



PLACER COUNTY
TAHOE BASIN AREA PLAN

Public Workshop

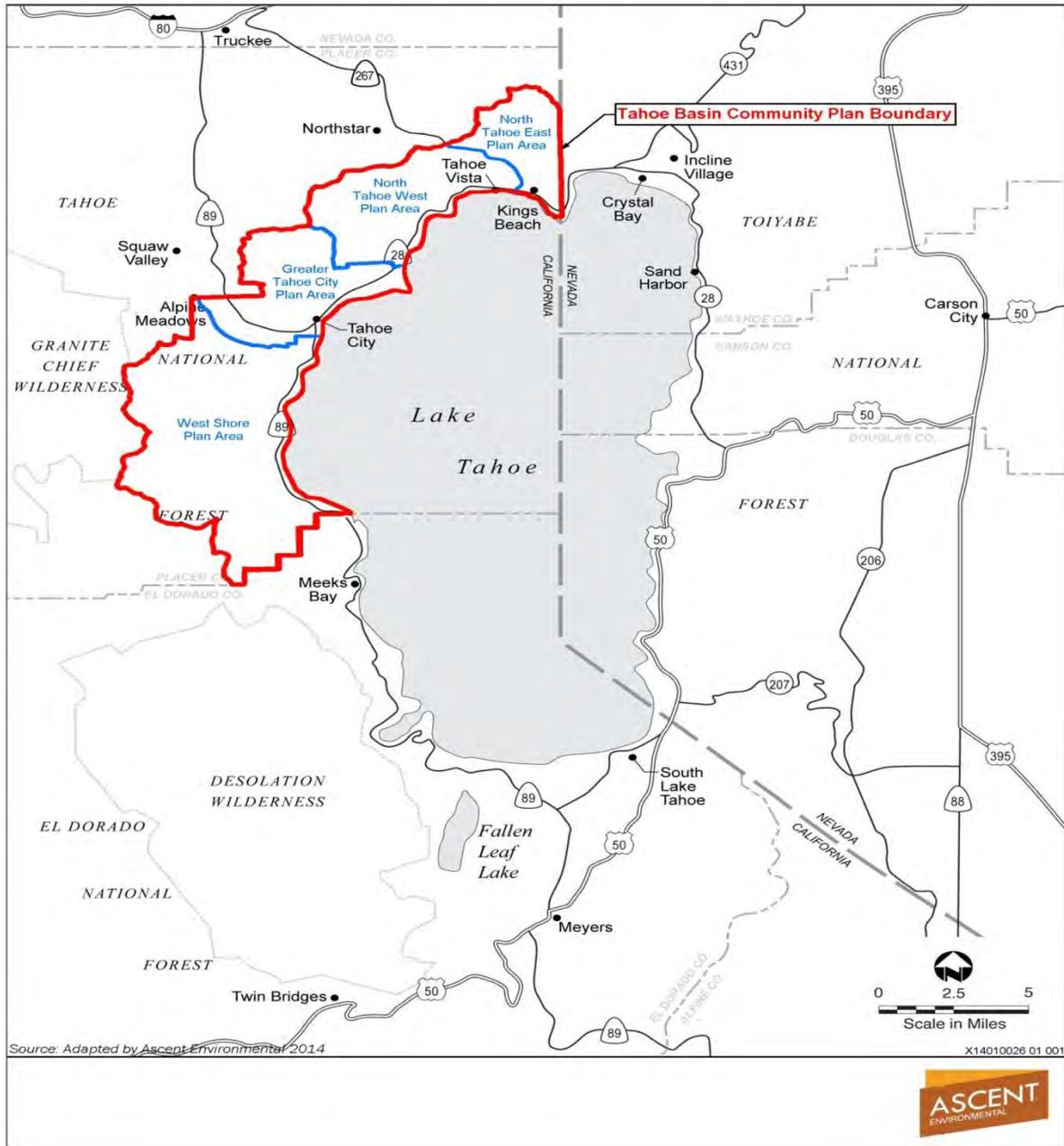
June 22, 2015

Meeting Purpose

- Invite Comments regarding the Public Review Draft Area Plan
- County & TRPA released NOP for Placer County's Tahoe Basin Area Plan & Tahoe City Lodge Project EIR/EIS preparation
- Overview of Draft Area Plan, Code & Tahoe City Lodge Project

Public Review Opportunities

- Preparation of Draft Area Plan (Completed)
- **Notice of Preparation for EIR/EIS**
 - **Comment Period on Scope and Content of EIR/EIS: June 3, 2015 – August 3, 2015**
- Draft EIR/EIS
 - 60 Day Comment Period – December & January
- Public Review Draft Plan, Code & Pilot Project
 - Public Review & Comment period open through EIR/EIS Comment Period (+-January, 2016)
- Final Area Plan, Code & EIR/EIS
 - Refinements based on EIR/EIS and Public Input
 - Deliberations and Adoption Hearings



Area Plan Process:

- 2012 Regional Plan Update
- Area Plan Teams (4 citizen advisory groups)
- Town Center Vision Plans
- July, 2014 Notice of Preparation for EIR/EIS
 - Concerns Raised -- Collaborative Plan Revisions

Collaborative Area Plan Revisions:

- Identified topics of concern
- Stakeholder meetings to develop acceptable alternatives
 - TRPA Staff
 - Area Plan Teams (public workshops)
 - Area Plan Technical Advisory Group
 - Agencies (CTC, State Parks, PUDs, etc)
 - League to Save Lake Tahoe
 - Involved Landowners
 - Regional Plan Implementation Committee

Area Plan Amendment Table

**Placer-Tahoe Area Plan
DRAFT Summary of Plan Amendments**

Substantive standards in the current TRPA Community Plans and Plan Area Statements will be retained, except as outlined in this Table
Amendments will implement the 2012 Regional Plan and be consistent with its requirements

Amendment Topic	Summary of Amendment	Rationale & Environmental Considerations
Regional Plan Implementation Measures		
Redevelopment Incentives for Town Centers	<p>The Area Plan will implement Regional Plan redevelopment incentives in Town Centers. Regional Plan standards will be used for building height, density, land coverage and development transfers.</p> <p>Environmental improvements will be identified and code standards will be applied in accordance with the Regional Plan. Important requirements for Area Plan approval include:</p> <ul style="list-style-type: none"> • Identify and support environmental improvement projects. • Direct development away from stream environment zones. • Require that projects in disturbed stream environment zones reduce coverage and enhance natural systems. • Include site and building design standards addressing ridgeline and viewshed protection. • Promote walking, bicycling, transit use and shared parking, including continuous sidewalks on both sides of state highways in Town Centers. • Ensure adequate capacity to receive development transfers. • Require variations in building height and transitional height limits adjoining properties outside Town centers. • Include an integrated community strategy for coverage reduction and enhanced stormwater management. • Demonstrate that all development activity within Town Centers will provide for and not interfere with Threshold Gain. <p>The required topics will be addressed in each plan element and implemented with environmental improvement programs and Area Plan ordinances. The Regional Plan and Code will apply, with supplemental standards as described below.</p>	<p>These redevelopment incentives are a central component of the 2012 Regional Plan and can only be implemented in a new Area Plan with the required provisions. Conforming Town Center plans will be a major focus of the Area Plan amendments.</p> <p>Amendments to current plans will address all applicable limitations and requirements of the Regional Plan and Code.</p> <p>In accordance with the Regional Plan, the amendments are intended to accelerate the rate of environmental redevelopment in designated Town Centers and incentivize the transfer of development from outlying and sensitive areas to developed town centers.</p> <p>Implementation will improve water quality, reduce air pollution and enhance scenic conditions.</p>

Area Plan Revisions:

- Environmental Improvement Emphasis
- Regional Plan Alignment & Fewer Regulatory Changes
 - Focus on Regional Plan Implementation
 - Retain existing standards outside Town Centers (targeted amendments described below)

Area Plan Organization:

- Single Area Plan for Placer County TRPA area
- Implementing Regulations
 - Most Regulations are Unchanged
- Based on Regional Plan and Code

Area Plan Organization:

- Area Plan Chapters
 1. Introduction/Overview
 2. Conservation Plan
 3. Socio-Economic Plan
 4. Land Use Plan
 5. Transportation Plan
 6. Recreation Plan
 7. Public Services and Facilities Plan
 8. Implementation Plan

Conservation Plan

- Overview of Environmental Initiatives (EIP, TMDL, etc).
- Policies and Projects to Enhance Current Plans and accelerate Threshold attainment.



Socio-Economic Plan

- Socio-Economic Conditions
- Socio-Economic Improvement Priorities
 - Population Decline
 - Housing Affordability
 - Job Availability & Commute Patterns
 - Redevelopment Project Feasibility

Land Use Plan

- Existing Conditions
- Regulatory System (TRPA Growth Management)
- Area Plan Programs
 - Regional Plan Implementation: Redevelopment Incentives for Town Centers
 - Regional Plan Implementation: Area-Wide Amendments
 - Area Plan Modifiers
 - Mapping System

Land Use Plan - Regional Plan Incentives for Town Centers

- Development transfers to Town Centers
- Town Center redevelopment standards - height, density, land coverage
- Utilizes TRPA standards and findings
- Supplemental requirements:
 - Reduced height districts / areas
 - Site and building design standards
 - Pedestrian and bike facilities
 - Additional Lake Tahoe view enhancement finding
 - Special Planning Areas

Land Use Plan – Area-Wide Amendments

(Encouraged/Required by the Regional Plan)

- Residential Uses in Commercial Areas
- Updated Parking Ordinances
- Mixed-Use Site and Building Design Standards
- Dark Sky Lighting

Land Use Plan – Area Plan Modifiers

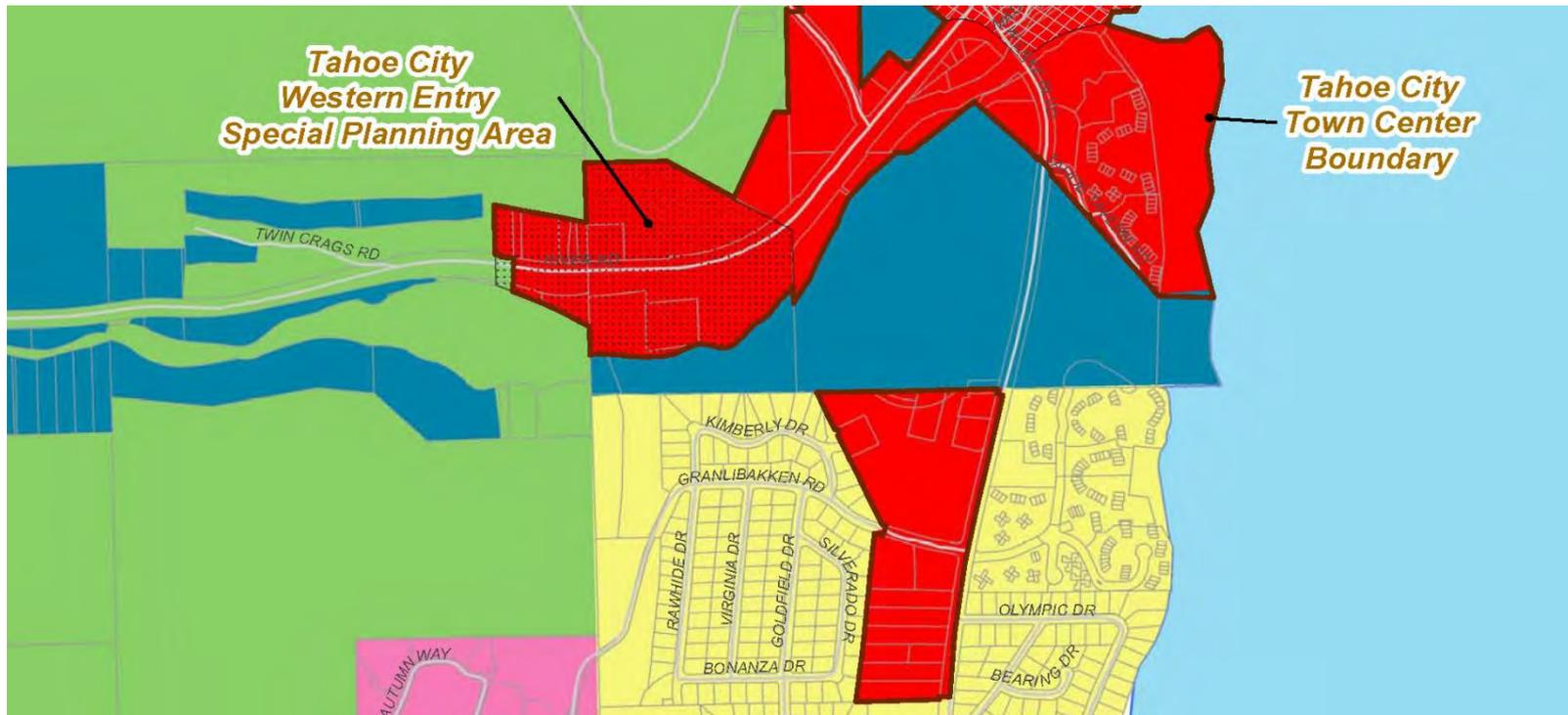
- Limited Conversion of CFA to TAU – Pilot Program for On-Site Conversions & County CFA
 - To address land use imbalance
 - Builds upon TRPA Amendments (same ratio)
 - Limitations: Town Centers, limited #, monitoring, etc
- Non-Contiguous Project Sites in Town Centers
 - To address land assembly challenges
 - Limitations: Town Center & Mixed-Use zoning
- Secondary Dwelling Units within $\frac{1}{4}$ mile of mixed uses or transit service
 - To address housing affordability
 - Requires TRPA residential unit (allocation or ERU)

Land Use Plan – Mapping

- Zoning “Sub-Districts”
 - Uses existing PAS/CP Boundaries and Special Areas outside centers
- Town Center Plans
 - New subdistricts in Town Centers (developed through the public process)
 - Town Center Core and Transition Areas
- Special Plan Areas
 - Supplemental Requirements for each

Special Planning Area: Tahoe City Western Entry

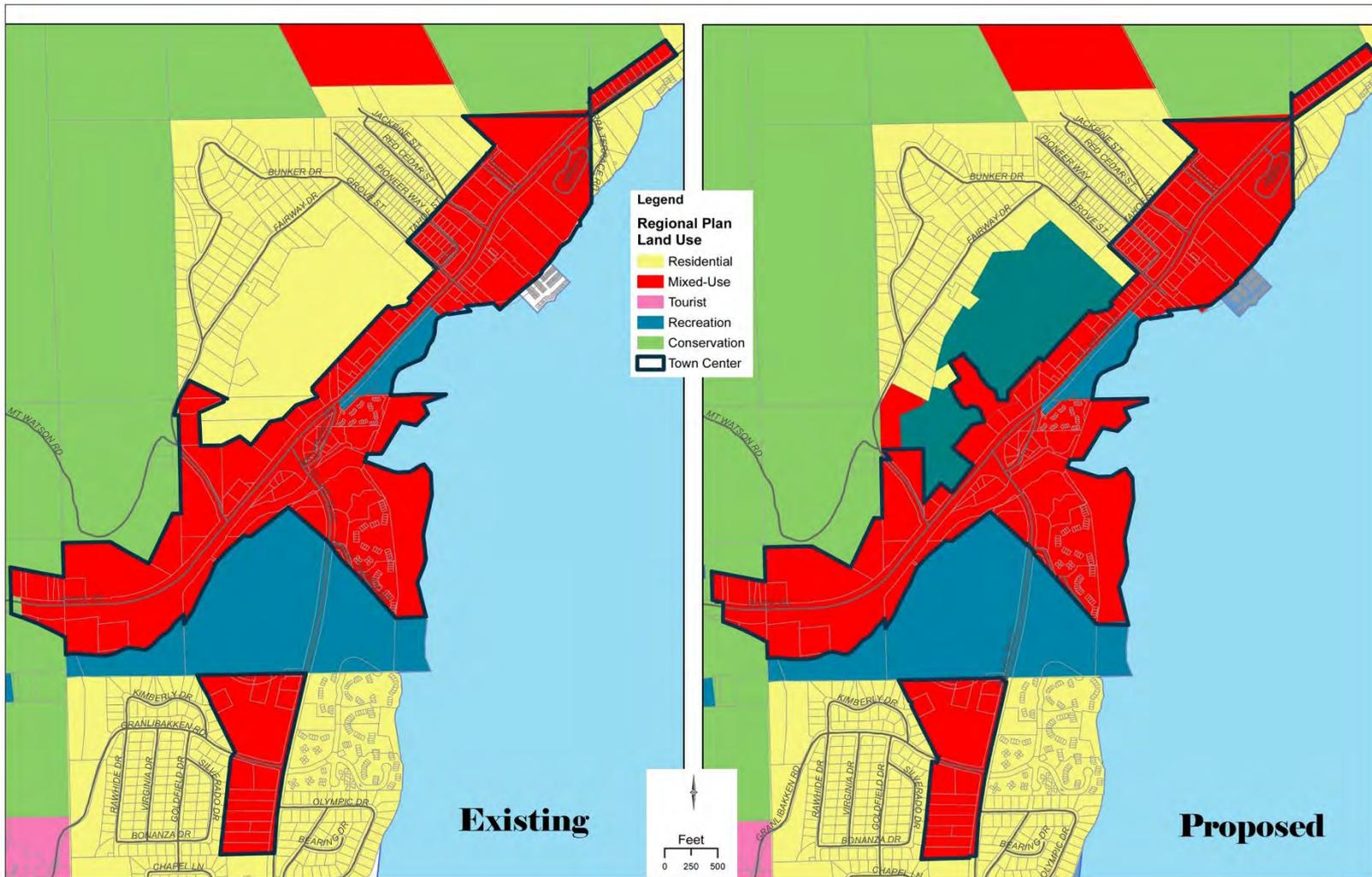
- Town Center Incentives requires Riverfront Restoration, Public Access and Pedestrian/Bike Improvements
- Complements Fanny Bridge Project
 - Additional Planning for River District per TRPA Approval



Special Planning Area: Tahoe City Golf Course

- Town Center and Land Use Adjustments
 - Compromise Arrangement
 - 7.2 acres removed from Center; 4.2 acres added (clubhouse area).
 - Golf Course and wetland basin changed from Residential & Mixed Use to Recreation
 - Also implement with deed restriction
 - Special Planning Area for Town Center Addition:
 - Matching SEZ Restoration
 - Sidewalk Extensions
- Shared Use Opportunities (PUD Owned)
 - Tahoe City Lodge; Possibly others in the Future

Tahoe City Land Use Map Amendments



Source: County of Placer 2015

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Additional Special Planning Areas

Truckee River Corridor

- Mixed Uses in Recreation District: Future zoning changes & standards to be considered

Kings Beach Entry

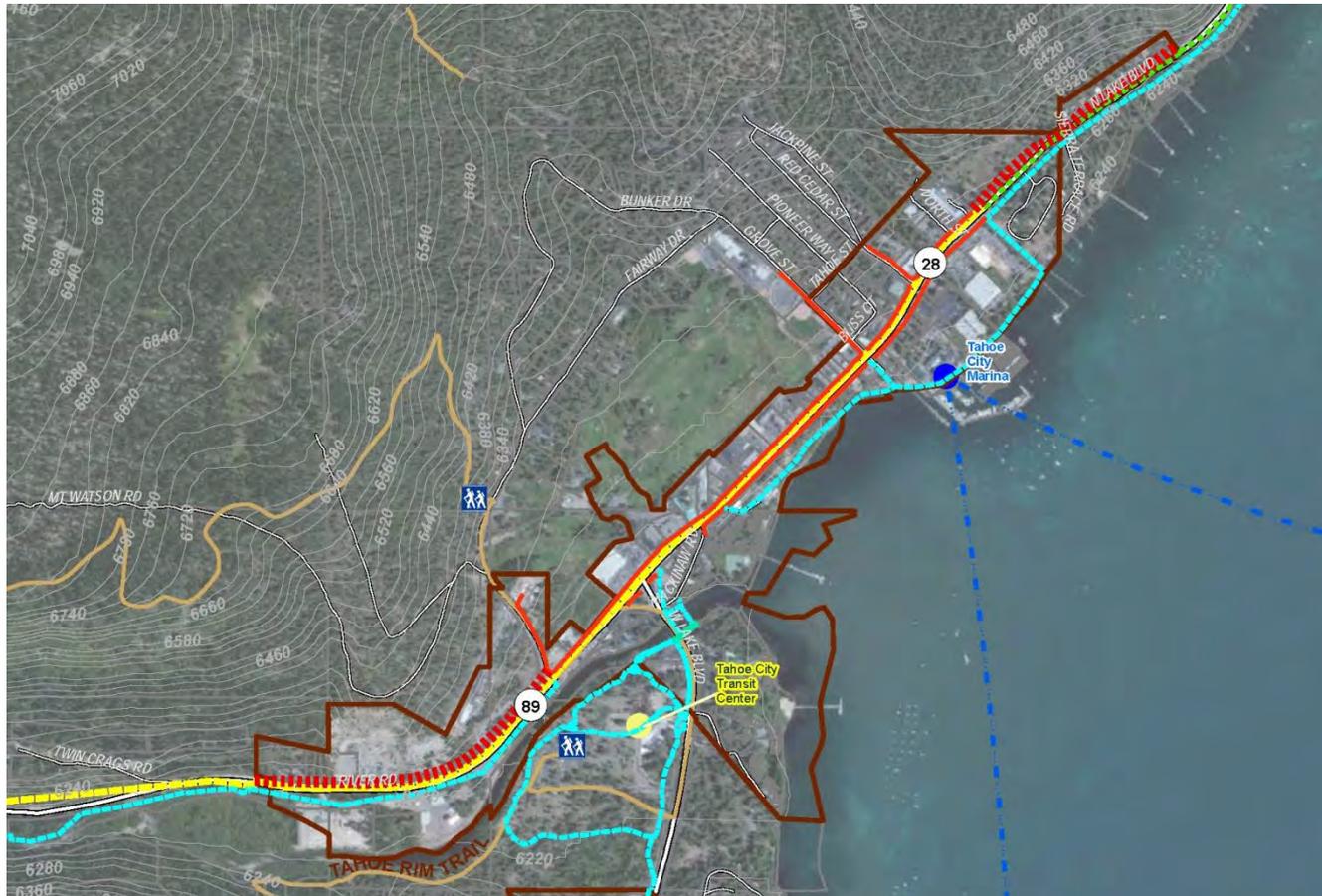
- Town Center Incentives require connected sidewalks, SEZ restoration and scenic enhancements.

North Stateline

- Prepare a Town Center Plan or continue with old zoning & project approvals

Transportation, Recreation and Public Services & Facilities Plans

- Consolidated Overview of Current Plans/Existing Improvements
- Policies and Projects to Enhance Current Plans



Implementation Plan

- Implementation Policies
- Project List
- Performance Targets

Implementing Regulations

- Chapter 1: General Provisions
 - Purpose
 - Authority: TRPA Chapter 13
 - Applicability: TRPA & Placer Ordinances
 - Administration: Procedures, appeals, etc
 - Planning: Permit types, etc
 - Definitions: Refers to TRPA Code

Implementing Regulations

- Chapter 2: District Standards (supplemental)
 - Regulations for each district
 - PAS Provisions Retained for Residential, Conservation, Recreation, Community Service and Tourist Subdistricts
 - Retained regulatory provisions – Description, Special Designations, Special Policies, Permissible Uses and Development Standards
 - Modified formatting & descriptive text
 - Deleted completed initiatives: old studies & improvement projects
 - Deleted duplicate requirements: scenic standards, BMPs, etc

Implementing Regulations

- Chapter 2: District Standards (supplemental)
 - Mixed Use Subdistricts
 - Modified within Town Centers; Retained outside Centers
 - Organized in four plan sub-areas
 - Detailed Supplemental Design Standards – variations between sub-areas
 - Overlay Zoning Districts:
 - Town Centers
 - Special Planning Areas

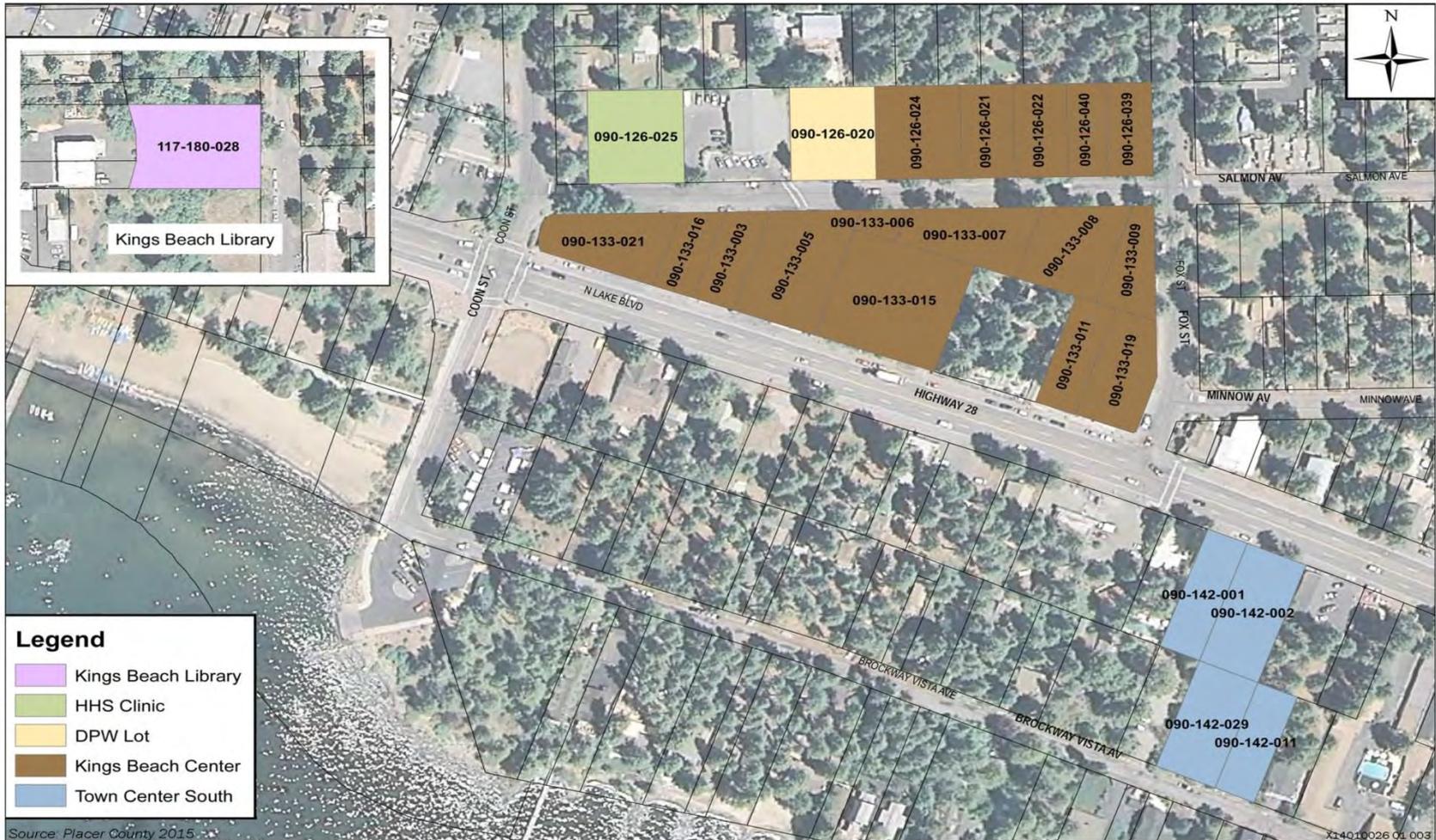
Implementing Regulations

- Chapter 3: Area-Wide Standards & Guidelines
 - Applies to entire Area Plan
 - Reflects/References existing TRPA Standards, with Area Plan Programs added
 - Secondary Residences
 - Updated Parking Demand Requirements
 - Dark Sky Lighting
 - Commodity Conversions
 - Longer Sections retain provisions of current substitute standards
 - Design Standards (no change)
 - Driveway and Parking Standards (updated demand rates)
 - Signs (no change)

Opportunity Sites Identified in Area Plan

- Kings Beach Design Concept (former BBLC site)
 - County-owned site; program level analysis for mixed use redevelopment design concept
- Tahoe City Lodge Pilot Project
 - Current project application; project level analysis funded by project applicant

Kings Beach Center Design Concept



Kings Beach Center Design Concept

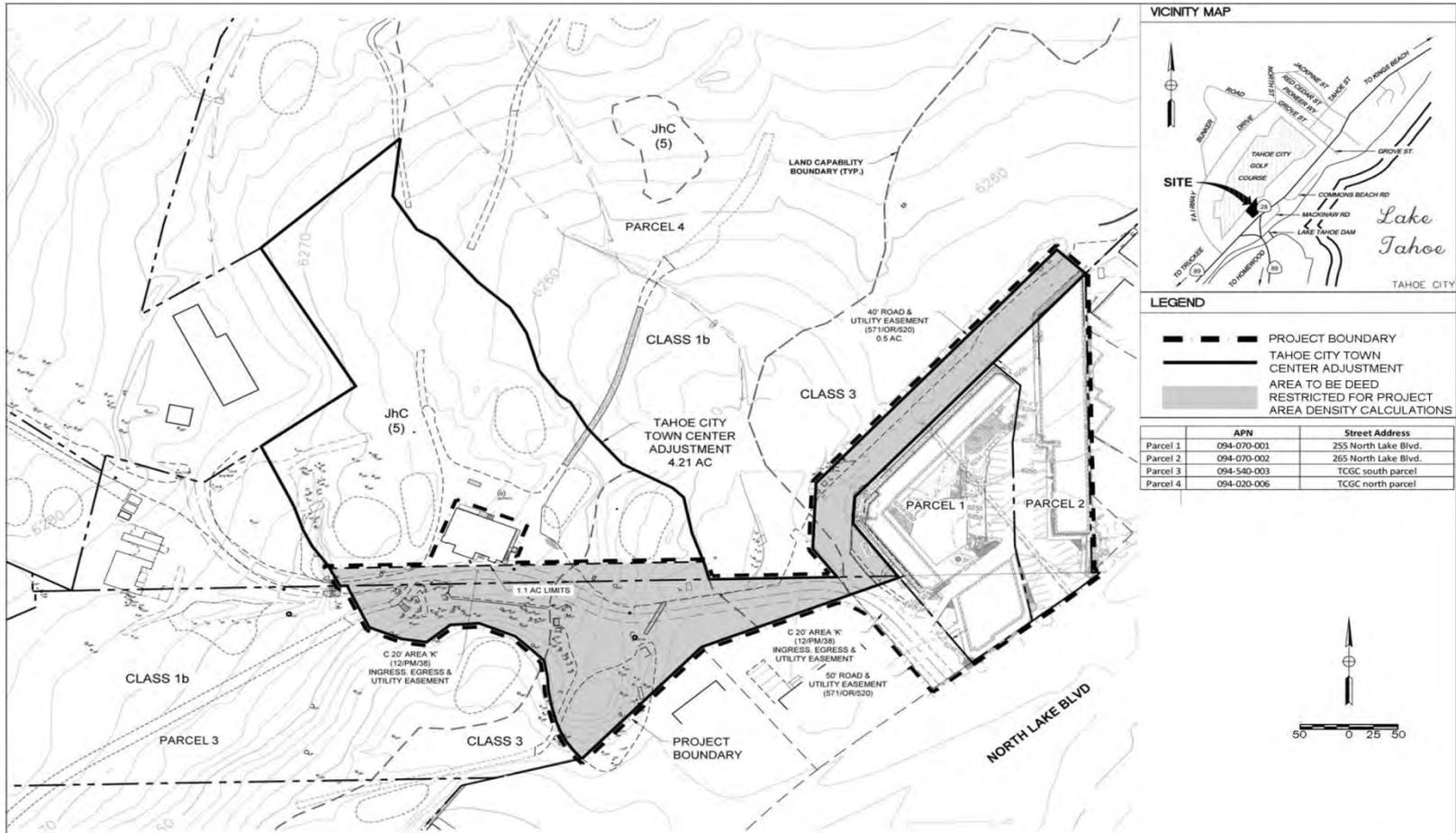


Exhibit 6

Kings Beach Center Design Concept – Conceptual Site Plan, Option A



Tahoe City Lodge Project (Identified as Pilot Project in Area Plan)



Source: Auerbach Engineering Corporation 2015

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Tahoe City Lodge Project (Identified as Pilot Project in Area Plan)

Existing Conditions @
Former Henrikson Site



Tahoe City Lodge Project (Identified as Pilot Project in Area Plan)



Tahoe City Lodge Pilot Project – Proposed Site Plan



Schedule

- EIR/EIS Scoping Meetings:

June 10: TRPA Advisory Planning Commission

June 16: Placer County – 12:30 pm at North Tahoe Events Center

June 16: Placer County – 5:30 pm at Tahoe City PUD Offices

June 24: TRPA Regional Plan Implementation Committee & Governing Board

- Area Plan Public Workshops

June 22 (5:30 pm) @ North Tahoe Events Center

June 29 (5:30 pm) @ Tahoe City PUD

- Draft EIR/EIS & Public Review Draft Area Plan expected late December for 60-day public review & comment period

- Placer County PC & BOS deliberations Early 2016

- TRPA Submittal/Conformance Review Late Spring/Early Summer 2016

Placer County Tahoe Basin Area Plan

- **EIR/EIS NOP Review Period:**
June 3, 2015 – August 3, 2015
- Written comments should be submitted at the earliest possible date, but not later than 5:00 p.m. on **August 3, 2015** to:

Environmental Coordination Services

Community Development Resource Agency

*3091 County Center Drive, Suite 190, Auburn, California 95603
(530) 745-3132, Fax: (530) 745-3080, or cdraecs@placer.ca.gov*



“Tahoe City Lodge”

**Sustainably Revitalizing
Tahoe City**

Tahoe City Lodge: Vision

- Create high quality lodging property at the entrance to Tahoe City
- 120 units with 3 & 4 story buildings
- Prime Location:
 - Gateway to Tahoe City
 - Across from lake and beach with great views and easy lake access
 - Adjacent to golf course, sledding hill and restaurants/shopping
 - Connected to bike, pedestrian and public transit
 - Short shuttle to Alpine, Squaw, Homewood and Northstar ski resorts
- “Plug In” to local businesses and amenities
 - Key component of community revitalization—need to make other businesses successful
- LEED-level project: Green Building program and Green Hotel operations

Tahoe City Lodge: Objectives

- Objectives:
 - Accelerate environmental threshold attainment
 - Significant opportunity to contribute
 - Economic revitalization
 - Job creation, tax revenues and guests spending at local businesses
 - Enhanced visitor experience
 - High quality hotel
 - Enhanced recreation

Tahoe City Lodge: Public/Private Partnership

- Kila Tahoe and the TCPUD/County contribute to:
 - Coordinated installation of BMPs for TCGC and the proposed hotel development.
 - 1:1 SEZ restoration for GC land in project site
 - New TCGC Club House: kitchen, bar, exterior, and joint use conference room/special event space
 - Shared parking infrastructure on the TCGC property.
 - Extended operations of the restaurant/kitchen at the TCGC.
 - Improved entry way and signage for the TCGC.

Site Plan Option #2

TAHOE CITY LODGE

CONCEPTUAL SITE PLAN #2
RELOCATED CLUBHOUSE
MARCH 31, 2015



WARD
YOUNG



Next Steps

- Plan Area Team Meetings
- Public workshops to review plans in detail during NOP period