

Placer County Tahoe Basin Area Plan

Proposed Draft Revisions Based on Stakeholder Input (Track Change Cut-Sheets)

September 2015

This packet contains proposed revisions to the draft Tahoe Basin Area Plan. The revisions are in track change cut-sheets and are intended to respond to input the County received related to how the Area Plan incorporates important elements of the recently-approved State Route 89/Fanny Bridge Community Revitalization Project. The track change cut-sheet revisions are intended integrate the proposed State 89/Fanny Bridge project planning and design concepts into the Area Plan. The following provides a summary of the revisions:

Area Plan — Proposed Draft Revisions

A Tahoe City River District Special Planning Area (a map overlay) has been added that generally encompasses the areas around the wye, along the existing Hwy 89 corridor from the wye to the Caltrans yard, and then also from the wye to the southern end of the 64-acre site. Language pertaining to this district has been incorporated into the land use plan, transportation plan, and implementation plan. The land use plan revisions include an overview of the overlay district and what it encompasses, as well as the addition of two new policies pertaining to the Special Planning Area. The transportation plan contains the majority of the revisions. In this section, existing language pertaining to the Fanny Bridge project was modified and strengthened, and a policy was added that reflects the language included in the Fanny Bridge project conditions of approval, including the identification of the project phases. In addition, existing Fanny Bridge project language in the implementation plan has been revised and expanded to better reflect the project connection concept that was approved.

Implementing Regulations – Proposed Draft Revisions

A new section in Chapter 2 was added relating to Overlay Districts (2.09). The language provides a purpose statement and identifies design considerations for the Tahoe City River District Special Planning Area.

Maps – Proposed Draft Revisions

Revisions have been made to eight Area Plan and Implementing Regulations maps. These include Area Plan Figures 4-7, 5-1, 5-3, 5-5, 6-3, and Implementing Regulations maps related to zoning and mixed use districts. The maps have been modified to identify the boundary of the Tahoe City River District Special Planning Area and also to identify the location of planned sidewalks, bike paths, and shared use paths, etc. within the Special Planning Area.