through Social Pinpoint, held various key stakeholder meetings, sent press releases to the local newspapers, developed an email list and sent numerous emails, and posted relevant information on the County's social media platforms.

The second phase of the TED Area Plan, which County staff are currently in, includes completing the first draft document and environmental analysis, hosting additional community workshops, and revising the draft plan based on feedback received during scoping and those workshops. Phase two should be completed by early/mid 2026. The last phase, Phase three, is a future phase that will include environmental review and the corresponding public comment period for the draft TED Area Plan with public hearings for possible adoption of the TED Area Plan. County staff anticipate the project taking a total of three years for possible adoption by both the County and TRPA in 2027.

Additional information can be found on the TED Area Plan website at www.tedareaplan.com.

PUBLIC REVIEW PERIOD:

The Notice of Preparation (NOP) will be circulated for a 30-day review period (Attachment D). Written comments regarding the scope and content of the EIR/EIS may be submitted throughout the scoping period, which begins on February 27, 2026, and closes at 5:00 p.m. on April 1, 2026. Please send all written comments to Thea Graybill, Planning Manager, El Dorado County, at the address shown above or via e-mail to TEDAreaPlan@edcgov.us with "Tahoe El Dorado (TED) Area Plan EIR/EIS" in the subject line. Public agencies providing comments are asked to include a contact person for the agency.