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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:** March 3, 2026 through April 3, 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

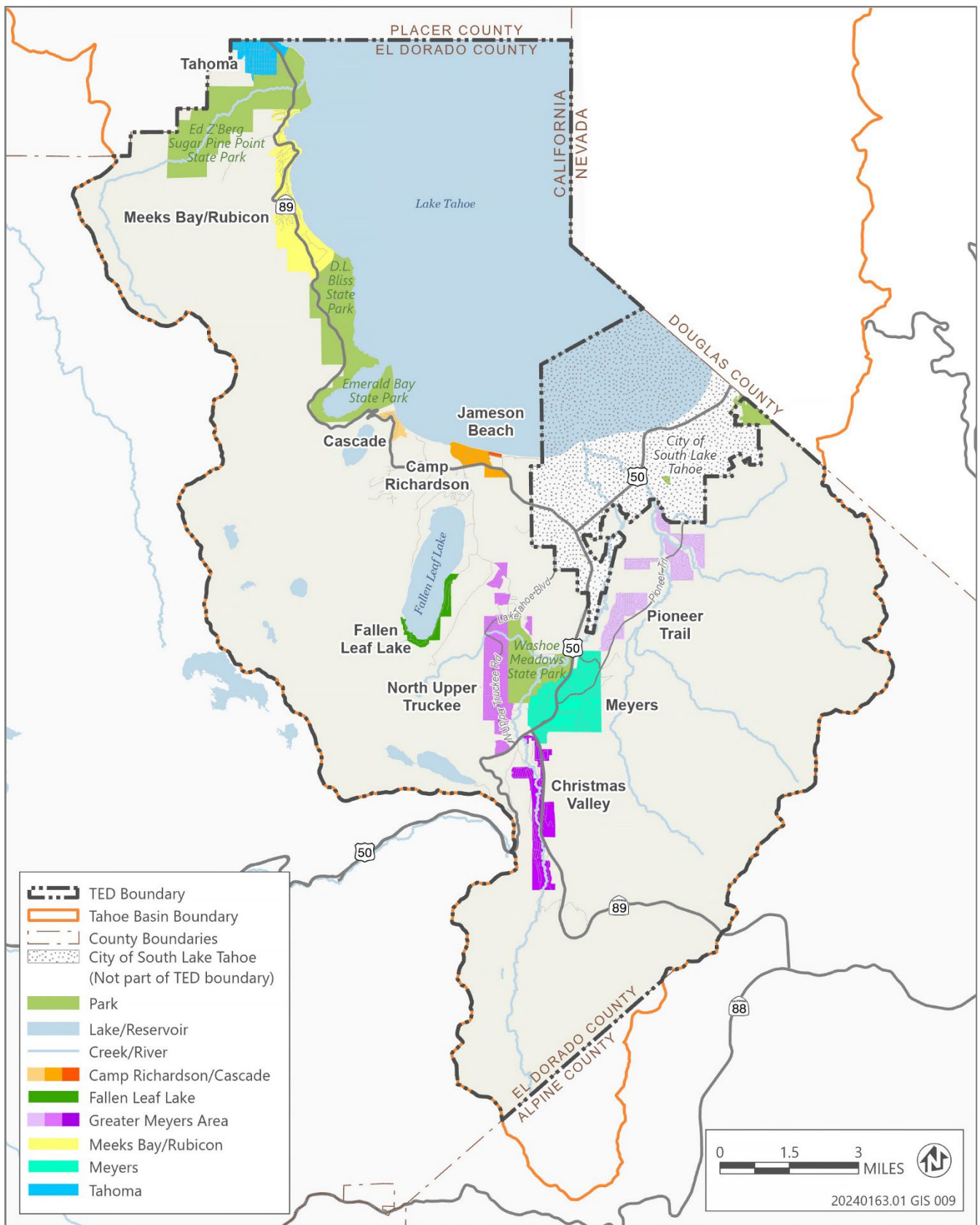
The EIR/EIS will evaluate a range of alternatives to the proposed TED Area Plan in accordance with Section 15126.6 of the State CEQA Guidelines, the TRPA Rules of Procedure, and Section 3.7.2 of the TRPA Code. The EIR/EIS will likely consider two additional action alternatives to the proposed TED Area 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