

**COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION**



**\*\*TAHOE LOCATION\*\***

**AGENDA**

**DATE**

**July 28, 2016**

**Meeting was held \*\*NORTH TAHOE EVENT CENTER, 8318 NORTH LAKE BLVD., KINGS BEACH CA 96143\*\***

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**8:00 am** Commissioners and staff met at the Community Development Resource Agency at 3091 County Center Drive, Auburn, and departed from the parking lot. County vehicles provided transportation up to Tahoe destination.

**10:00 am** FLAG SALUTE

**ROLL CALL:** Richard Roccucci, District 1 (Chairman) [*absent*]; Wayne Nader, At-Large West of Sierra Crest, (Vice Chairman); Richard Johnson, District 3 (Secretary); Jeffrey Moss, District 4 [*absent*]; Miner “Mickey” Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest, Fred Arcuri, District 2 [*absent*],

**REPORT FROM THE PLANNING DIRECTOR - *Planning Director discussed future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.***

**PUBLIC COMMENT - *The opportunity was given to discuss with the Planning Commission, matters not included on the current agenda. There were no comments.***

**TIMED ITEMS:** The following timed items are to be discussed at the time indicated.

**1) 10:05 am** **TAHOE BASIN AREA PLAN (PGPA 20110123) AND TAHOE CITY LODGE PROJECT (PLN15-00108)**

**DRAFT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT – PUBLIC REVIEW AND COMMENT SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Conduct a public hearing to receive comments on the Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the Tahoe Basin Area Plan and Tahoe City Lodge Project. The opportunity to discuss the merits of the project will occur at subsequent hearings on the project entitlements.



The proposed Tahoe Basin Area Plan is a Placer County-initiated update to its land use regulations that apply in the Tahoe Basin. It would update the existing community plans, general plans, plan area statements, maps, and regulations in the Placer County portion of the Tahoe Basin and is being developed to implement the TRPA Regional Plan. Proposed amendments to existing plans, maps, and regulations are primarily focused within the TRPA-designated town centers in Tahoe City and Kings Beach. The proposed Area Plan contemplates one near-term redevelopment project, the Tahoe City Lodge, and one environmental redevelopment design concept, the Kings Beach Center, both identified as opportunities to incentivize and facilitate redevelopment in these areas. The Kings Beach Center design concept is a conceptual mixed-use redevelopment design on parcels owned by Placer County.

The Tahoe City Lodge would redevelop an existing commercial complex into a 118-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 proposed Area Plan is intended to implement and conform to the TRPA Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization Regional Transportation Plan/Sustainable Communities Strategy, adopted on December 12, 2012, effective February 9, 2013. The Area Plan would satisfy California's comprehensive long-term general plan requirements, and would serve as the General Plan for the Tahoe Basin portion of Placer County (California Government Code Section 65300).

A copy of the Draft EIR/EIS is available for review during normal business hours at the Kings Beach Library (301 Secline Street, Kings Beach, CA), the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Placer County Community Development Resource Agency offices in Tahoe City (775 North Lake Boulevard, Tahoe City, CA) and in Auburn (3091 County Center Drive, Auburn, CA), and the TRPA office (128 Market Street, Stateline, NV).

The complete Draft EIR can also be accessed through the County's website at: [www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap](http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap) and <http://www.trpa.org/document/projects-plans/>

**PROJECT LOCATION:** The Placer County Tahoe Basin Area Plan addresses that portion of Placer County within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles), and that includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma. The Tahoe City Lodge Project is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course.

**MAC Area:** North Tahoe Regional Advisory Council

**County Staff:**

Planning: Crystal Jacobsen (530) 581-6288 and Steve Buelna (530) 581-6285

Engineering and Surveying: (530) 745-3110

Environmental Health: (530) 745-2300

***Public comment was received and comments will be responded to in the Final EIR.***

***Fourteen members from the public provided verbal comments.***

**CONSENT AGENDA**

*a) Approved the July 7, 2016 Action Agenda*

*b) Approved the July14, 2016 Action Agenda*

*MOTION VOTE 4:0 Commissioner Johnson moved, Commissioner Gray second;*

*AYE: Sevison, Gray, Johnson, Nader,*

*NO: none*

*ABSENT: Arcuri, Moss, Roccucci*

***MEETING ADJOURNED 12:11 PM***