TAHOE REGIONAL PLANNING AGENCY

TRPA
PO Box 5310
128 Market Street
Stateline, NV 89449

STAFF REPORT

Date: March 18, 2026

To: TRPA Regional Plan Committee

From: TRPA Staff

Subject: Presentation on the Proposed New Tahoe El Dorado Area Plan and Scoping for the Associated EIR/EIS

Summary and Staff Recommendation:
Since 2024, El Dorado County staff have been developing the Tahoe El Dorado Area Plan (TED), a new area plan that would encompass the entire El Dorado County portion of the Tahoe Basin. El Dorado County staff will present a summary of the proposed area plan to the Regional Plan Committee (RPC) to solicit input before developing a final draft plan. This meeting will also serve as a public scoping meeting for the joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) process, which began on February 27, 2026, and closes April 3, 2026.

Required Motions:
The purpose of this agenda item is to solicit comments from the RPC and public regarding the range of issues, alternatives, and environmental topics that should be analyzed in the EIR/EIS. This item is agendized "for possible action" to allow the possibility for the RPC to take action such as providing direction to staff; however, staff is not seeking or recommending any specific motions or actions for this item.

Project Description/Background:
The Area Plan framework was adopted with the 2012 Regional Plan to give local governments more jurisdiction over planning decisions while furthering the goals and objectives of the Regional Plan. There are currently six adopted area plans and three additional area plans in development throughout the basin, including the TED.

The primary goals of the TED are to establish consistency between El Dorado County and TRPA land use requirements, simplify permitting and environmental review for conforming projects, establish area-specific land use policies and design standards, address the unique needs and character of each community, and protect sensitive land and natural resources. The TED proposes alternative standards to TRPA's Phase 2 Affordable and Workforce Housing Amendments, as described in more detail below. The TED would also incorporate the existing Meyers Area Plan with modifications and create a new town center designation for Tahoma.

Key Elements Proposed in the TED:

- **Tahoma Village Center:** El Dorado County proposes to designate Tahoma as a new Village Center with a "Town Center" designation under the TRPA Regional Plan framework. The **Tahoma Village Center** is envisioned to be a pedestrian-oriented, mixed-use community center that will serve as the heart of Tahoma. By designating Tahoma as a town center, the area would become eligible for regulatory incentives available in town centers that support affordable, moderate, and achievable workforce housing. However, unlike larger town centers in the region, the proposed development standards for the Tahoma Village Center are designed to reflect the smaller scale and intimate character of the Tahoma community.

Artist rendering of an imagined redevelopment on an existing commercial site in the proposed Tahoma Village Center.

- **Meyers:** The Meyers Town Center is envisioned as the mixed-use heart of Meyers, serving as a vibrant community hub for both residents and visitors. The County proposes to allow increased capacity for affordable housing within the Meyers Town Center. This would be achieved by expanding the footprint of the Meyers Town Center to include additional opportunity sites for housing and allowing building height greater than those currently allowed in the Meyers Area Plan but lower than the height allowed in town centers under the TRPA Phase 2 Housing Amendments.

- **Multi-Plex Residential Zone:** The County proposes a new Multi-Plex Residential (MPR) zone designed to enable "missing middle" housing types—including duplexes, triplexes, and fourplexes—in traditionally single-family neighborhoods. This zone would allow for up to 15 residential units per acre and would include neighborhoods in Meyers, Tahoma, and areas off Pioneer Trail. **The County also proposes to allow up to four units per parcel regardless of the units-per-acre calculation on a site.** Implementing **this density option would require a future amendment to Chapter 31 of the TRPA Code of Ordinances, which currently regulates residential density based on units per acre (up to 15 units per acre).** This amendment concept is currently under consideration as part of TRPA's Cultivating Community, Conserving the Basin initiative.

- **New zoning framework:** The TED would implement a new zoning framework that differs from the original Plan Area Statement structure. The proposed zoning system is intended to streamline land use regulation while maintaining consistency with the Regional Plan.

Additional information on the goals, objectives, and policy proposals of the TED can be found in Attachment A: El Dorado County Staff Report.

Proposed Alternatives to the Phase 2 Housing Amendments

In December 2023, TRPA adopted the Phase 2 Housing Amendments, which require local jurisdictions to adopt certain height, density, coverage, and parking standards in their area plans for deed-restricted housing in town centers and areas zoned for multifamily housing. These standards were developed based on anticipated housing cost reductions. Local jurisdictions were given the option to propose alternative standards if they demonstrate that the anticipated cost reductions associated with those alternatives are equal or greater than the reductions anticipated under the Phase 2 standards. At the time of adoption, the TRPA Governing Board specified that proposed alternatives must holistically consider the financial impacts on development and demonstrate comparable or greater effectiveness at facilitating deed-restricted housing. Examples of viable alternatives could include adoption of an inclusionary housing ordinance, zoning additional areas for multi-family housing, providing donated land or other public subsidies, or installing area-wide stormwater systems in preferred affordable and workforce housing areas.

El Dorado County proposes several measures as alternatives to certain Phase 2 standards, as shown in Table 1 and 2 below. In order to meet the requirements to partially "opt-out" of the Phase 2 standards, the County is proposing the following:

1. Provide County-owned non-sensitive land to deed-restricted housing projects at no cost to the project applicant.
2. Provide County-held coverage and development rights for no cost or reduced price to housing projects.
3. Rezone Tahoma as a "Village Center" (same as TRPA's "Town Center" designation), allowing higher density, height, and coverage to encourage housing and commercial redevelopment.
4. Expand the existing Meyers Town Center to increase capacity for housing.
5. Allow up to 4 housing units per parcel in neighborhoods that are adjacent to the Tahoma Village Center and the Meyers Town Center.
6. Allow up to 15 units per acre on key sites throughout the County to expand overall capacity for deed-restricted housing.

El Dorado County retained BAE Urban Economics to evaluate these proposed alternatives through a financial feasibility analysis. The analysis showed that the County's proposed alternatives would be more cost-effective in producing deed-restricted housing than the TRPA Phase 2 Housing Amendments TRPA staff will continue to evaluate the County's proposed alternatives, including the financial feasibility analysis, as part of the EIR/EIS process. A summary of the County's proposed alternatives, including a summary of the financial feasibility analysis can be found in Attachment B: Land Use Strategy Memo.

Table 1: TRPA Phase 2 Standards & County Proposed Alternatives for Deed-Restricted Housing, Meyers Town Center

Development Standard	TRPA Phase 2 Standards	County Proposed Alternatives
Density	No maximum density	No maximum density
Coverage	Up to 100% with area-wide stormwater treatment	Up to 100% with area-wide stormwater treatment
Height	65 feet (5 stories)	56 feet (4 stories)
Parking	Based on demand, no less than 0.75 spaces/unit	1 space/unit

Table 2: TRPA Phase 2 Standards versus County Proposed Alternatives for Deed-Restricted Housing, Proposed Tahoma Village Center (designated as a TRPA "Town Center")

Development Standard	TRPA Phase 2 Standards*	County Proposed Alternatives
Density	No maximum density	No maximum density
Coverage	30% (assumes no regional stormwater treatment system)	Up to 100% with area-wide stormwater treatment
Height	36 feet (3 stories)	42 feet (3 stories)
Parking	Based on demand, no less than 0.75 spaces/unit	1 space/unit

**Standards assume that without the proposed TED, Tahoma would not have a town center designation and would be subject to TRPA's Phase 2 standards for areas zoned multi-family.*

Environmental Review:

El Dorado County and TRPA will analyze the proposed TED through a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) pursuant to Chapter 3 of the TRPA Code and the TRPA Rules of Procedure. This RPC meeting serves as the public scoping meeting for the EIR/EIS within the currently open scoping period. Adoption of the TED Area Plan would require future approvals by the TRPA Governing Board following completion of the environmental review process.

Regional Plan Compliance:

The development of the TED furthers several goals of the TRPA Regional Plan, including:

- **Land Use-4.6:** In order to be responsive to the unique needs and opportunities of communities of the region, local governments are encouraged to prepare conforming area plans that supersede existing plan area statements and community plans.
- **Housing-1:** Promote housing opportunities for full-time and seasonal residents as well as workers employed within the region.

- **Housing-1.2:** Local governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low-income housing.

Contact Information:
For questions regarding this agenda item, please contact Alyssa Bettinger, Senior Planner, at (775) 589-5301 or abettinger@trpa.gov
To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4:00 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4:00 p.m. the day before a meeting will be distributed and posted in time for the meeting.

Attachments:

A. El Dorado County Staff Report
B. Land Use Strategy Memo
C. Draft Tahoe El Dorado Area Plan
    a. Appendix A: Development & Design Standards
D. Notice of Preparation (NOP)

Attachment A
El Dorado County Staff Report

PLANNING AND BUILDING DEPARTMENT

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South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150
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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.

Attachment B

Land Use Strategy Memo

Attachment C

Draft Tahoe El Dorado Area Plan

Attachment C
Appendix A: Development & Design Standards

Attachment D
Notice of Preparation (NOP)

EL DORADO COUNTY
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NOTICE OF PREPARATION AND SCOPING MEETING

Tahoe El Dorado Area Plan Environmental Impact Report/Environmental Impact Statement

Project Title: Tahoe El Dorado (TED) Area Plan

Project Applicant: El Dorado County (County) and Tahoe Regional Planning Agency (TRPA)

Comment Period: February 27, 2026 through April 1, 2026

Scoping Meeting: March 25, 2026 before the TRPA Regional Plan Committee at 128 Market Street, Stateline, Nevada. See additional details below.

Lead Agency: County and TRPA

Contacts:

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The County and TRPA are preparing a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed Tahoe El Dorado Area Plan (TED Area Plan). This joint document will serve as an EIR prepared by the County, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and an EIS prepared by TRPA, pursuant to its Compact, Code of Ordinances (Code), and Rules of Procedure. This notice meets the CEQA and TRPA noticing requirements for a Notice of Preparation (NOP) to provide public agencies, organizations, tribes, and interested members of the public with sufficient information about the proposed project and its potential environmental effects to make meaningful responses as to the scope and content of the EIR/EIS. The project location and description are briefly described below.

PROJECT LOCATION

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, shown in Figure 1, 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.

PROJECT DESCRIPTION

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.

Building on 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. The TED Area Plan proposes alternative standards to TRPA's recently adopted Phase 2 Housing Amendments that are demonstrated to be as effective to facilitating affordable, moderate, and achievable housing (as defined in Chapter 90 of the TRPA Code), which includes: establishing a village center in Tahoma (with a town center overlay); proposing a new multi-plex residential zone; expanding the town center boundary in Meyers; developing a new multi-family zone that allows for up to 15 dwelling units/acre; and providing County-owned land, coverage, and/or development rights incentives through a commodities policy.

The TED Area Plan addresses key policy areas including transportation, recreation, housing, conservation, and public services and facilities. A primary goal of the plan is to consolidate land use regulations into a single document for the portion of unincorporated County areas within the Basin, reduce regulatory confusion, simplify compliance with local and regional requirements, and enhance the efficiency of plan administration. This goal 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 Draft Area Plan, which is available for download at: www.tedareaplan.com.

EIR/EIS SCOPE

The EIR/EIS will evaluate the direct and indirect significant and adverse environmental impacts of the proposed project (i.e., the proposed TED Area Plan). The County and TRPA have determined that the EIR/EIS shall evaluate impacts in the following resource areas:

- Aesthetics/Scenic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, Land Capability, and Coverage
- Greenhouse Gas Emissions and Climate Change
- Hazards, Hazardous Materials, Human Health, and Risk of Upset
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population, Employment, and Housing
- Public Services and Utilities
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire (including emergency evacuation)

In accordance with State CEQA Guidelines Section 15130 and the TRPA Initial Environmental Checklist, the EIR/EIS will also include an analysis of cumulative impacts that considers the effects of the proposed project when combined with the related effects of related past, present, and probable future projects in the surrounding area.

ALTERNATIVES

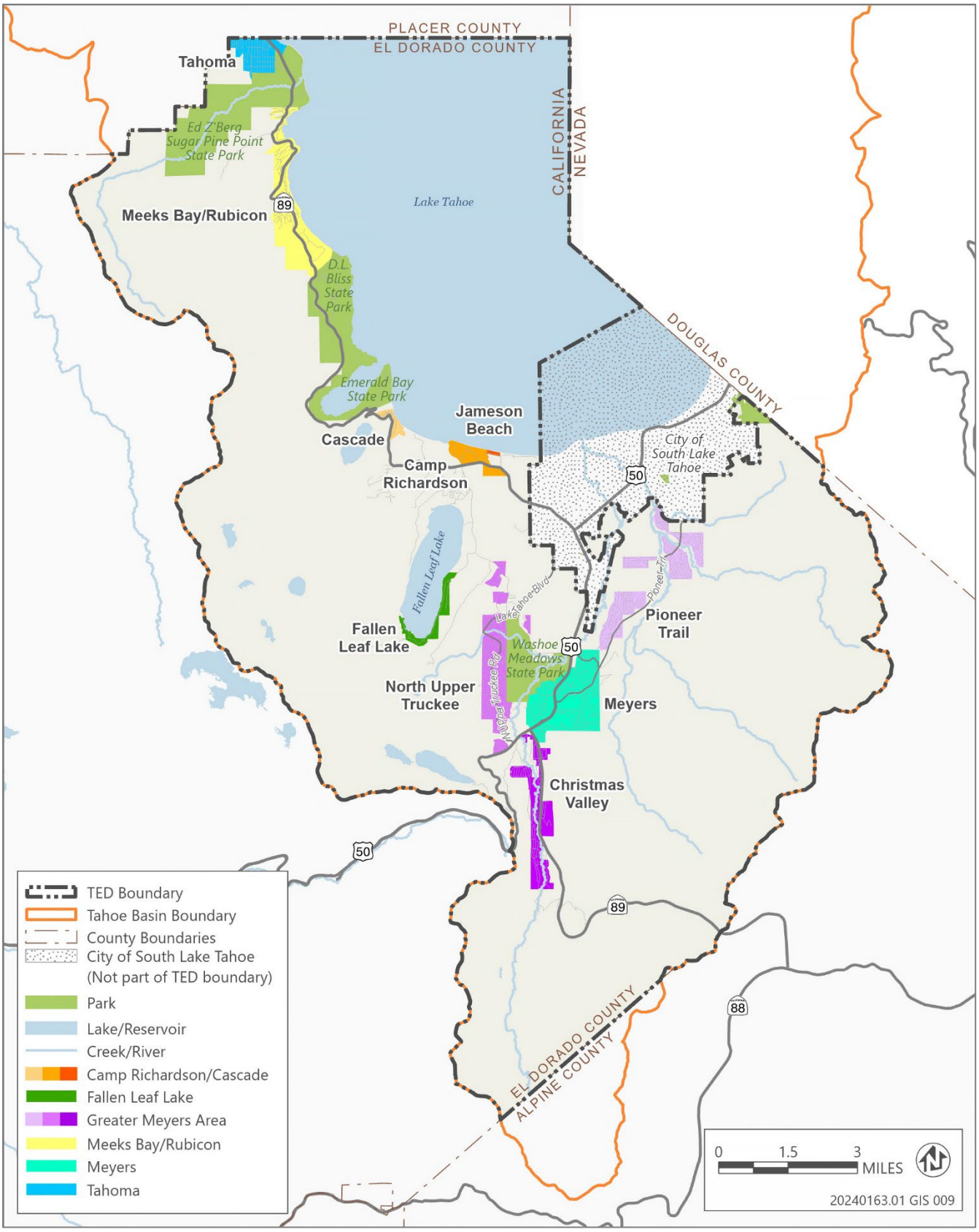
The EIR/EIS will evaluate a range of alternatives to the proposed TED Area Plan in accordance with Section 15126.6 of the State CEQA Guidelines, the TRPA Rules of Procedure, and Section 3.7.2 of the TRPA Code. The EIR/EIS will likely consider two additional action alternatives to the proposed TED Area Plan, and a no project alternative, as required. The no project alternative will reflect the existing plans and regulations that are in place at the time this NOP was published. Aside from the no project alternative, the County and TRPA have not yet determined what additional alternatives to the proposed project will be evaluated in the EIR/EIS. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR/EIS for comparison against the impacts identified for the TED Area Plan, consistent with the requirements of CEQA and TRPA regulations. As part of the scoping process, the County and TRPA are soliciting feedback from interested stakeholders on alternatives to consider during environmental review.

PUBLIC REVIEW PERIOD

The NOP will be circulated for a 30-day review period. 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.

SCOPING MEETING

In addition to the opportunity to submit written comments, the TRPA Regional Plan Committee will hold 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 EIR/EIS, and answer general questions regarding the environmental process. The meeting will be held in-person with a virtual attendance option on March 25, 2026. The scoping meeting is not time certain; participants should check the TRPA website 1 week prior to the scoping meeting for the agenda, which will be posted at the following location: https://www.trpa.gov/meeting-materials/. The agenda will include a Zoom link for virtual participants.



Source: El Dorado County Assessor's Office 2024; Ascent 2025.

Figure 1 TED Plan Area