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NOTICE OF PREPARATION

DATE: June 3, 2015

TO: California State Clearinghouse
 Nevada State Clearinghouse
 Responsible and Trustee Agencies
 Interested Parties and Organizations

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR)/
 Environmental Impact Statement (EIS) for the
 Proposed Placer County Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project
 CA SCH No. 2014072039

LEAD AGENCIES:

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 Environmental Coordination Services
 3091 County Center Drive, Suite 190
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 Email: lmaloney@trpa.org

PROJECT TITLE: Placer County Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project

PROJECT APPLICANT: Placer County (Tahoe Basin Area Plan) and Kila Tahoe LLC (Tahoe City Lodge Pilot Project)

PROJECT LOCATION: The Placer County Tahoe Basin Area Plan addresses that portion of Placer County that is also within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles) that includes the communities of Kings Beach/Stateline, Tahoe City, Carnelian Bay, Dollar Point, Sunnyside, Homewood, Tahoe Vista, and Tahoma.

The Tahoe City Lodge Pilot Project is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course.

REVIEW PERIOD: June 3, 2015 to August 3, 2015

Placer County and the Tahoe Regional Planning Agency (TRPA) are preparing a joint EIR/EIS for the proposed Placer County Tahoe Basin Area Plan (Area Plan) and the Tahoe City Lodge Pilot Project. This joint document will serve as an EIR prepared by Placer County pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and an EIS prepared by TRPA pursuant to its Compact, Code of Ordinances (Code), and Rules of Procedure. This notice meets the CEQA and TRPA noticing requirements for a Notice of Preparation (NOP) to provide responsible agencies and interested persons with sufficient information to make meaningful responses as to the scope and content of the EIR/EIS. An NOP for the Area Plan was previously released on July 16, 2014; this revised NOP is being released because of substantial changes to the Draft Area Plan and because the EIR/EIS will now include project-level environmental review of the Tahoe City Lodge Pilot Project. The Draft Area Plan is available for download at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>.

PROJECT DESCRIPTION: The proposed Area Plan is a Placer County-initiated update to its land use regulations that apply in the Lake Tahoe Basin. It would update the existing community plans, general plans, plan area statements (PASs), maps, and regulations in the Placer County portion of the Tahoe Basin and is being developed to implement the TRPA 2012 Regional Plan. The EIR/EIS will analyze impacts of the Area Plan at a program level. Proposed amendments to existing plans, maps, and regulations are primarily focused within the TRPA-designated Town Centers in Tahoe City, Kings Beach, and North Stateline. The proposed Area Plan contemplates one near-term redevelopment project, the Tahoe City Lodge Pilot Project, and one environmental redevelopment design concept, the Kings Beach Center, both identified as opportunity sites intended to incentivize and facilitate redevelopment in these areas. The Kings Beach Center is a conceptual mixed-use redevelopment design on parcels owned by Placer County. The design concept will be considered programmatically in the EIR/EIS.

The Tahoe City Lodge Pilot Project would redevelop an existing commercial complex into a 120-unit lodge that would include a mix of hotel rooms and 1- and 2-bedroom suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking at the Tahoe City Golf Course. The Tahoe City Lodge Pilot Project will be analyzed at a project level in the EIR/EIS. The intent is to provide sufficient information to enable the agencies to consider whether to issue entitlements for the project.

The proposed Area Plan is intended to implement and conform to the TRPA 2012 Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization Regional Transportation Plan/Sustainable Communities Strategy, adopted on December 12, 2012, effective February 9, 2013, with limited exception. It is designed to meet California requirements for local jurisdictions to adopt a comprehensive long-term General Plan, and would serve as the General Plan for the Tahoe Basin portion of Placer County (California Government Code Section 65300).

A brief description of the proposed project and a summary of the probable environmental effects are attached hereto. For additional information, please contact Crystal Jacobsen, at (530) 745-3085. A copy of the NOP is available for review at the Tahoe City Library, the Kings Beach Library, the Placer County Community Development Resource Agency offices, and the Placer County website at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap>

NOP COMMENT PERIOD: 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.

SCOPING MEETINGS: In addition to the opportunity to submit written comments, public scoping meetings are being conducted to provide an opportunity to learn more about the proposed project and to express comments about the content of the EIR/EIS. The public scoping meetings will be held at the following times and locations:

Placer County

June 16, 2015 12:30 p.m., North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, CA
5:30 p.m., Tahoe City Public Utility District Board Room, 221 Fairway Drive, Tahoe City, CA

Tahoe Regional Planning Agency

June 10, 2015 9:30 a.m.–5:00 p.m., TRPA Advisory Planning Commission (APC), TRPA Offices,
128 Market Street, Stateline, NV

June 24, 2015 8:30 a.m.–9:30 a.m., TRPA Regional Plan Implementation Committee, TRPA Offices,
128 Market Street, Stateline, NV

June 24, 2015 9:30 a.m.–5:00 p.m., TRPA Governing Board, TRPA Offices, 128 Market Street, Stateline, NV

The TRPA APC and Governing Board meetings will begin at 9:30 a.m.; however, the proposed project is not time certain. Please refer to the meeting agenda posted at <http://www.trpa.org/calendar/> up to 1 week prior to the meeting for updated information.

PLACER COUNTY TAHOE BASIN AREA PLAN

PROJECT DESCRIPTION

The proposed project is a Placer County-initiated update to its land use regulations that apply in the Lake Tahoe Basin. The proposed project, the Placer County Tahoe Basin Area Plan, updates the existing community plans, general plans, plan area statements (PASs), maps, and regulations in the Placer County portion of the Tahoe Basin developed to implement the 1987 Regional Plan.

Consistent with the Tahoe Regional Planning Agency's (TRPA) 2012 Regional Plan and extensive public input, environmental redevelopment is encouraged for its environmental and economic benefits. The proposed project includes redevelopment of "opportunity sites" in Tahoe City and Kings Beach, which would promote job growth and additional private sector investment, and would help foster sustainability. Descriptions of environmental redevelopment potential at the two opportunity sites—the Tahoe City Lodge Pilot Project and the Kings Beach Center design concept—are included in Section 1.2, "Opportunity Site Overview."

The proposed Area Plan is intended to implement and achieve the environmental improvement and redevelopment goals of the 2012 Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization (TMPO) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Area Plan would also serve as the General Plan for the Tahoe Basin portion of Placer County (California Government Code Section 65300).

1.1 AREA PLAN OVERVIEW

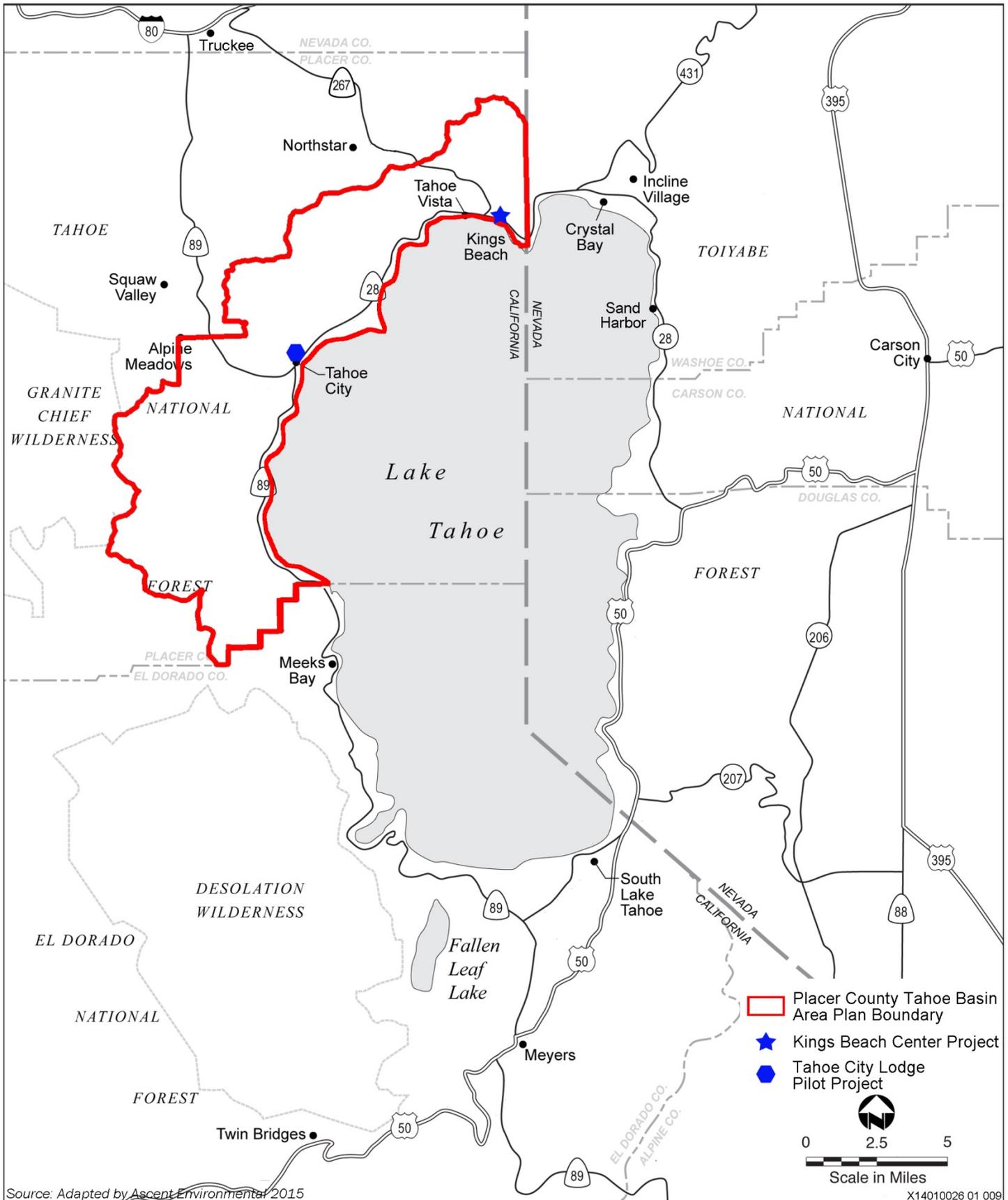
1.1.1 Project Location

The Area Plan addresses that portion of Placer County that is also within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles) that includes the communities of Kings Beach/Stateline, Tahoe City, Carnelian Bay, Dollar Point, Sunnyside, Homewood, Tahoe Vista, andTahoma. The area addressed by the Area Plan is bounded by El Dorado County to the south, the state of Nevada to the east, Martis and Squaw Valleys to the north, and the Sierra Nevada to the west. Exhibit 1 shows the location of the area included in the Area Plan relative to other Tahoe Region communities.

1.1.2 Relationship to Existing Plans

Once adopted, the proposed Area Plan would become part of the 2012 Regional Plan and the Placer County General Plan. The Area Plan would supersede and rescind the following community plans, general plans, PASs, and related planning documents adopted to implement the 1987 Regional Plan, including relevant sections of the Placer County Zoning Ordinance:

- ▲ West Shore General Plan
- ▲ Tahoe City Area General Plan
- ▲ North Tahoe Area General Plan
- ▲ Tahoe City Community Plan
- ▲ Carnelian Bay Community Plan
- ▲ Tahoe Vista Community Plan
- ▲ Kings Beach Community Plan
- ▲ Kings Beach Industrial Community Plan
- ▲ California North Stateline Community Plan
- ▲ 51 PASs adopted for Placer County
- ▲ Placer County Standards & Guidelines for Signage, Parking & Design
- ▲ Placer County Zoning Ordinance, Sections 17.02.050(D) and 17.56.202, and Appendices B, C, D, and F



Source: Adapted by Ascent Environmental 2015

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Exhibit 1

Regional Location



1.1.3 Project Objectives

Placer County's objectives for the proposed Area Plan are to:

- ▲ implement the Goals and Policies of the 2012 Regional Plan and Regional Transportation Plan and promote environmental threshold gain and improved lake clarity in collaboration with TRPA;
- ▲ guide development decisions and promote public health, safety, welfare, and aesthetics in the Tahoe Basin portion of Placer County;
- ▲ revise the county's planning documents in the Tahoe Basin to modernize its planning goals, policies, standards, and guidelines and to create a single planning document that is user-friendly and easy to navigate;
- ▲ minimize regulatory barriers for land owners to facilitate environmental redevelopment;
- ▲ preserve environmentally-sensitive areas and corridors while improving recreational opportunities and public access to the lake;
- ▲ allow for the redevelopment of higher and better uses within the Town Centers with an emphasis on mixed-use and pedestrian-oriented uses to foster revitalization;
- ▲ encourage mixed-use development in designated areas to allow people to live, work, and play in close proximity while minimizing conflicts between land uses;
- ▲ protect the visual character of the communities and scenic resources within the Tahoe Region;
- ▲ encourage a range of housing types in close proximity to employment centers to reduce vehicle miles traveled (VMT) and provide for related environmental benefits;
- ▲ incorporate low-impact-design principles into the county's planning documents to improve environmental conditions, including water quality;
- ▲ enhance all modes of transportation and mobility within the Area Plan boundary and connectivity to surrounding land uses; and
- ▲ emphasize redevelopment efforts through investment in opportunity sites within the Town Centers as a means to remove development from sensitive lands.

1.1.4 Key Features of the Area Plan

The proposed Area Plan incorporates substantive standards from the existing Placer County planning documents (Section 1.1.2), but proposes the following changes to implement the 2012 Regional Plan.

REGIONAL PLAN IMPLEMENTATION MEASURES

The following Regional Plan Implementation Measures would enable Placer County to manage and plan development in accordance with the requirements of the 2012 Regional Plan.

- ▲ **Redevelopment Incentives for Town Centers.** The Area Plan would implement Regional Plan redevelopment incentives in Town Centers by incorporating Regional Plan standards for building height, density, land coverage, and development transfers.
- ▲ **Allow Mixed Uses in Commercial Areas.** Consistent with the Regional Plan, the Area Plan would allow mixed uses, including residential units and live-work units, in Town Centers and other areas designated for commercial uses.
- ▲ **Site and Building Standards for Mixed-Use Districts.** The Area Plan would incorporate updated site and building design standards for Town Centers and other mixed-use areas. The proposed standards focus on improving scenic conditions and enhancing pedestrian facilities; the standards incorporate,

modernize, and supplement existing provisions of the Placer County Standards and Guidelines for signage, parking, and design.

- ▲ **Design Standards for Landscaping, Lighting, and Signs.** The Area Plan would update design standards and guidelines for landscaping, lighting and signs. The only substantive regulatory change would be a new requirement for fully-shielded outdoor lighting fixtures to address TRPA dark sky lighting requirements.
- ▲ **Updated Parking Standards.** The Area Plan would modify parking standards to reduce minimum parking requirements for some land uses and promote shared-use parking. The Area Plan contemplates future development of parking assessment districts and/or an in-lieu payment program.

AREA PLAN PROGRAMS

The Area Plan proposes the following programs, which would result in changes to the TRPA Code of Ordinances that would apply to the Placer County portion of the Tahoe Basin.

- ▲ **Limited Conversion of CFA to TAUs.** The Area Plan would establish a pilot program for the limited conversion of commercial floor area (CFA) to tourist accommodation units (TAUs) for existing development (held by property owners) and for the CFA supply held by Placer County. The program builds upon the conversion standards currently being developed for the TRPA bonus pool of CFA and TAUs. Limitations include:
 - (1) converted units may only be used in Placer County Town Centers;
 - (2) sites must have best management practices (BMP) certificates;
 - (3) sites must have sidewalk access;
 - (4) sites must be within 0.25 mile of a transit stop;
 - (5) no more than 400 additional TAUs may be established in Placer County through this pilot program and other actions combined; and
 - (6) the program will be periodically monitored for efficacy, possible extension and consideration of program adjustments.

The proposed conversion rate is consistent with the conversion rate being developed by TRPA for bonus units: 1 TAU = 454 square feet of CFA.

- ▲ **Allow a Project Area to Include Non-Contiguous Parcels.** This program would allow a project site to include non-contiguous parcels within Town Centers. To utilize this program, all project components must be located on developed land in a mixed-use zoning district within a Town Center, and all applicable development standards would still apply. Projects proposing this option would require TRPA approval.
- ▲ **Secondary Residences.** This program would expand upon Section 21.3.2 of the TRPA Code to allow market-rate secondary residential units on certain residential parcels less than 1 acre in size, subject to BMP certification, TRPA Code requirements (including allocations), and supplemental design standards. To qualify for the program, properties must be located within 0.25 mile of a mixed-use zoning district or primary transit route. Secondary units may not be used as tourist units or converted to TAUs.

MAP REVISIONS

The proposed Area Plan would implement the following changes to existing land use and zoning maps.

- ▲ **Tahoe City Town Center Boundary and Planned Land Use Changes.** The Area Plan would modify the Tahoe City Town Center boundary to remove 7.12 acres of property surrounding the Fairway Community Center and a Placer County water quality wetland treatment area, and to add 4.2 acres surrounding the Tahoe City Golf Course clubhouse. These changes would result in a net reduction of 2.91 acres in the Town Center. The Area Plan would also modify Regional Plan land use designations and Area Plan zoning within the Tahoe City Town Center to change: (1) land use designations of land added to the Town Center from Residential to Mixed Use; (2) land use designations of the Placer County water basin located adjacent to the golf course

from Mixed Use to Recreation; and (3) land use designations of the remainder of the Tahoe City Golf Course from Residential to Recreation. Exhibit 2 shows these proposed boundary and land use changes.

In addition to these land use changes, the Area Plan includes minor Regional Plan land use adjustments in the Kings Beach Town Center to align parcel lines with Town Center boundaries.

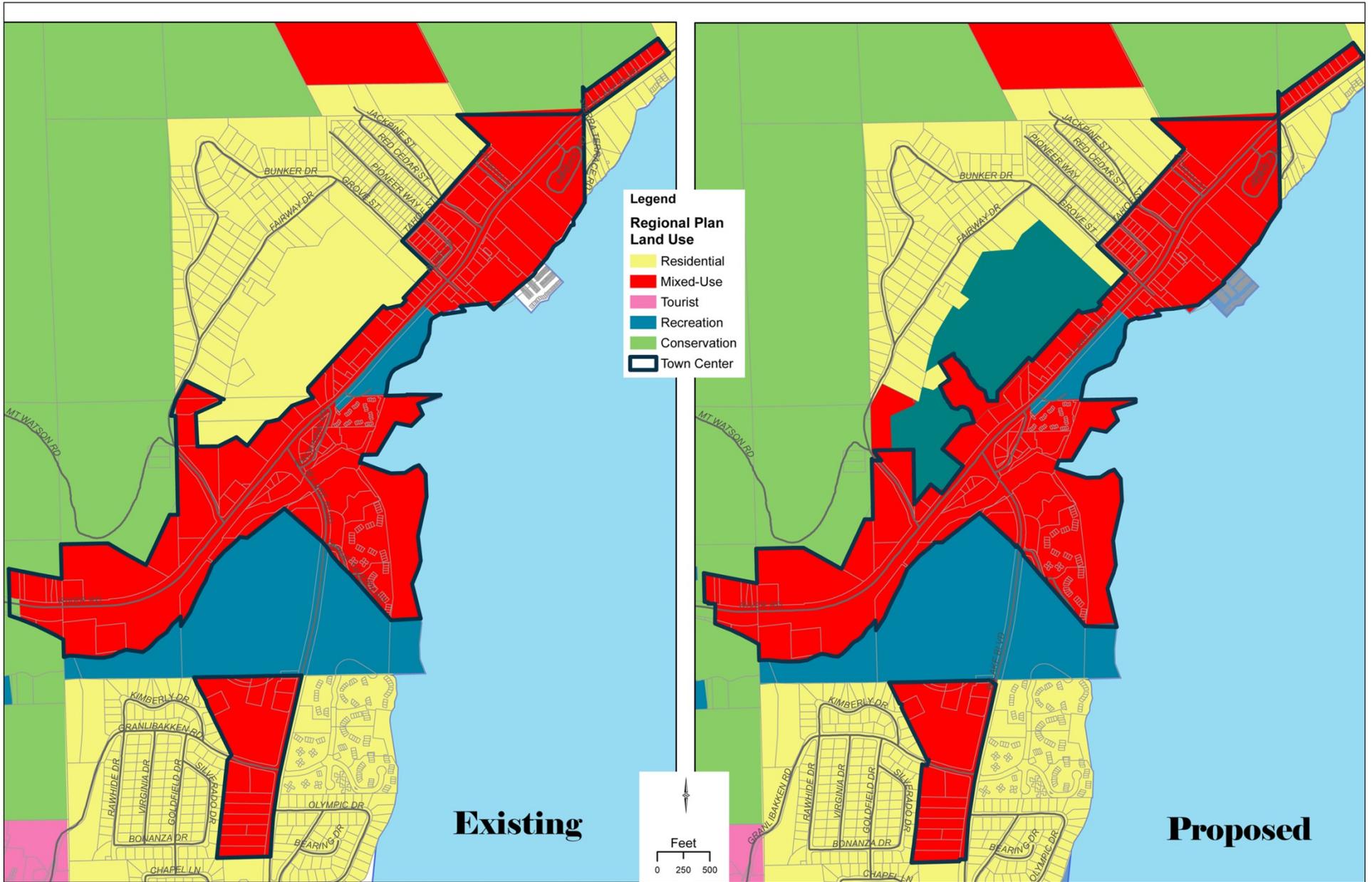
- ▲ **Zoning Districts.** The **Town Center** zoning districts would include several mixed-use districts and areas zoned for residential and recreation uses. Allowable land uses correspond to use definitions in Chapter 21 of the TRPA Code. No zoning changes are proposed outside of Town Centers, except the inclusion of residential uses in mixed-use areas.
- ▲ **Core and Transition Areas (Community Structure Areas).** Within each Town Center, the Area Plan would establish zoning overlay districts for two “Community Structure Areas” that include:
 - Core Areas where the full range of Regional Plan incentives would apply; and
 - Transition Areas with requirements for transitional building heights (3 stories) and requirements to complete sidewalk (or multi-use trail) connections to core areas prior to or concurrent with projects utilizing the Regional Plan redevelopment incentives.

The Area Plan would also expand upon the TRPA finding for additional building height in Town Centers to require that any proposed four-story project on the Lake side of highways either maintain 35 percent of the site as open view corridors to Lake Tahoe, or if existing development does not comply, increase the width of open view corridors by 10 percent or more.

- ▲ **Special Planning Areas.** The proposed Area Plan designates the following five special planning areas for more detailed future planning, or where additional environmental performance standards apply:
 - Special Plan Area #1: Tahoe City Western Entry
 - Special Plan Area #2: Tahoe City Golf Course
 - Special Plan Area #3: Truckee River Corridor Industrial Properties
 - Special Plan Area #4: Kings Beach Entry (SR 267 and SR 28 intersection)
 - Special Plan Area #5: North Stateline

[Note: The Area Plan Zoning Map, North Tahoe East Subarea Map, and Greater Tahoe City Subarea Map in Section 2.02 of the proposed Implementing Regulations show the location of these special planning areas, as well as the Core Areas and Transition Areas described above.]

- ▲ **Environmental and Recreational Zoning Changes.** The Area Plan would amend the zoning designations to include certain private properties that have been acquired for environmental or recreational purposes in Conservation or Recreation districts.



Source: County of Placer 2015

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1.2 OPPORTUNITY SITE OVERVIEW

A key goal of the 2012 Regional Plan and the proposed Area Plan is to focus redevelopment within the Town Centers. The Kings Beach and Tahoe City Town Centers include sites that provide opportunity for “environmental redevelopment” and opportunities for revitalization. “Environmental redevelopment” acknowledges the linkage between the Tahoe Region economy and the environment, noting that new projects will both meet strict environmental standards and play a role in enhancing long-term sustainability of economic goals. Of particular focus in the Placer County Town Centers are redevelopment and infill projects that also provide water quality improvements and create communities that are pedestrian in scale and improve bicycle and transit linkages, resulting in air quality improvements.

Previously, a number of sites within the Kings Beach and Tahoe City Town Centers were identified as “opportunity sites,” two of which, the Tahoe City Lodge Pilot Project (formerly referred to as the Henrikson Property) and Kings Beach Center design concept (formerly referred to as the BB LLC project site), are contemplated in the proposed Area Plan. Sufficient detail is known about the proposed Tahoe City Lodge Pilot Project such that the EIR/EIS will include a project-level analysis of its potential impacts. The Kings Beach Center design concept will be analyzed in the EIR/EIS at a program level. These opportunity sites are described further below.

1.2.1 Tahoe City Lodge Pilot Project

PROJECT LOCATION

The approximately 3.1-acre Tahoe City Lodge Pilot Project site is situated east of the intersection of SR 28 and SR 89 near the western entrance to Tahoe City (Exhibit 1). The site is located at 255 and 265 North Lake Boulevard and includes Assessor Parcel Numbers (APNs) 094-070-001 and 094-070-002, which comprise approximately 1.4 acres. The project site also includes two existing easements on adjacent properties (a 0.5-acre easement from the Tahoe City Golf Course and a 0.1-acre easement from the parcel to the west of the project site) and 1.1 acres of the Tahoe City Golf Course.

TAHOE CITY LODGE PILOT PROJECT OBJECTIVES

The project objectives for the Tahoe City Lodge Pilot Project, as stated by the project applicant, are to:

- ▲ eliminate blight in Tahoe City that currently has negative impacts on the scenic quality of the area;
- ▲ create a project that is sensitive to scale and massing and that improves the scenic quality of Tahoe City;
- ▲ upgrade a portion of the built environment that currently has a negative impact on water quality in the Tahoe Region;
- ▲ enhance community character in Tahoe City;
- ▲ develop high quality tourist accommodations and amenities in the Tahoe City Town Center;
- ▲ create a project that provides a significant contribution to Threshold Attainment as envisioned by the TRPA Regional Plan;
- ▲ in collaboration with Placer County and TRPA, create a pilot project that implements an improved and more efficient entitlement process that facilitates other environmental redevelopment in the Tahoe Region;
- ▲ act as a pilot project to demonstrate the potential for economic revitalization of Tahoe City;
- ▲ provide new jobs, increased property and transient occupancy taxes, and other economic benefits;
- ▲ create a project with connections to pedestrian, bicycle, and multi-modal transportation opportunities;

- ▲ enhance circulation and improve pedestrian safety and traffic flow, especially with respect to the Tahoe City Golf Course;
- ▲ build an energy efficient and environmentally-sensitive project using Green Building Design methods and features in addition to operating the facility according to green hotel standards;
- ▲ reduce impervious surfaces and improve water quality, including the capture of fine sediment;
- ▲ connect the project site to locally-accessible recreation opportunities via bicycle and pedestrian pathways;
- ▲ minimize VMT in the basin, through encouraging multi-modal transportation opportunities;
- ▲ enhance the visitor and local resident experience;
- ▲ contribute to enhanced recreational facilities available to users of the Tahoe City Golf Course;
- ▲ provide mechanisms for restoration of sensitive lands, both in and outside of the Town Center; and
- ▲ promote the restoration of SEZ by transferring TAUs out of SEZ and actively restoring the sending sites.

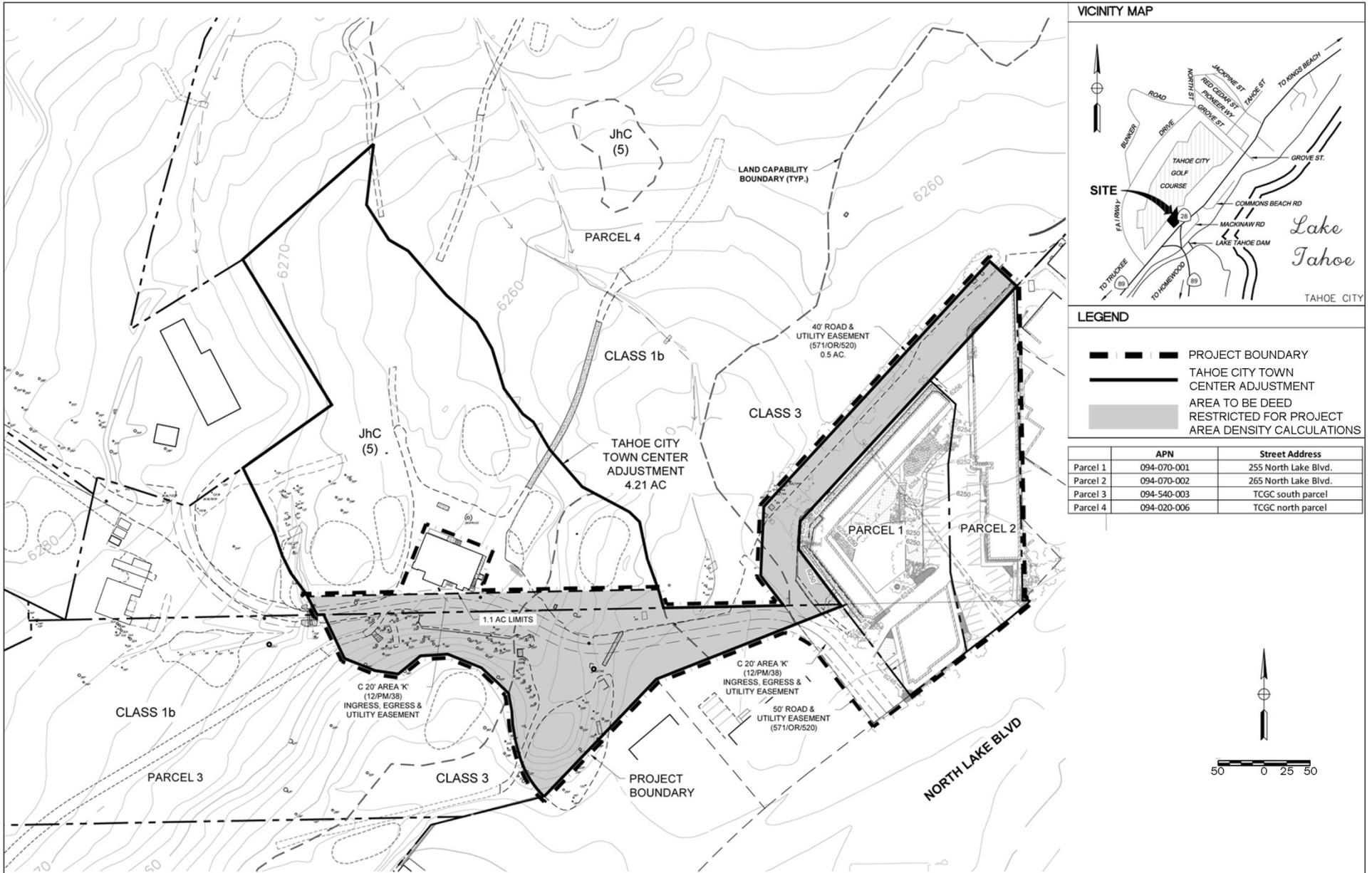
PROJECT OVERVIEW

The Tahoe City Lodge Pilot Project proposes to redevelop an existing commercial complex into a 120-unit lodge that would include a mix of hotel rooms and 1- and 2-bedroom suites, conference facilities, a lobby, an activity center, a roof-top swimming pool and hot tub, a recreation room (including workout equipment), food and beverage facilities, as well as parking. The project would operate as a “condo hotel” meaning that the 1- and 2-bedroom suites would be sold to private individuals. However, it is anticipated that nearly all of these units would be put into a rental pool and be rented out through the hotel, subject to Transit Occupancy Tax (TOT) like other hotel rooms. The Tahoe City Lodge Pilot Project site boundaries are shown on Exhibit 3, and Exhibit 4 shows the proposed site plan. Lodging unit sizes would range from approximately 300 to 1,000 square feet. Project design would adhere to TRPA height and mass standards with buildings ranging in height from 2 to 4 stories. The buildings would be configured to have a reduced height and mass at the SR 28 street frontage, and would transition to increased heights further from the street and closer to the golf course.

The applicant is currently in negotiations to acquire an adjacent parcel, APN 094-540-004. This parcel is 0.7 acre in size, is located immediately west of the project site, and is currently 100 percent paved. The location of this parcel is identified on Exhibit 4 as a “Potential Addition” to the project. If the applicant acquires this parcel, the site plan will be redesigned, and some of the proposed uses will be relocated onto this adjacent parcel. The proposed uses will not change; rather, the same mix of uses will be redistributed within the expanded project site, but up to 20 additional units may be added to the project. The applicant anticipates completing negotiations before the Draft EIR/EIS is released. The project description in the Draft EIS/EIR will reflect whether the applicant has acquired this adjacent parcel.

Implementation of the Tahoe City Lodge Pilot Project would also include:

- ▲ demolition of existing structures and pavement, excavation for utilities, drainage systems, and foundations;
- ▲ maintenance and expansion of the Tahoe City Sidewalk Beautification Project;
- ▲ drainage and water quality improvements;
- ▲ reduction in coverage on APNs 094-070-001 and 094-070-002;
- ▲ on-site parking coupled with shared-use parking on the Tahoe City Golf Course;
- ▲ deed restrictions on future development of a portion of the golf course;
- ▲ demolition and reconstruction of the golf course clubhouse; and
- ▲ improved entryway and signage for the golf course.



Source: Auerbach Engineering Corporation 2015

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Exhibit 3

Tahoe City Lodge Pilot Project – Project Site Boundaries





Source: Ward-Young Architecture & Planning 2015

X14010026 01.007

Exhibit 4

Tahoe City Lodge Pilot Project – Proposed Site Plan



1.2.2 Kings Beach Center Design Concept

LOCATION

The Kings Beach Center design concept site includes 16 parcels (totaling approximately 4 acres) owned by Placer County on the mountainside of North Lake Boulevard (SR 28), between Fox and Coon streets. Exhibits 1 and 5 show the location and affected properties. The site also includes the adjacent Placer County Department of Public Works (DPW) parking lot that could be used for shared-use parking. Exhibit 5 also shows the location of other county-owned properties in the vicinity that could be incorporated into the Kings Beach Center design concept as part of an alternative evaluated in the EIR/EIS or redeveloped as a separate project in the future. These properties include:

- ▲ the Placer County Health and Human Services (HHS) Clinic on Salmon Avenue,
- ▲ the Placer County Kings Beach Library on Secline Drive, and
- ▲ the Placer County Successor Agency Town Center South vacant lots on the lakeside of SR 28.

DESIGN CONCEPT OVERVIEW

The Kings Beach Center design concept parcels are currently leased to residential and commercial tenants. The collective parcels represent an opportunity for a mixed-use environmental redevelopment design concept in the Kings Beach Town Center. It is the county's intent to market the 16 parcels in 2015 and 2016 to secure a developer for future redevelopment of the site.

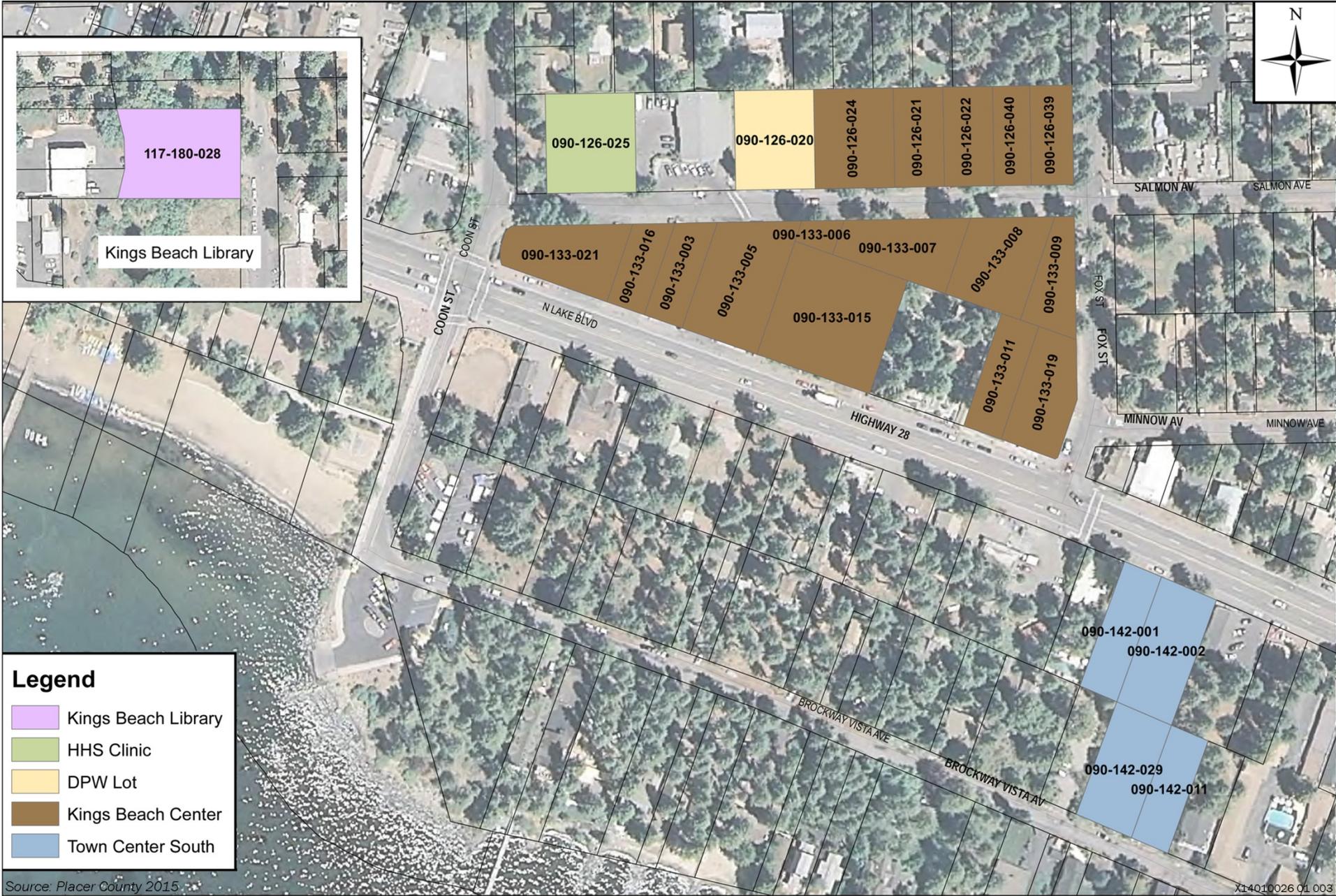
For the purposes of evaluation in the EIR/EIS, the county has developed two conceptual proposals that involve a combination of hotel, commercial, professional office, and retail uses. Both options include a government service building, public plaza, community park, and parking. Option A includes a smaller number of hotel units coupled with a larger amount of commercial/retail space than Option B; the hotel complex in both options could include condominiums or privately-owned units. The table below compares the potential redevelopment scenarios under both options. Exhibits 6 and 7 show the conceptual layout of Options A and B.

Potential Uses	Option A	Option B
Hotel (number of TAUs)	80	110
Professional Office (size in square feet [sf])	8,515 sf	4,771 sf
Retail & Various Uses (size in sf)	42,385 sf	27,879 sf
Public Service Building (size in sf)	8,000 sf	8,000 sf

1.3 ALTERNATIVES

The EIR/EIS will evaluate a range of alternatives to the proposed Area Plan in accordance with Section 15126.6 of the State CEQA Guidelines, the TRPA Rules of Procedure, and Section 3.7.2 of the TRPA Code. The EIR/EIS will likely consider two additional action alternatives to the proposed Area Plan, and a no project alternative, as required. The No Project Alternative will reflect the existing regulations that are in place at the time this NOP was published (June 2015), which include the 2012 Regional Plan and the existing general plans, community plans, PASSs, and design standards and guidelines. The Area Plan action alternatives could include, but would not be limited to: modifications to Town Center boundaries and commodity conversion program details; other land use or zoning changes; other substitute standards; and changes in density and height. As part of the scoping process, the county and TRPA are soliciting feedback from interested stakeholders on alternatives to be considered during environmental review.

Alternatives for the Tahoe City Lodge Pilot Project and Kings Beach Center design concept (including “no project” alternatives) will also be considered.



Source: Placer County 2015

X14010026 Q1 003

Exhibit 5

Kings Beach Center Design Concept – Location Map





Source: Placer County 2015

X14010026 01.004



TOTAL PROPOSED USES BY TYPE

ACCOMMODATION UNITS	110 UNITS
PUBLIC SERVICE	8,000 SQ.FT.
PROFESSIONAL OFFICE	4,771 SQ.FT.
RETAIL & VARIOUS USES	27,879 SQ.FT.

N.T.S. THIS CONCEPTUAL DRAWING IS FOR INFORMATION PURPOSES ONLY FOR POTENTIAL PROJECT YIELDS. THIS PLAN RELIES ON PREVIOUSLY COMPLETED AND PUBLICLY AVAILABLE DESIGN ALTERNATIVES FOR THE PROJECT SITE. ANY PROPOSED PROJECT WILL REQUIRE AN EVOLVED DEVELOPMENT PLAN SUBJECT TO ENVIRONMENTAL REVIEW AND ENTITLEMENT PROCESS.

Source: Placer County 2015

X14010026 01.005

1.4 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR/EIS

The EIR/EIS will provide analysis of the impacts pertaining to the resource areas identified below. For any potentially significant effects that are identified, mitigation measures will be recommended. In addition to the resources listed below, the EIR/EIS will evaluate cumulative impacts, and growth-inducing impacts.

The EIR/EIS will include project-level analysis of potential impacts of the Tahoe City Lodge Pilot Project in relevant sections. Issues requiring project-specific analysis for the Tahoe City Lodge Pilot Project will include: traffic, air quality, greenhouse gases (GHGs) and climate change, noise, scenic resources, water quality, soils/coverage, and cultural resources as described in more detail below. All other issues are assumed to be scoped out of the analysis, addressed through application of County and TRPA Code requirements, and/or dismissed with minimal discussion. Issues dismissed from detailed consideration for the Tahoe City Lodge Pilot Project, and the rationale for dismissal, will be included in the EIR/EIS.

The EIR/EIS analysis will tier from and incorporate by reference specific analyses contained in the following environmental review documents, as appropriate:

- ▲ TRPA, *Regional Plan Update EIS*, certified by the TRPA Governing Board on December 12, 2012 (Regional Plan EIS)
- ▲ TRPA/TMPO, *Mobility 2035: Regional Transportation Plan/Sustainable Communities Strategy EIR/EIS*, certified by the TMPO Board and TRPA Governing Board on December 12, 2012 (RTP/SCS EIR/EIS)

These program-level environmental documents include a regional scale analysis and a framework of mitigation measures that provide a foundation for subsequent environmental review at an area plan level and will serve as first-tier documents for the review of the proposed Area Plan.

Land Use and Plan Consistency

While the Area Plan proposes land uses and zoning that are mostly in accord with the 2012 Regional Plan, certain changes are proposed that deviate from what was previously contemplated in the Regional Plan EIS and RTP/SCS EIR/EIS. The proposed Area Plan would also change existing design standards and guidelines. Many stakeholders have expressed concern about the potential height and density changes that were authorized in the 2012 Regional Plan and the potential effect on community character. The EIR/EIS will present a description and maps of existing uses and will describe the existing “character” of geographies within the Area Plan boundary based on land uses, development intensities, urban infrastructure, and other site features in the context of the site surroundings.

Analysis of land use impacts will focus on those areas proposed for land use changes, with emphasis on potential effects of new allowable uses and changes to development standards on land use compatibility and community character. Assessment of community character will involve a discussion of the changes in combined factors that create the existing character (e.g., height, density, setbacks, design features), and that are proposed to change over time. The EIR/EIS will assess the impacts of these features on community character and compatibility with the scale and massing of existing neighborhoods, particularly areas adjacent to Town Centers and mixed-use districts. The EIR/EIS will also discuss consistency with the 2012 Regional Plan, the RTP/SCS, the Lake Tahoe Sustainability Action Plan, Chapter 13 (Area Plans) requirements in the TRPA Code, and other relevant planning documents.

Population, Employment, and Housing

Implementation of the proposed Area Plan and redevelopment of the opportunity sites could influence population growth and housing availability in the Tahoe Region. Direct and indirect population growth will be analyzed in the EIR/EIS. Impacts associated with population and employment increases will also be evaluated in the EIR/EIS. The project’s influence on housing availability in the Tahoe Region will also be discussed. The project-level analysis of the Tahoe City Lodge Pilot Project will assume that, because of the

nature of the project as a hotel/lodge, project effects on employment levels will be minor and issues of population, employment, and housing can be dismissed with minimal discussion.

Air Quality and Greenhouse Gas Emissions

As reported in the 2011 Threshold Evaluation, the Tahoe Region has made air quality gains over the last 5 years, with the majority of air quality indicators achieving attainment with adopted standards, or better. Federal, state, and local regulatory actions, transit improvements, and land use policies have, and will continue to play a role in safeguarding air quality in the Tahoe Region. The Regional Plan amendments proposed as part of the proposed Area Plan and redevelopment of the opportunity sites have the potential to affect air quality by influencing automobile and non-automobile use and parking demand. These factors, in turn, affect criteria air pollutant and GHG emissions. A GHG emission inventory and projections for the Tahoe Region were prepared as part of the Lake Tahoe Sustainability Action Plan. The EIR/EIS will evaluate potential air quality impacts using the latest widely accepted air quality modeling tools. Projected air quality conditions and GHG emissions associated with the Area Plan and the Tahoe City Lodge Pilot Project will be compared against the conditions contemplated in the Regional Plan EIS, RTP/SCS EIR/EIS, and Lake Tahoe Sustainability Action Plan to determine whether they are within the envelope of what has already been analyzed. Additionally, the project-level analysis of air quality impacts from the Tahoe City Lodge Pilot Project will assess construction emissions, issues associated with nearby sensitive receptors, and the potential for particulate matter and sources of nitrogen or phosphorus to affect Lake Tahoe water quality. With regards to Tahoe City Lodge Pilot Project impacts on GHGs and climate change, the EIR/EIS will quantify estimated operational carbon dioxide emissions from both stationary and mobile sources.

Noise

The ambient noise environment within the proposed Area Plan area is primarily influenced by automobile use, and boat use in locations close to the shores of Lake Tahoe. The Regional Plan amendments proposed as part of the Area Plan and redevelopment of the opportunity sites have the potential to affect noise by influencing automobile use on area roadways that could alter roadside noise levels. The proposed land use changes could also create potential noise/land use compatibility conflicts. The EIR/EIS will characterize the existing noise environment and assess the potential for short-term (i.e., construction-related) noise impacts. Long-term (i.e., operational) noise impacts, including increased noise from mobile and area sources will be assessed based on applicable local, state, regional, and federal noise standards, and will be compared against the conditions contemplated in the Regional Plan EIS and RTP/SCS EIR/EIS. The EIR/EIS will quantify the Tahoe City Lodge Pilot Project's generation of short-term (i.e., construction) and long-term (i.e., operational) noise. Additionally, the ground vibration impacts of specific construction equipment used for the Tahoe City Lodge Pilot Project will also be addressed.

Hydrology and Water Quality

The clarity of Lake Tahoe is world-renowned and is at the heart of the scenic beauty and attractiveness of the Region to residents and visitors alike. The lake's designation as an Outstanding National Resource Water (ONRW) affords it the highest level of protection under the anti-degradation policy of the U.S. Environmental Protection Agency (EPA). Lake clarity continues to be a regulatory focus in the Tahoe Region.

The proposed Area Plan has the potential to influence water quality in several ways, including enhancing SEZ and water quality through implementation of environmental improvement projects, increased density in mixed-use districts, changes to the Tahoe City Town Center boundary, and influencing air quality and related atmospheric deposition. The EIR/EIS will evaluate potential water quality impacts from implementation of the proposed Area Plan.

The EIR/EIS will also include project-level analysis of the hydrologic effects of the Tahoe City Lodge Pilot Project, including impacts relative to existing and proposed impervious surfaces, the potential for increased runoff, and the ability of existing and proposed drainage facilities to convey runoff. The Tahoe City Lodge Pilot Project will be evaluated in terms of potential sources of water quality pollutants, with their particular emphasis on nutrient and sediment loads transported off-site to Lake Tahoe or the Truckee River, and their control (e.g., proposed BMPs) relative to existing conditions and Lake Tahoe Basin regulations and

standards. This will include an assessment of source and treatment controls over a range of hydrologic conditions, consistent with the Lake Tahoe and Truckee River Total Maximum Daily Loads (TMDLs).

Geology, Soils, Land Capability, and Coverage

The EIR/EIS will include a general discussion of topographic alteration, slope stability, and erosion potential in the Plan area. In addition, the EIR/EIS will evaluate in a programmatic fashion the potential for unstable cut and fill slopes; collapsible and expansive soil; erosion of graded areas; geologic/geomorphological hazards (e.g., avalanche, earthquake, seiche, landslides, mudslides, ground failure, subsidence, and liquefaction); unprotected drainage ways, and the potential for exposure to contaminated soils. The EIR/EIS will also discuss the effect on region-wide land coverage related to the proposed amendments to the 2012 Regional Plan, the Tahoe City Lodge Pilot Project, and the Kings Beach Center design concept. A project-level analysis for the Tahoe City Lodge Pilot Project will also address the potential for exposure to contaminated soils based on information contained in the Phase I Environmental Site Assessment (ESA) prepared for the project.

Hazards and Hazardous Materials

Historical uses and the potential for site contamination will be documented in the EIR/EIS to the extent that information is available. In addition, this analysis will also address potential effects on emergency response plans and fire hazard risks. A Phase I Environmental Site Assessment has been prepared for the Tahoe City Lodge Pilot Project site. The project-level analysis of the Tahoe City Lodge Pilot Project impacts associated with hazards and hazardous materials will incorporate information from the Phase I ESA.

Traffic and Transportation

Transportation issues are important at both the regional and local levels. On the regional level, transportation systems are key generators of air pollution and water pollution that affect many of TRPA's environmental thresholds. At the local level, transportation conditions affect the quality of life for residents and visitors as well as economic vitality. Traffic conditions will be evaluated for the proposed Area Plan, and compared against conditions contemplated in the Regional Plan EIS and RTP/SCS EIR/EIS. The EIR/EIS analysis will include analysis of regional VMT and traffic volume forecasts. These forecasts will be used to assess the Level of Service (LOS) that would occur at key roadway segments and intersections. In addition, conditions for other transportation modes—transit, water transit, bicycle, and pedestrian—will be assessed to determine the proposed project's ability to reduce automobile dependency while enhancing mobility, a goal of the Regional Plan and RTP/SCS.

The EIR/EIS will include project-level analysis of traffic, parking, and circulation impacts associated with the Tahoe City Lodge Pilot Project, including effects of project-generated traffic at key intersections, in cumulative traffic forecasts, and on regional vehicle miles traveled.

Public Services and Utilities

The public services and utilities section of the EIR/EIS will programmaticly evaluate potential effects of the proposed Area Plan and its subsequent redevelopment potential on energy, solid waste collection and disposal, police services, fire protection services, water treatment and distribution, and wastewater collection.

Recreation

The EIR/EIS will programmaticly discuss the project's effect on the demand for recreation facilities, recreation capacity, public access to the lake and other recreation areas, and potential conflicts between recreation uses. The Tahoe City Lodge Pilot Project would provide for public access to recreation amenities; consequently, it is assumed that no substantial effect on such resources would occur.

Biological Resources and Forest Resources

The EIR/EIS will discuss whether the proposed project could affect the distribution, extent, and quality of sensitive and common biological resources that may be located within the project area. In addition, the EIR/EIS will discuss the potential for wetlands or SEZ areas to be affected. The relationship of the TRPA vegetation and wildlife threshold carrying capacities and forest resources will also be discussed programmatically. The specific impacts on biological resources, SEZ, and forest resources from the Tahoe City Lodge Pilot Project and the Kings Beach Center design concept will be discussed in the EIR/EIS. However, because the Tahoe City Lodge Pilot Project is urbanized and largely paved, it is assumed that impacts to biological resources and forest resources will be limited.

Scenic Resources and Community Character

The EIR/EIS will evaluate effects on views from TRPA scenic travel routes and public recreation areas. The EIR/EIS will also include an assessment of effects on TRPA scenic quality thresholds, potential effects on community character, consistency with local and regional plans/design guidelines, height limits and findings, and nighttime views in the area. Project-level analysis of potential impacts of the Tahoe City Lodge Pilot Project on scenic resources, TRPA scenic quality thresholds, and community character will also be included in the EIR/EIS. Key scenic concerns include increased height and visual mass of the new lodge and accessory facilities, and their potential to block or modify views of scenic vistas.

Cultural Resources

The EIR/EIS will provide an overview of project area prehistory, ethnography and history, a discussion of documented cultural resources in the project area, and the potential impacts to these and unrecorded sites, features or objects, and suitable measures designed to mitigate potential impacts. The project-level analysis of the Tahoe City Lodge Pilot Project will include a site-specific archaeological and architectural review. The cultural resource studies will include archival research, field reconnaissance, and eligibility determination for listing on the National Register of Historic Places (National Register) and/or California Register of Historical Resources (California Register) for any heritage properties identified.