



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**
E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors *MJ.*
FROM: Michael J. Johnson, AICP
Agency Director
By: Crystal Jacobsen, Principal Planner
DATE: October 20, 2015
SUBJECT: **Tahoe Basin Area Plan Update Status Report**

ACTION REQUESTED

1. Tahoe Basin Area Plan Update – Status update. No Board action is requested.

BACKGROUND

Since 2011, staff has been working with the Tahoe community on the Tahoe Basin Area Plan Update work program. After developing and launching a public outreach strategy in 2012, staff continues to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the County's Area Plan Update to ensure conformance with the TRPA Regional Plan and to jointly prepare an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the Area Plan. This report provides the Board with information on the recent efforts with the Area Plan and outlines the timeline moving forward to adoption.

AREA PLAN UPDATE STATUS

Plan Document Development and Coordination with the TRPA Regional Plan

Since the last status report to the Board in April 2015, the Planning Services Division and consultants have coordinated with TRPA on the preparation of a Draft Tahoe Basin Area Plan and implementing regulations that are intended to achieve TRPA's identified environmental thresholds as established in TRPA's Regional Plan goals.

Staff has focused on outlining an environmental enhancement strategy for the Area Plan and to highlight the County's already-constructed environmental improvement projects which are designed to achieve environmental threshold gain. The intent of this approach has been to illustrate how the County has and will continue to implement the goals and objectives of the TRPA Regional Plan.

In an effort to further TRPA's Regional Plan, staff has prepared a Draft Area Plan that aligns proposed land use changes with environmental improvements, while also maintaining the spirit and intent of the community's vision for the North Tahoe Basin. On June 3, 2015, in coordination with TRPA, a Public Review Draft Tahoe Basin Area Plan and Notice of Preparation (NOP) for the EIR/EIS were released for a 60-day public review period. The Public Review Draft Tahoe Basin Area Plan includes an implementing regulations chapter and implementation plan intended to implement

the TRPA Regional Plan and Code and to further environmental threshold gain in the North Tahoe Basin area.

During the 60-day public review comment period staff received input regarding the Area Plan and the addition of policies to enhance the Area Plan's environmental improvement strategy. Staff has worked with TRPA to make minor refinements to the Area Plan and has circulated proposed revisions to stakeholders. While environmental analysis for the Area Plan is underway, the County will continue to accept public comments on the Public Review Draft Tahoe Basin Area Plan and based on stakeholder input, will continue work with TRPA to make refinements where necessary. The Public Review Draft Tahoe Basin Area Plan, related documents, and all proposed Area Plan revisions can be found on the County's Tahoe Basin Area Plan webpage at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>

North Tahoe Parking Study

As reported to the Board in April, the County has also prepared a North Tahoe Parking Study to outline community-wide solutions to address parking issues in the Basin. This effort has been led by the County's Department of Public Works, along with Planning Services Division coordination on the parking management strategy and preparation of new parking standards. The Parking Study was released for public review in April 2015 and staff conducted a public workshop on May 11, 2015 to seek input on the various solutions outlined in the Study.

Recommended solutions in the Study included modifications to the County's parking rate standards, so that the parking rates are better aligned with contemporary approaches used by other mountain communities. The Study recommended that the County decrease some parking rates (number of stalls required) for certain types of uses, provide a percentage reduction in parking requirements for commercial land uses within the Town Centers, allow for shared parking, and modify some parking lot design requirements. At the May 11, 2015 workshop, many community members expressed a desire to modify the County's parking standards and design guidelines consistent with the recommendations in the Parking Study. Accordingly, the County updated its parking standards and design guidelines within the Area Plan to be reflective of the Study's recommendations and public input received related to parking rates and parking lot design. The updated parking standards and design guidelines are reflected in the June 3, 2015 Public Review Draft Tahoe Basin Area Plan.

The Parking Study also recommends that the County explore the establishment of an in-lieu parking fee program for Tahoe City and Kings Beach commercial core areas to provide older commercial properties options to meet parking requirements beyond on-site parking. Other recommendations in the Study include providing for additional public parking within Tahoe City and Kings Beach, and consideration and exploration of providing ongoing funds for compensation to private parking lot owners for time-dependent public parking use of their lots. These recommendations were also presented to the public at the May 11, 2015 Parking Study Workshop; however, as these recommendations do not result in Area Plan or regulatory provision changes, the recommendations were not incorporated into the June 3, 2015 Public Review Draft Tahoe Basin Area Plan. It should be noted that concern was raised at the workshop regarding the recommendation to explore the establishment of an in-lieu parking fee program. Community members expressed concern regarding the future cost burden associated with an in-lieu fee and how high fees could result in a barrier to business owners trying to redevelop their properties. As such, the County is working to further explore the feasibility and various funding options for a future in-lieu fee program, and will continue stakeholder outreach on this topic.

Tahoe City Lodge Project

As reported to the Board in April 2015, the Tahoe City Lodge project site (former Henrikson site) has been identified in the Area Plan as an Opportunity Site and as an environmental redevelopment project, given that the site has been recently purchased and a project application has been submitted

for the site. Opportunity sites are properties that have been identified within the Town Centers which could provide opportunity for environmental redevelopment and which could help to foster revitalization of the Town Centers. Environmental redevelopment acknowledges the linkage between the Tahoe Basin economy and the environment, noting that new projects will meet strict environmental standards onsite, as well as play a role in enhancing long-term sustainability.

The Tahoe City Lodge project includes the redevelopment of the old Henrikson site, as well as a small portion of the Tahoe City Golf Course near the club house. The project includes a proposal for a 120 unit condo-hotel on the old Henrikson site, and renovations to the existing Tahoe City Golf Course club house which will include conference facilities and shared parking facilities.

As directed by the Board, the County's Area Plan EIR/EIS will analyze the Tahoe City Lodge project at the project level. This portion of the EIR/EIS analysis is separate from the Area Plan EIR/EIS analysis and is being funded by the project applicant through a four-party contract with the applicant, TRPA, the County, and Ascent Environmental. To that end, staff has been working with the project applicant, TRPA, and Ascent Environmental to identify EIR/EIS alternatives for the Tahoe City Lodge project that will be incorporated into the Area Plan EIR/EIS alternatives. Further discussion on the environmental analysis and the EIR/EIS alternatives are provided below.

Environmental Analysis

As previously reported to the Board, an EIR/EIS is being prepared for the Tahoe Basin Area Plan and for the Tahoe City Lodge project described above. The Tahoe Basin Area Plan will be analyzed at the programmatic level and the Tahoe City Lodge project will be separately analyzed at the project level.

In addition, as previously reported to the Board, a Notice of Preparation (NOP) was released in summer 2014 for the preparation of the EIR/EIS. However, upon release of that NOP it was determined by TRPA that a second NOP would be released concurrent with the release of the Public Review Draft Tahoe Basin Area Plan. To that end, after working with consultants to complete the Area Plan, the second NOP was released with the Public Review Draft Tahoe Basin Area Plan on June 3, 2015 for a 60-day public review period. The public review period for the NOP closed on August 3, 2015.

During the 60-day public review comment period staff, conducted two EIR/EIS public scoping meetings on June 16, 2015 (including an afternoon meeting in Kings Beach and an evening meeting in Tahoe City). The NOP was also presented to the TRPA Advisory Planning Commission (APC) on June 10, 2015 and the TRPA Governing Board on June 24, 2015.

Following the close of the NOP public review comment period, staff has been working with TRPA and consultants to prepare a NOP scoping summary report and to develop a range of EIR/EIS alternatives to be analyzed for the Area Plan and the Tahoe City Lodge project. Staff has outreached to stakeholders to ensure the range of alternatives appropriately addresses input received during the NOP public review comment period. Four EIR/EIS alternatives have been developed and were presented on September 23, 2015 to the TRPA Governing Board's Regional Plan Implementation Committee (RPIC) for consideration. The range of alternatives include:

- *Alternative 1* – The proposed Area Plan and proposed Tahoe City Lodge project;
- *Alternative 2* – The Area Plan with no substitute standards/amendments to the TRPA Code and a reduced scale Tahoe City Lodge project;
- *Alternative 3* – A reduced intensity Area Plan and reduced height Tahoe City Lodge project; and
- *Alternative 4* – A No Area Plan and No Tahoe City Lodge project.

In general, the TRPA Governing Board's RPIC provided positive feedback regarding the Area Plan and the range of EIR/EIS alternatives presented to the Committee. Accordingly, the preparation of the EIR/EIS is underway and staff expects the Draft EIR/EIS to be released in early 2016 for a 60-day public review comment period.

Public Outreach

In addition to the NOP public scoping meetings noted above, staff also conducted public meetings with the Tahoe Basin Area Plan teams (citizen advisory groups) on June 22 and 29, 2015. The purpose of the meetings was to present and seek input on the proposed components of the Public Review Draft Tahoe Basin Area Plan. In general, plan team members indicated support of the Area Plan; however, as expressed at previous public meetings, some team members indicated concern that the Area Plan's implementing regulations are not consistent with their team's vision conducted for their communities, in that the updates or proposed changes were only within the Town Centers of Tahoe City and Kings Beach and did not include any changes outside of those communities. As previously reported to the Board, it is important to note, that while the main focus of the proposed amendments are within the Town Centers (consistent with the overall objective of the TRPA Regional Plan – to provide more redevelopment opportunities within the Town Centers), there are updates being proposed in the outlining village centers (Tahoma, Homewood, Sunnyside, Dollar Hill, Lake Forest, Carnelian Bay, and Tahoe Vista). The updates that will provide change in those areas include allowances for mixed use within the village centers, as well as updates to the County's design standards for those areas.

To maintain public outreach, staff also continues to provide regular updates to the North Tahoe Regional Advisory Committee (NTRAC) and to the Area Plan teams on the Tahoe Basin Area Plan. Planning Commission deliberations on the Draft Area Plan and Draft EIR/EIS are anticipated in early 2016.

Next Steps/Timeline

Staff has been working with the consultants to ensure the Area Plan EIR/EIS stays on schedule. However, because of circumstances related to EIR/EIS information needs for the Tahoe City Lodge project, as well as necessary TRPA Governing Board RPIC confirmation on the range of EIR/EIS alternatives, the Area Plan schedule has slipped by approximately six to eight weeks. It is anticipated that the Draft EIR/EIS and Public Review Draft Area Plan will be released to the public for a 60-day public comment period in early 2016. During this time, the Planning Commission will conduct public hearings to provide opportunity for the public to comment on the Draft EIR/EIS and the Public Review Draft Tahoe Basin Area Plan.

Following the public comment period on the Draft EIR/EIS and Public Review Draft Area Plan, staff will work with consultants to prepare the Final EIR/EIS and Area Plan. It is anticipated that Planning Commission and Board deliberations on the Final EIR/EIS and Area Plan will occur in late spring 2016. After formal action by the Board of Supervisors, the Area Plan Update will be submitted to TRPA for conformance review and approval. The following table provides a general overview of the revised timeline to adoption of the Area Plan:

Draft EIR/EIS & Draft Area Plan	Early 2016
Planning Commission Deliberations on Draft Documents	Spring 2016
Board of Supervisors Deliberations on Final Documents	Spring 2016
TRPA Submittal/Conformance Review	Spring/Summer 2016

SUMMARY

No action is necessary, as this status update is intended to generate discussion and feedback from the Board regarding the Area Plan Update. Staff will continue to move forward on the Area Plan Update and will return to the Board to request future direction as warranted.

cc: David Boesch, County Executive Officer
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