



**EL DORADO  
AREA PLAN**



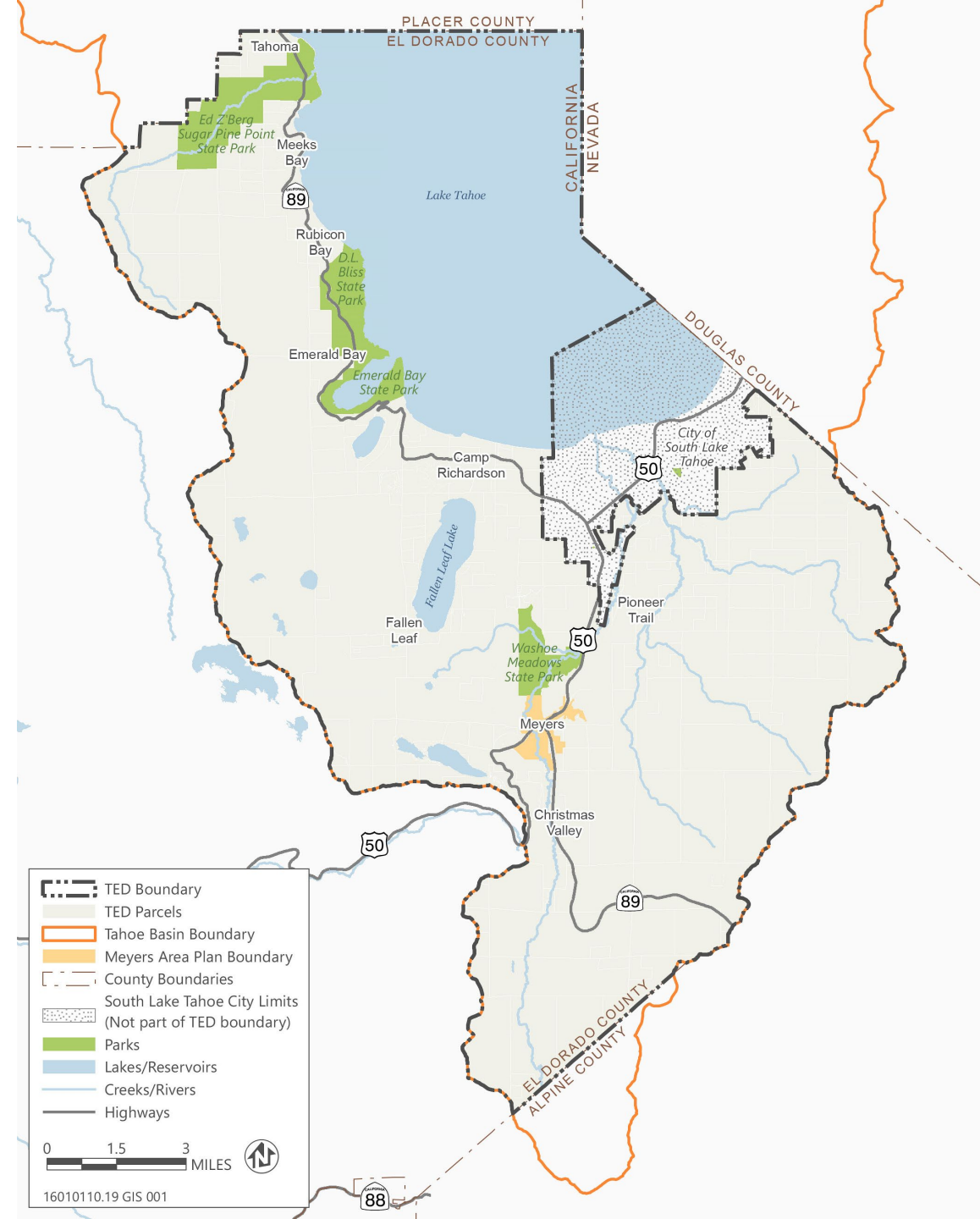
# **TRPA REGIONAL PLAN COMMITTEE**

**SCOPING MEETING &  
INFORMATION ITEM**  
MARCH 25, 2026

# WHAT IS TED?

IT'S THE **TAHOE EL DORADO AREA PLAN!**

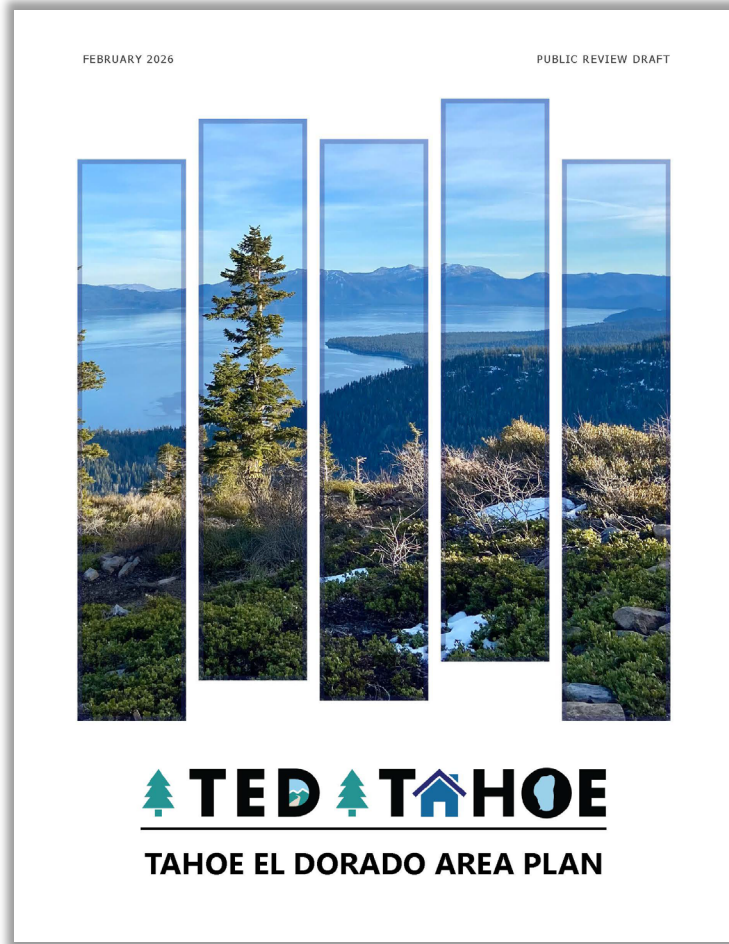
- One Area Plan for the County in the Basin
- One stop shop for projects in the Plan Area through an expanded MOU
- Includes policies for transportation, recreation, housing, environmental protection, and safety
- Will absorb the Meyers Area Plan



# PUBLIC OUTREACH



# TABLE OF CONTENTS



## Chapters

- 1: Introduction
- 2: Land Use Element
- 3: Transportation Element
- 4: Environmental Conservation Element
- 5: Recreation Element
- 6: Public Facilities & Services Element
- 7: Community Policies

## Appendices

- A: Development and Design Standards
- B: Commodities Policy & Resolution  
*(To be provided in subsequent draft)*

# PHASE 2 AFFORDABLE & WORKFORCE HOUSING AMENDMENTS

- For affordable housing in **Town Centers & areas zoned for multi-family**
- Local jurisdictions can:
  - > Amend their plans to be consistent with TRPA

*OR*

- > Alternative standards must be at least as effective as TRPA standards at providing deed restricted housing

***The County is proposing to accommodate affordable and workforce housing that fits with the character of its communities***

# LAND USE STRATEGY

- 1 **Tahoma Village Center**
- 2 **Meyers Town Center**
- 3 **Multi-Plex Residential Zone**
- 4 **Rezone Sites for Multi-Family Residential**
- 5 **Commodities & Land Incentives**

# STRATEGY 1: TAHOMA VILLAGE CENTER

## Vision for Tahoma Village Center

- A walkable, mixed-use community center
- Housing for local residents and workers



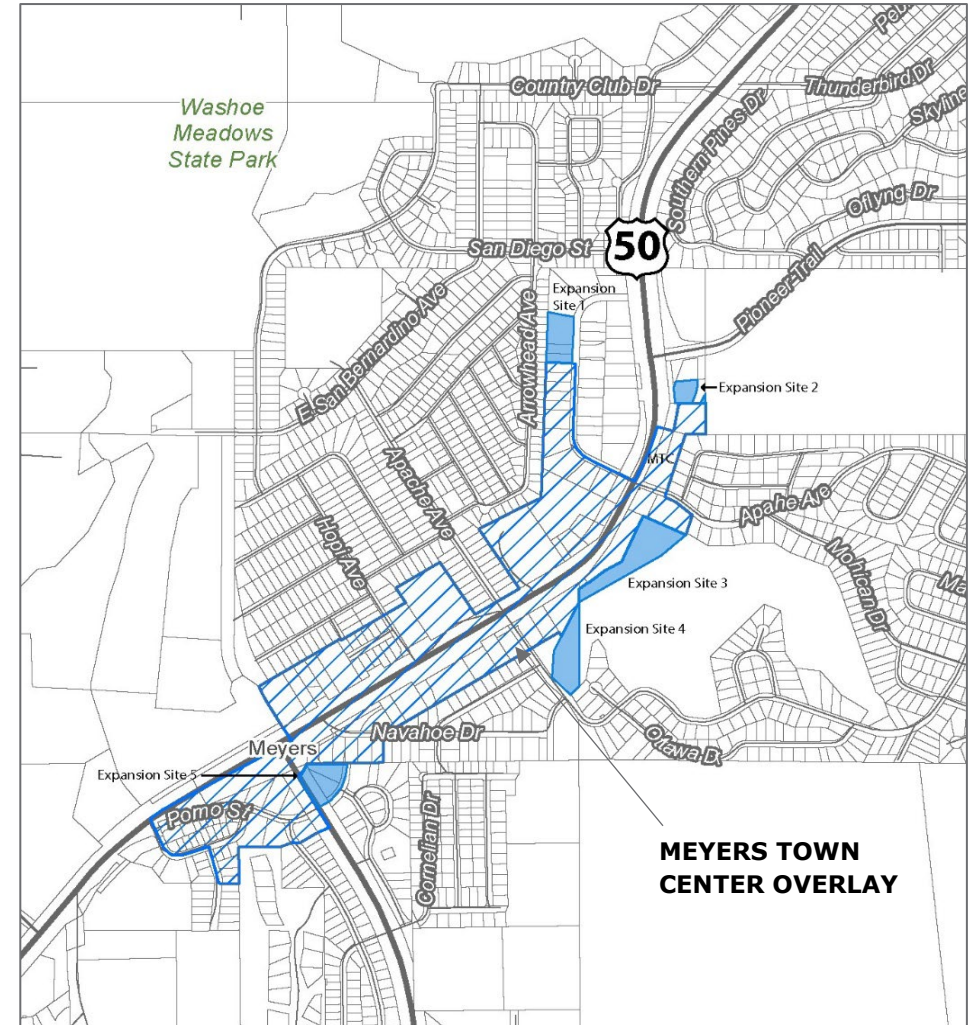
# TAHOMA VILLAGE CENTER AFFORDABLE HOUSING STANDARDS

DEVELOPMENT STANDARDS	INCENTIVES FOR AFFORDABLE HOUSING
Maximum Density	No density limit
Maximum Building Height	42 feet (i.e., 3 stories)
Maximum Lot Coverage	100% with regional stormwater treatment system
Minimum Number of Parking Spaces	Based on parking demand as determined by a parking analysis

# STRATEGY 2: MEYERS TOWN CENTER



Artist Rendering of Envisioned Meyers Town Center

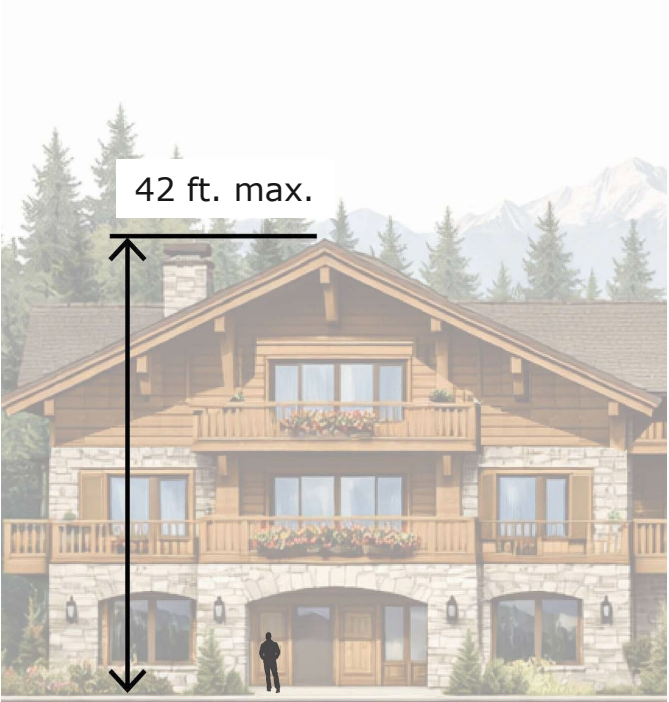


# MEYERS TOWN CENTER STANDARDS

DEVELOPMENT STANDARDS	MARKET RATE HOUSING	INCENTIVES FOR AFFORDABLE HOUSING
Maximum Density	25 units/acre	No density limit
Maximum Building Height	48 feet (~ 3-3.5 stories)	56 feet (~ 4-4.5 stories)
Maximum Lot Coverage	70%	100% with regional stormwater treatment system
Minimum Number of Parking Spaces	<u>Studio/1 bedroom:</u> 0.75 spaces/unit <u>2+ bedroom:</u> 1 space/unit	Based on parking demand as determined by a parking analysis

# HEIGHT LIMITS IN MEYERS TOWN CENTER

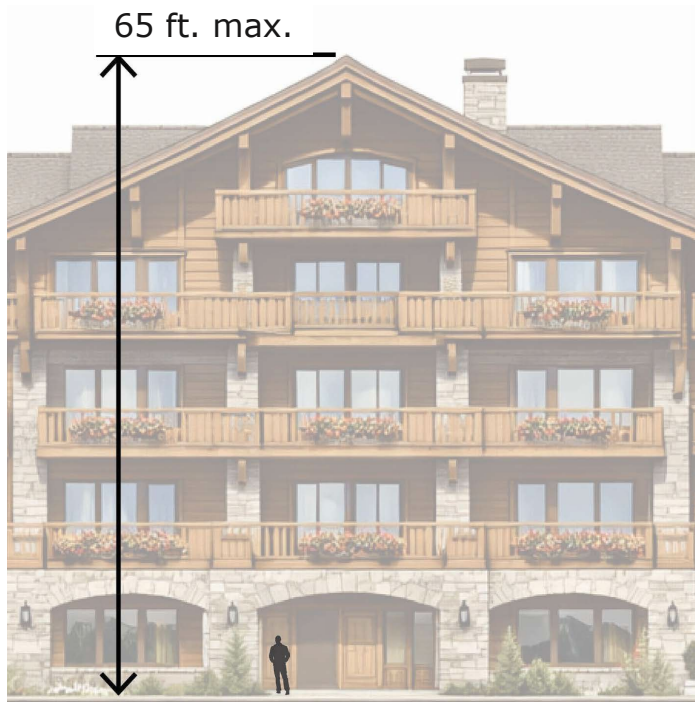
## COMPARISON OF HEIGHT LIMITS FOR AFFORDABLE HOUSING



Meyers Area Plan Maximum  
(Current)



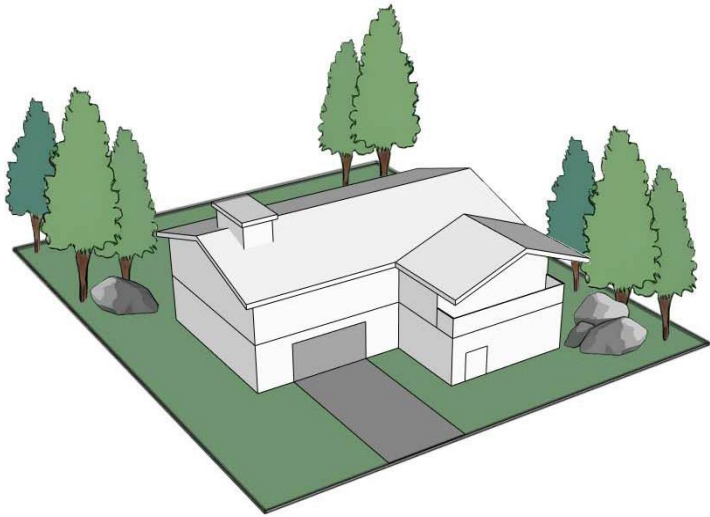
TED Area Plan Maximum  
(Proposed)



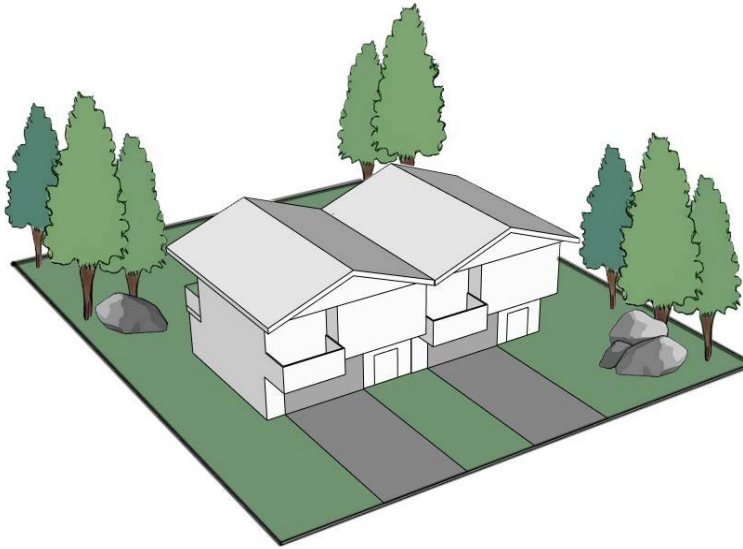
TRPA Phase 2 Amendments

# STRATEGY 3: MULTI-PLEX RESIDENTIAL

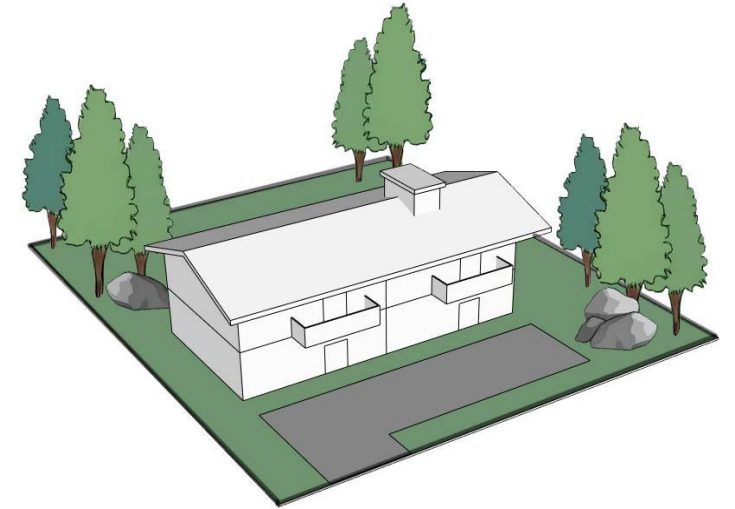
## MISSING MIDDLE HOUSING



Single-Family Home  
(4,000 square feet)

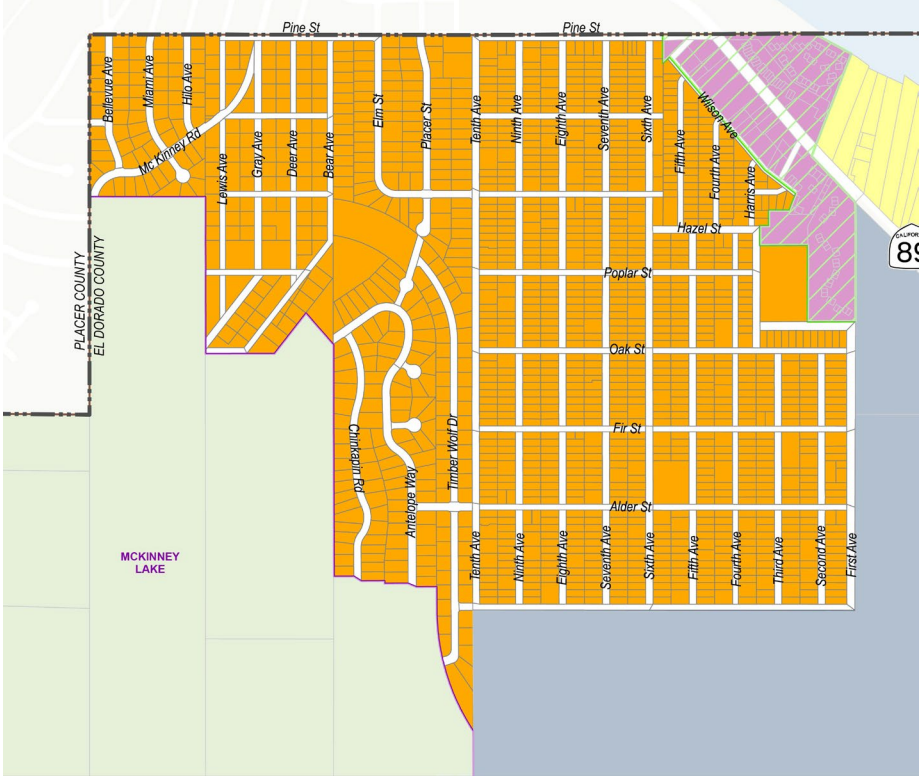


2 Townhomes  
(2,000 square feet/unit)

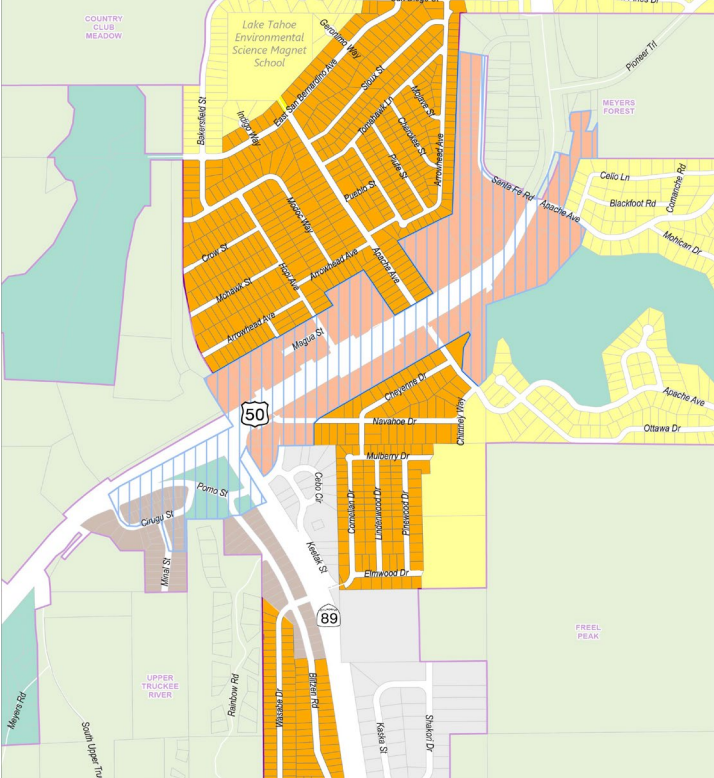


Fourplex  
(1,000 square feet/unit)

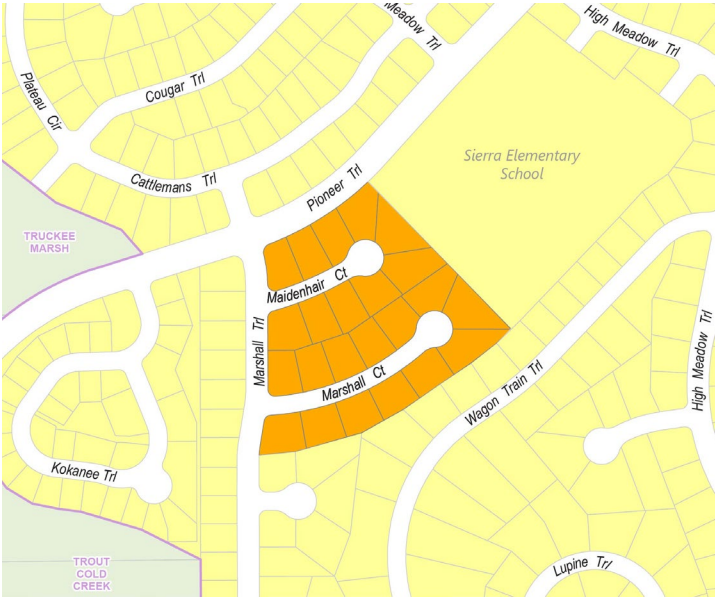
# STRATEGY 3: MULTI-PLEX RESIDENTIAL ZONE



Neighborhood by Tahoma Village Center



Surrounding Meyers Town Center



Sierra House

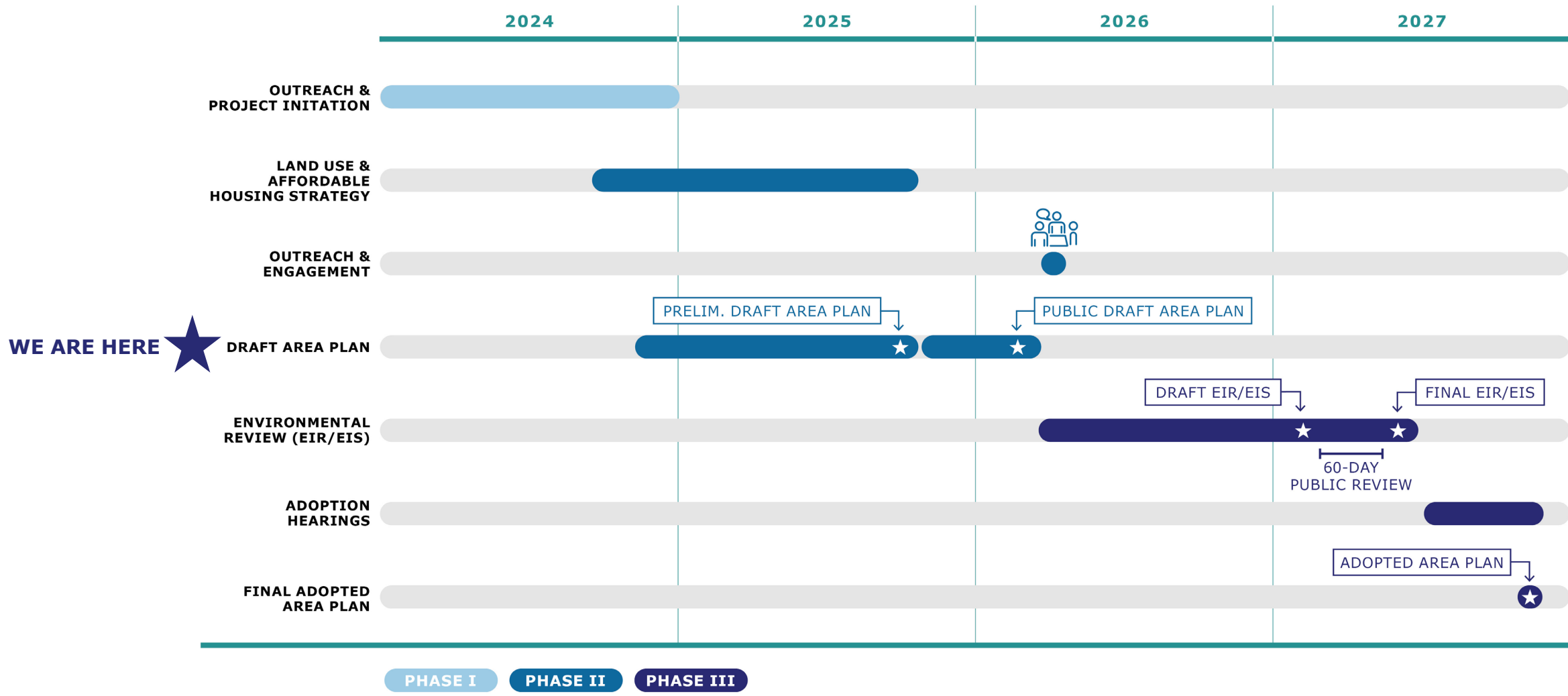
# STRATEGY 4: REZONE SITES FOR MULTI-FAMILY

- Allows up to 15 units/acre
- Applies to:
  - > Existing multi-family zoning in Meyers & Christmas Valley
  - > Near Lake Tahoe Airport
  - > Intersection of Pioneer Trail and Black Bart Ave

# STRATEGY 5: COUNTY-OWNED COMMODITIES & LAND INCENTIVES

- Provide County-Owned Lands to Facilitate Housing
- Provide County-Banked Coverage
- Provide County-Owned Potential Residential Units of Use (PRUUs)
- Convert Commercial Floor Area (CFA)

# PROJECT SCHEDULE





# SUBMIT YOUR COMMENTS!

Submit written comments by  
visiting the project website at:

[TEDAreaPlan.com](http://TEDAreaPlan.com)



OR

Email comments to:  
[TEDAreaPlan@edcgov.us](mailto:TEDAreaPlan@edcgov.us)

PROVIDE YOUR FEEDBACK ON  
THE DRAFT AREA PLAN

\* Indicates required field

Name \*

First	Last
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Email \*

Comment \*