



PLACER COUNTY
TAHOE BASIN AREA PLAN

EIR/EIS
SCOPING MEETING

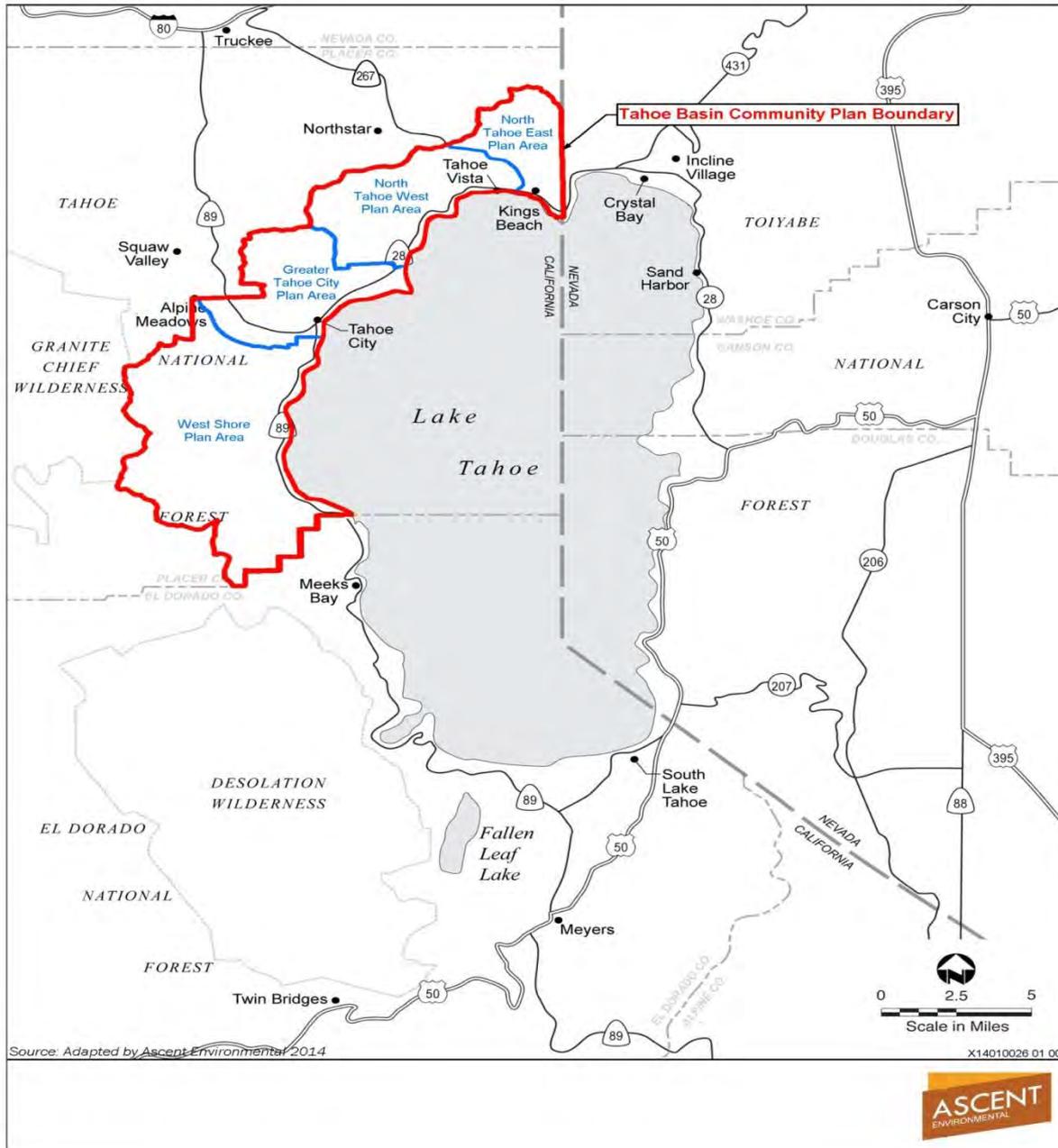
June 16 2015

Meeting Purpose

- Invite Comments regarding the Content and Scope of the EIR/EIS
- 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
 - Existing regulations retained outside 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



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

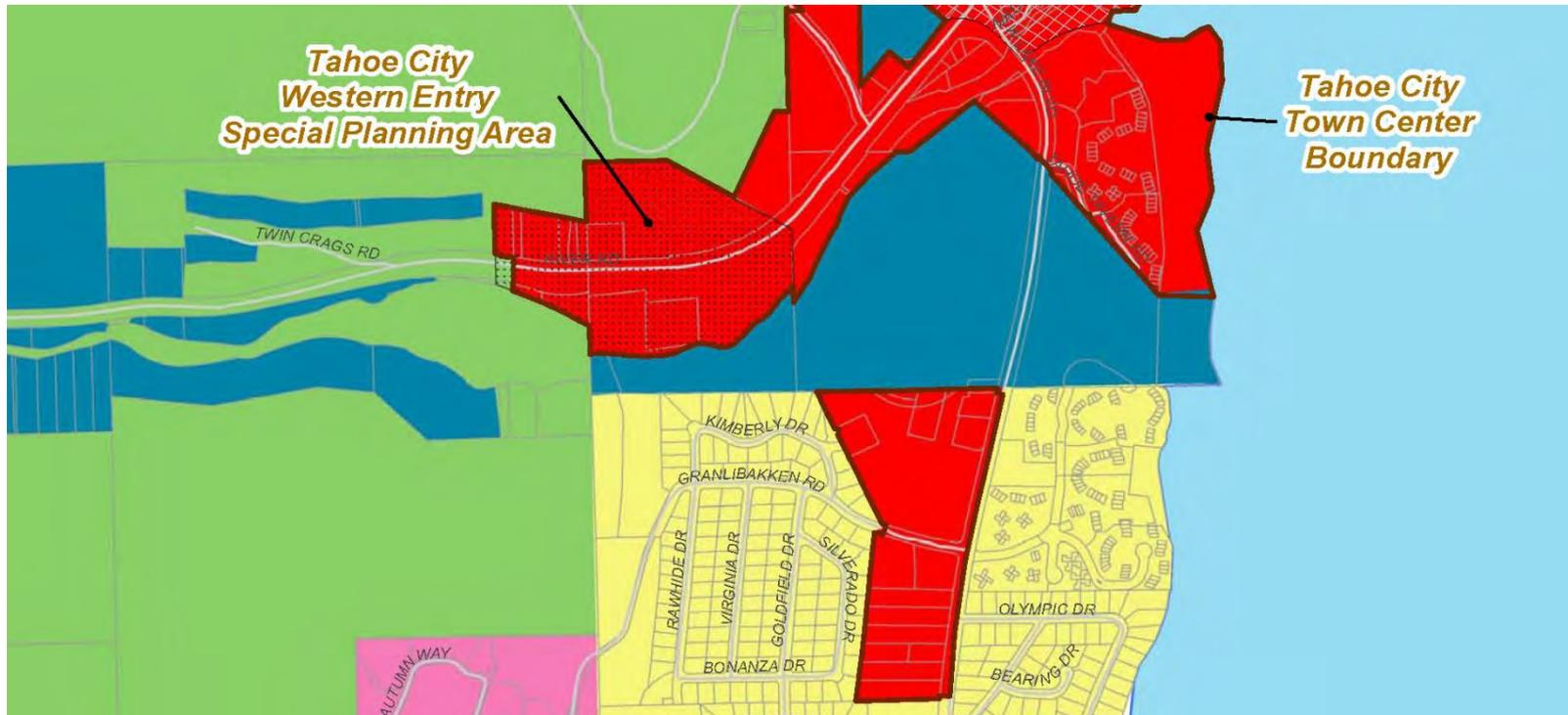
- Limited Conversion of CFA to TAU – Pilot Program for On-Site Conversions & County CFA
 - To address land use imbalance
 - Builds upon TRPA Amendments (same ratio)
 - Criteria and limitations
- Non-Contiguous Project Sites in Town Centers
 - To address land assembly challenges
 - Criteria and limitations
- Secondary Dwelling Units near services and transit
 - To address housing affordability
 - Requires TRPA allocations or transferred units

Land Use Plan – Mapping

- Zoning “Sub-Districts”
 - Same as PAS Boundaries and Special Areas
 - New subdistricts in Town Centers (developed through the public process)
 - Subdistricts are unchanged outside Centers
- Community Structure Overlay
 - Town Center Core and Transition Areas
- Special Plan Areas
 - Supplemental Requirements

Special Planning Area: Tahoe City Western Entry

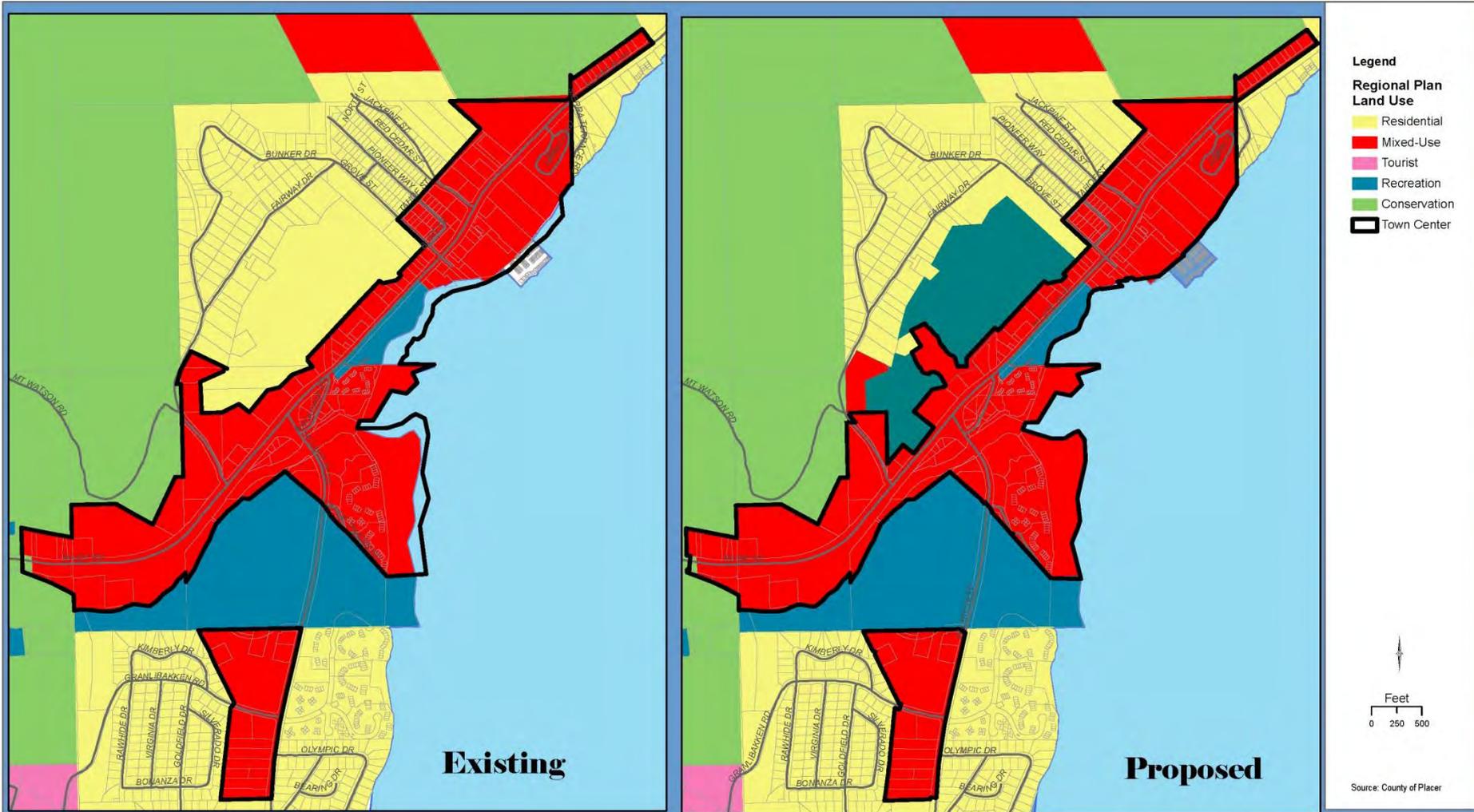
- Use of Town Center Incentives requires Riverfront Restoration, Public Access and Pedestrian Improvements
- Complements Fanny Bridge Project



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
 - 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



PLACER COUNTY
 COMMUNITY DEVELOPMENT RESOURCE AGENCY
 GEOGRAPHIC INFORMATION SYSTEM DIVISION

**Tahoe Basin
 Area Plan**

Existing/Proposed Land Use
 Tahoe City
 Town Center

Additional Special Planning Areas

Truckee River Corridor

- Future zoning changes to be considered

Kings Beach Entry

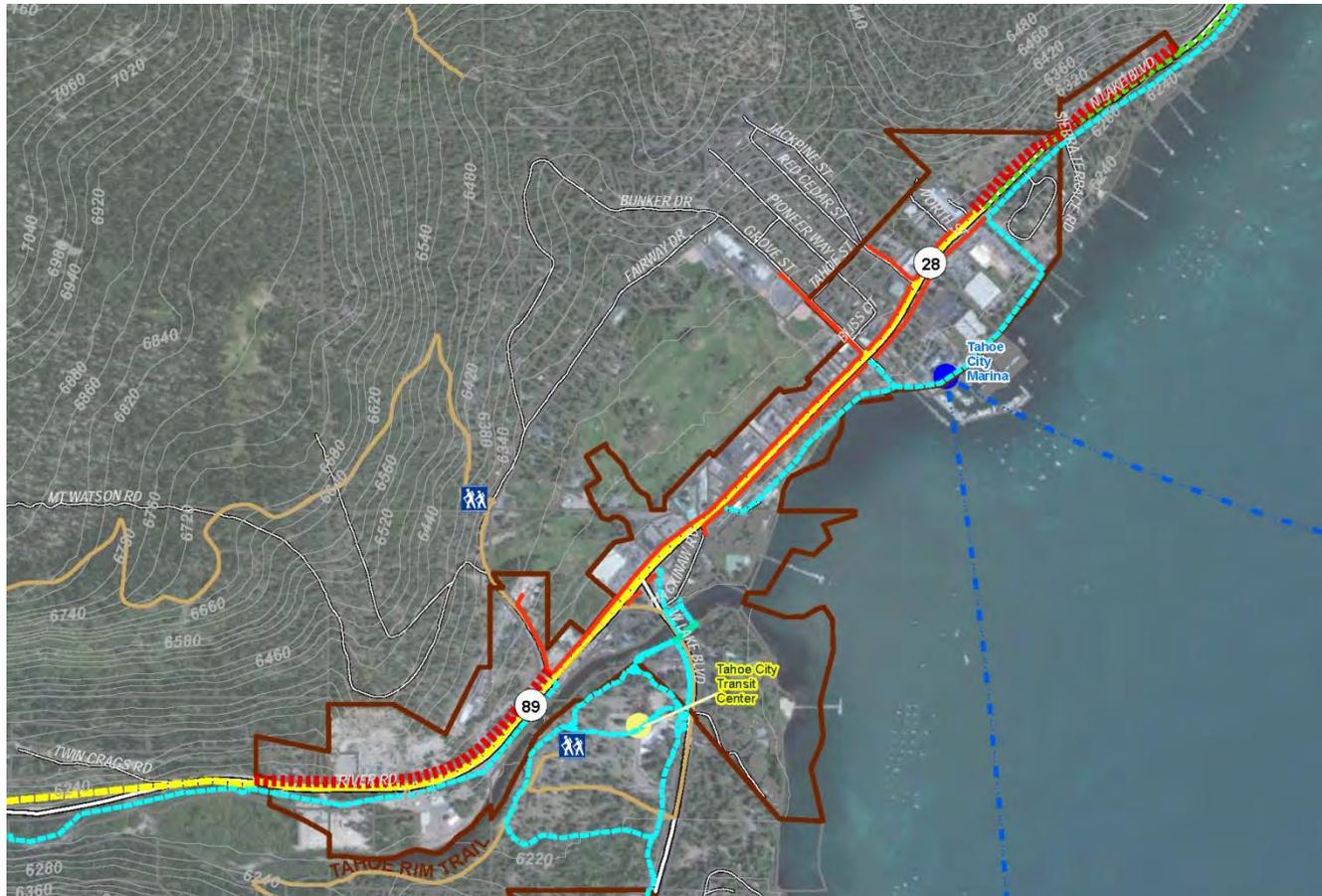
- Town Center Incentives require a detailed plan addressing scenic, floodplain, beach access and pedestrian facilities.

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
 - Applicability
 - Administration
 - Planning
 - Definitions
- Outlines TRPA Process, Approval Requirements and relationship to Placer County Ordinances

Implementing Regulations

- Chapter 2: District Standards (supplemental)
 - Regulations for each district
 - PAS Provisions Retained for Residential, Conservation, Recreation, Community Service and Tourist Subdistricts
 - 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, etc.

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



Legend

- Kings Beach Library
- HHS Clinic
- DPW Lot
- Kings Beach Center
- Town Center South

Source: Placer County 2015



Kings Beach Center Design Concept

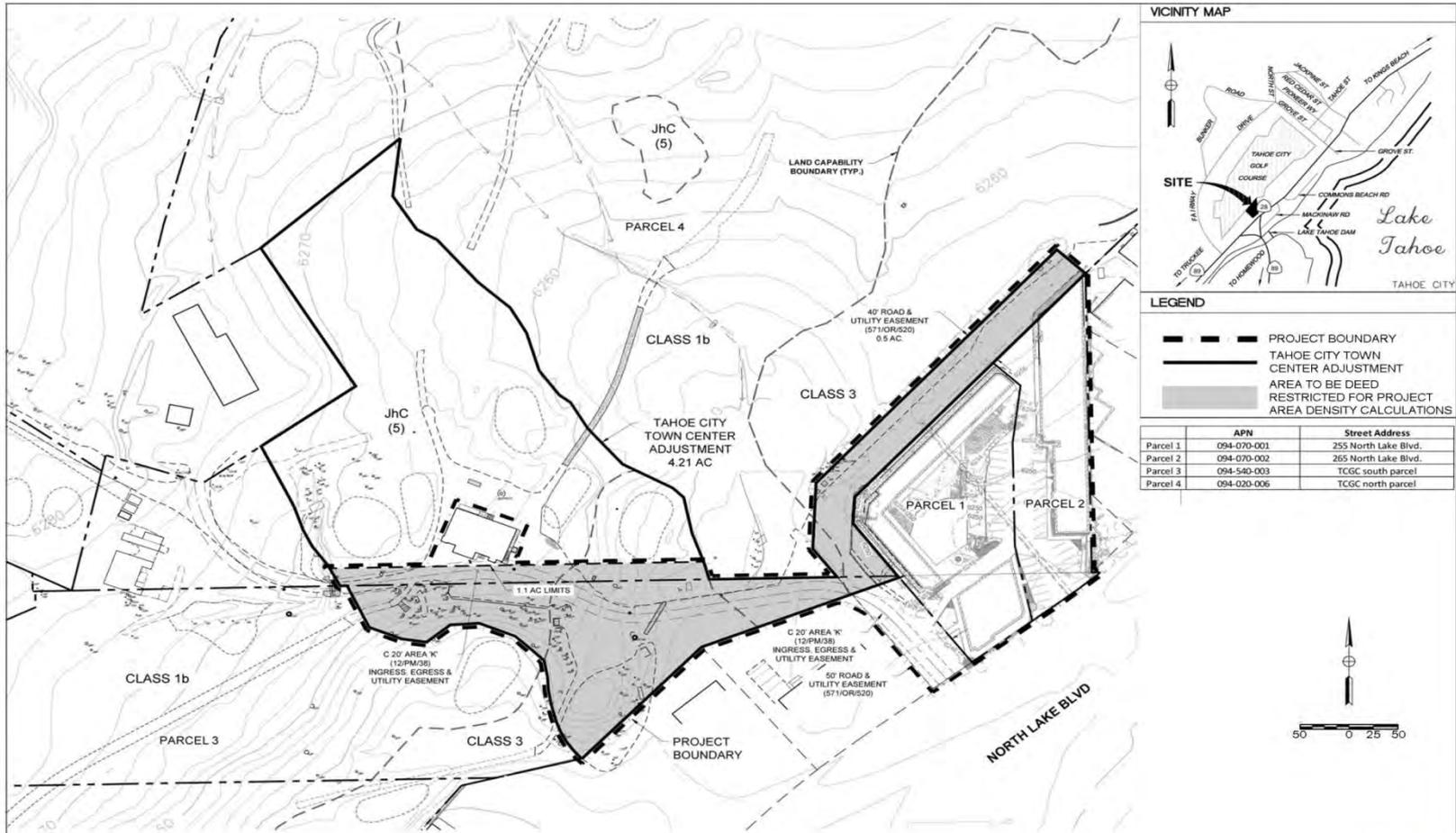


Exhibit 6

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



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

- 120 unit boutique lodging project
- Combination of 3 & 4 story buildings
- Objectives: accelerate threshold attainment (water quality, air quality, scenic, soil conservation & recreation), economic revitalization, enhanced visitor experience
- LEED level development, operate as Green Hotel
- Partner with TCGC for density needs, with 1:1 restoration on/near golf course
- Enhanced recreation opportunities on golf course
- Applicant will be holding public workshops to review plans in detail during NOP period

Probable Environmental Effects and Scope of EIR/EIS

- EIR/EIS will tier from TRPA Regional Plan Update EIS & TRPA/TMPO Mobility 2035 RTP/SCS EIR/EIS
- Tahoe Basin Area Plan & Kings Beach Center Design Concept analyzed at program level in EIR/EIS
- Tahoe City Lodge Project analyzed at project level in EIR/EIS & analysis funded by project applicant
- EIR/EIS will evaluate cumulative impacts, growth-inducing impacts, and effects on TRPA Environmental Threshold Carrying Capacities
- EIR/EIS will evaluate a range of alternatives: likely two additional action alternatives and a no project alternative

Probable Environmental Effects and Scope of EIR/EIS

EIR/EIS will analyze impacts associated with:

- Land Use and Plan Consistency
- Population and Housing
- Air Quality and Greenhouse Gas Emissions
- Noise
- Hydrology and Water Quality
- Geology, Soils, Land Capability, and Coverage
- Hazards and Hazardous Materials
- Traffic and Transportation
- Public Services and Utilities
- Recreation
- Biological Resources and Forest Resources
- Scenic Resources and Community Character
- Cultural Resources

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

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(530) 745-3132, Fax: (530) 745-3080, or cdraecs@placer.ca.gov*