



Receipt of Comment
on the Draft EIR/EIS for the
Placer County Tahoe Basin Area Plan
and Tahoe City Lodge Project

TRPA Advisory Planning Commission
July 13, 2016



Presentation Outline

Proposed Area Plan –
Lucia Maloney, TRPA and Crystal Jacobsen, Placer
County

Proposed Tahoe City Lodge Project –
Tiffany Good, TRPA and Samir Tuma, Kila Tahoe, LLC

Draft EIR/EIS: Environmental Review Overview –
Adam Lewandowski, Ascent Environmental




Background



**Placer County
Tahoe Basin Area
Plan**

Public Review Draft June 2016



**Placer County
Tahoe Basin Area
Plan**



Implementing Regulations

Public Review Draft June 2016



**TAHOE CITY
LODGE**

Southwest Elevation

Local Plan, Regional Benefits

- Concentrated Development in Town Centers
 - Policy focus: Kings Beach and Tahoe City Town Centers
 - Draft EIR/EIS:
 - Hydrology and Water Quality
 - Beneficial impacts to Pollutant Load Reductions
 - Vehicle Miles of Travel
 - Maintain summer daily VMT levels below the adopted regional VMT threshold
 - Decreased Regional VMT as compared with the No Project Alternative



Local Plan, Regional Benefits

- Preservation of Open Space and Recreational Areas
 - Policy focus: Tahoe City Town Center boundary amendment and Golf Course deed restriction
 - Environmental Gain:
 - SEZ Restoration
 - Tahoe City Golf Course Deed Restriction (Under Development)
 - Preservation of the Golf Course for Recreational and Public Use in perpetuity




Local Plan, Regional Benefits


- Mobility
 - Policy focus:
 - Additional Transit Policies (T-P-27 through T-P-29)
 - Incorporation of the Tahoe City Mobility Study (T-P-14, T-P-31)
 - Enhanced Parking Standards (T-P-10 through T-P-14)
 - Development of the Tahoe City River District Special Planning Area to complement the Fanny Bridge project
 - Focus on mobility and multi-modal improvements (T-P-6)




Local Plan, Regional Benefits



- Mobility
 - Draft EIR/EIS:
 - Significant and Unavoidable Impacts:
 - All alternatives: Roadway segment operations between Tahoe City Wye and Grove Street, including cumulative effects
 - All alternatives: Intersection operations at SR 28/Grove Street, including cumulative effects
 - » Mitigation Measure 10-1a: Construct pedestrian crossing improvements at the Grove Street/28 Intersection
 - » Mitigation Measure 10-1b: Establish a County Service Area (CSA) Zone of Benefit to fund expansion of transit capacity
 - » Mitigation Measure 10-1c: Payment of traffic mitigation fees to Placer County



Local Plan, Regional Benefits



Others:

- Ridgeline Protection
 - Policy focus: Ridgeline protection through commitment to TRPA policies and additional dark sky lighting standards
- Housing Affordability
 - Policy focus: Secondary dwelling unit program

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45 YEARS OF PROGRESS
TAHOE REGIONAL PLANNING AGENCY

Placer County Tahoe Basin Area Plan
Public Review Draft June 2016

Placer County Tahoe Basin Area Plan
Implementing Regulations
Public Review Draft June 2016

Tahoe City Lodge Southwest Elevation

Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project
DRAFT
Environmental Impact Report/Environmental Impact Statement
California State Clearinghouse # 2014072008
June 2016

TAHOE CITY LODGE

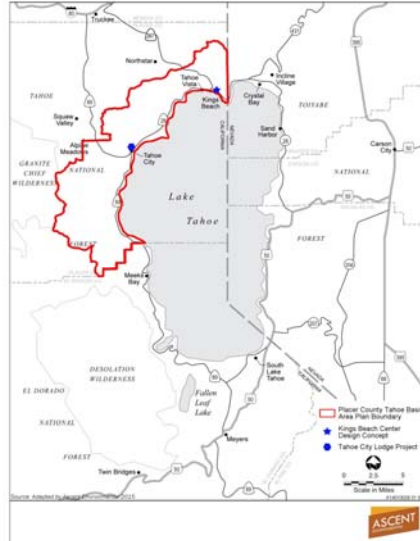
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TAHOE REGIONAL PLANNING AGENCY
PROPOSED FOR:
Placer County
Community Development Services Agency
3000 County Center Drive, Suite 100
Auburn, CA 95603
Tahoe Regional Planning Agency
P.O. Box 5250
138 Market Street
Stateline, NV 89449

TAHOE BASIN AREA PLAN
TAHOE CITY LODGE PROJECT
DRAFT EIR/EIS PUBLIC REVIEW & COMMENT

COUNTY OF **Placer**

Area Plan Boundary



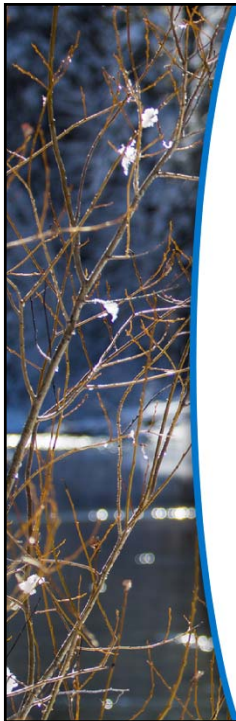
Area Plan Background

- Draft Area Plan Reflective of Area Plan Team Input, Vision Plans, & Includes:
 - Environmental Improvement Emphasis
 - Regional Plan Alignment & Fewer Regulatory Changes
 - Focus on Regional Plan Implementation
 - Retain existing standards outside Town Centers



Area Plan Organization

1. **Introduction/Overview**
2. **Conservation Plan** – overview of environmental initiatives, policies & projects to accelerate threshold attainment
3. **Socio-Economic Plan** – socio-economic conditions & improvement priorities
4. **Land Use Plan** – existing conditions, regulatory system, Area Plan programs
5. **Transportation Plan** – policies & projects to enhance current plans, revised LOS standard, & focus on mobility & multi-modal improvements
6. **Recreation Plan** – overview of current plans/existing improvements
7. **Public Services and Facilities Plan** – overview of current plans/existing improvements
8. **Implementation Plan** – implementation policies, project list, & performance targets



Area Plan Programs

- Regional Plan Implementation: Redevelopment Incentives for Town Centers
- Regional Plan Implementation: Area-Wide Amendments
- Area Plan Substitute Standards
- Mapping System

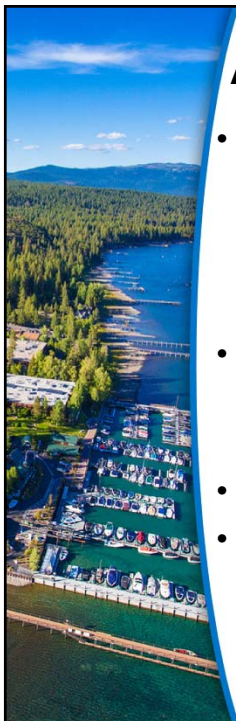




Area-Wide Amendments

(Encouraged/Required by the Regional Plan & Reflective of Area Plan Team Input)

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



Area Plan Substitute Standards

- 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
- Revised LOS Standard
- Secondary Dwelling Units within ¼ mile of mixed uses or transit service
 - To address housing affordability
 - Requires TRPA residential unit (allocation or ERU)



Land Use Plan

Mapping

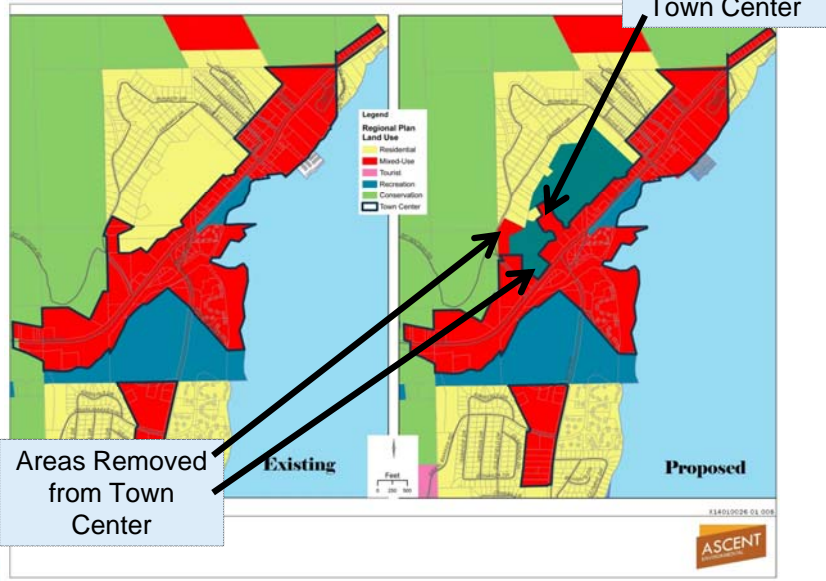
- Zoning “Sub-Districts”
 - Uses existing PAS/CP Boundaries and Special Areas outside centers
- Town Center Plans
 - New subdistricts in Town Centers
 - Town Center Core and Transition Areas
- Kings Beach Town Center Land Use Classification Cleanup (EIR/EIS Exhibit 5-1)
- Recreation & Conservation Lands
 - Land acquired for conservation designated as such
- Special Plan Areas
 - Supplemental Requirements for each



Special Planning Area: Tahoe City Golf Course

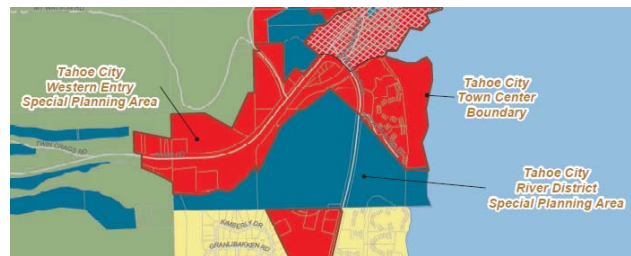
- Town Center and Land Use Adjustments
 - 7.2 acres removed from Center; 4.2 acres added (clubhouse area); net reduction of 3 acres
 - Golf Course and wetland basin changed from Residential & Mixed Use to Recreation
 - Implementation with deed restriction
 - Draft deed restriction approved by PUD
 - 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

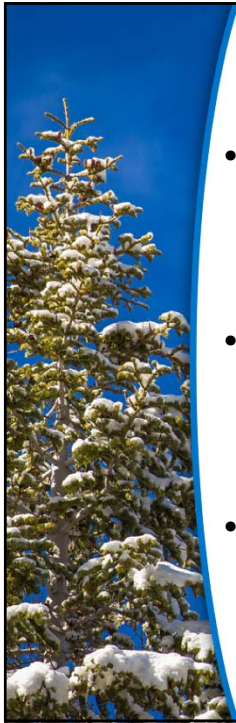
Tahoe City Land Use Map Amendments



Special Planning Areas: Tahoe City Western Gateway & Tahoe City River District

- Town Center Incentives for Tahoe City Western Gateway SPA requires Riverfront Restoration, Public Access and Pedestrian/Bike Improvements
- Tahoe City River District SPA focuses on supporting goals of SR 89/Fanny Bridge project – encourages active recreation & access by bicycling, walking, and transit





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

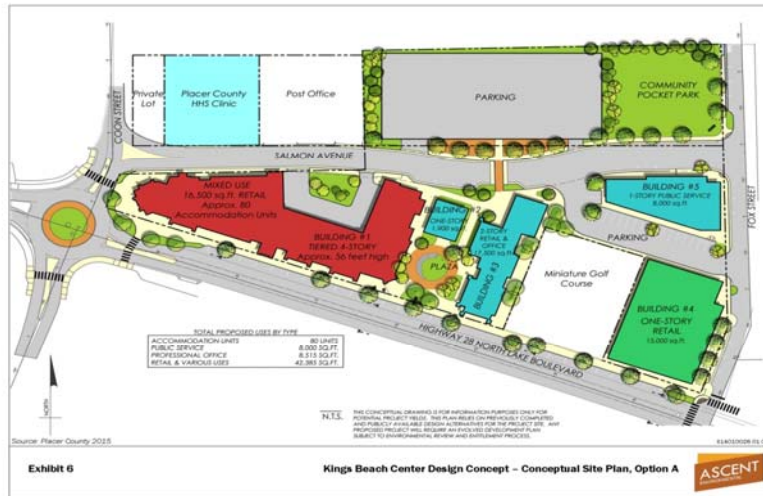


Implementing Regulations

- Chapter 1: General Provisions
- Chapter 2: District Standards (supplemental)
- Chapter 3: Area-Wide Standards & Guidelines



Kings Beach Center Design Concept



Area Plan Refinements

- Refinements reflective of stakeholder input on Area Plan since the June 2015 release
- September 2015 refinements – to reflect Fanny Bridge/SR 89 approval
- April 2016 refinements – reflective of further input received regarding transit, mobility, and viewshed protection
- June, 2016 Draft Area Plan – Includes further refinements to transit policy





Area Plan Refinements

- Focus on Mobility
 - Fanny Bridge/SR 89 Community Revitalization Project
 - Truckee River District SPA
 - Mobility Plan
 - TART Systems Plan
- Revised LOS Policy
- Ridgeline/Viewshed Protection
- Streetscape & Roadway Design Standards
- Revised Parking Standards



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Tahoe City Lodge Project Introduction

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Tahoe City Lodge: Objectives


- Regional Plan Implementation
 - Project reduces Vehicle Miles Traveled
 - Project = 8,570 VMT
 - No Project = 13,910 VMT
 - Project results in on-site land coverage reduction
 - Project = 10,080 square feet
 - No Project = No Reduction
 - Project results in SEZ restoration
 - Project = 1.7 acres of SEZ restoration
 - No Project = No Reduction
 - Project results in scenic quality upgrades
 - Project = New structures consistent with TRPA Design Guidelines
 - No Project = Existing built environment remains




Tahoe City Lodge: Objectives

– Conformance with the Regional Plan Goals & Policies

- Land Use
 - redeveloping Town Centers
 - upgrading our built environment
- Water Quality
 - BMP Public/Private Partnership
 - A non-conforming property will be brought into BMP compliance
- Transportation
 - close proximity to transit
 - shared parking agreement
- Soils/SEZ
 - 1.7 acres of SEZ restoration
- Scenic
 - Bringing a blighted property into compliance with TRPA Design Standards

Tahoe City Lodge: Objectives

– Accelerate environmental threshold attainment

- SEZ Restoration
- Water Quality (surface run-off)
- Decreases land coverage in the project area
- Decreases VMT

Project Vision



- Bring Tahoe City Visioning Plan to life
- Gateway location, walkable and bikeable
- Significant environmental benefits
- Catalyst for revitalization
- Economic and community benefits for Tahoe City
- Public/Private partnership with golf course



Photo: Tahoe City Visioning Doc

Project Concept



- Lodging property of 118 units
- Mix of hotel rooms, One BR suites & Two BR suites with kitchens
- Food & Beverage – ground floor restaurant and roof top pool & bar
- Conference facilities and new clubhouse at golf course
- Multi modal transit options





Current Blighted Site



Source: Ascent Environmental 2015

Current Blighted Site



Conceptual Rendering of Proposed



Public Private Partnership



- Kila Tahoe and the TCPUD/County:
 - Coordinated installation of BMPs for TCGC and the proposed hotel development
 - 1:1 SEZ restoration for GC land in project site (1.7 acres of SEZ)
 - New TCGC Club House and conference space
 - Shared parking agreement with the TCGC property



Placer County Tahoe Basin Area Plan and Tahoe City Lodge

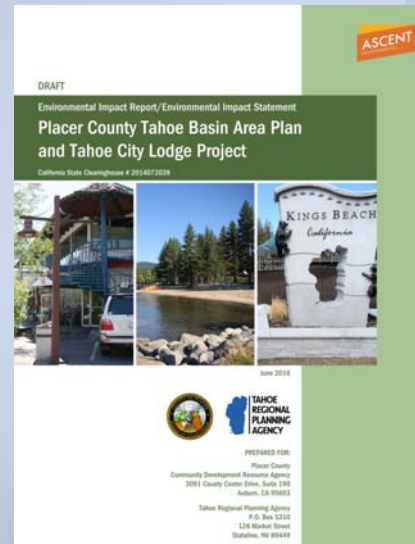
Draft EIR/EIS Public Hearing

Environmental Review Overview



Environmental Review Process

- Joint CEQA and TRPA
- Program and project-level analysis
- Document layout
- Review period (June 15 – August 15)



Purpose of the EIR/EIS

- Identify and disclose the physical environmental effects of the project
- Identify feasible mitigation for significant impacts
- Evaluate a reasonable range of alternatives, including the No-Project Alternative
- Assess cumulative and growth-inducing impacts
- Provide for public and agency participation in the decision-making process



Alternatives Respond To

- Possible environmental effects and areas of concern
- The scope of the Area Plan and proposed lodge
- Public input and scoping comments



Area Plan Alternatives

- **Alternative 1:** Proposed Area Plan
- **Alternative 2:** Area Plan with No Substitute Standards or map revisions
- **Alternative 3:** Reduced Intensity Area Plan
- **Alternative 4:** No Area Plan



Differences Between Area Plan Alternatives

Substitute Standards

- Commodity conversions
- Map designations/ boundaries
- Non-contiguous project areas
- 2nd residential units

Regional Plan Implementation Measures

- Coverage
- Height
- Density



Lodge Alternatives

- **Alternative 1:** Proposed Lodge
- **Alternative 2:** Reduced Scale Lodge
- **Alternative 3:** Reduced Height Lodge
- **Alternative 4:** Property Remains as Commercial Center



Differences Between Lodge Alternatives

- Coverage
- Height
- Use type
- SEZ restoration
- Use of Town Center boundary
- Golf course improvements
- Clubhouse expansion



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Commodity Conversions

Environmental effects:

- Vehicle miles travelled
- Traffic level of service
- Jobs-to-housing ratio
- Water demand

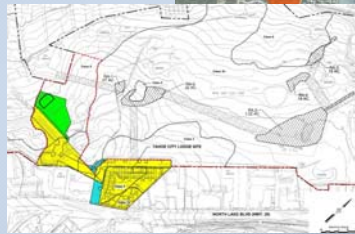


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Map Designations/Boundaries

Environmental effects:

- Land use compatibility
- Noise compatibility



Non-Contiguous Project Areas

Environmental effects:

- Scenic resources
- Coverage
- Hydrology and water quality



2nd Residential Units

Environmental effects:

- Transportation
- Population and housing



Summary of EIR/EIS Impacts

- No impacts or less-than-significant impacts
 - Land use
 - Biological resources
 - Public services and utilities
 - Recreation
- Impacts reduced to a less-than-significant level with mitigation
 - Cultural resources
 - Traffic and circulation
 - Air quality
 - Noise
 - Geology, soils, land capability, and coverage
 - Hydrology and water quality
 - Hazards, hazardous materials, and risk of upset
 - Cumulative impacts

Significant and Unavoidable Impacts

Transportation and Circulation

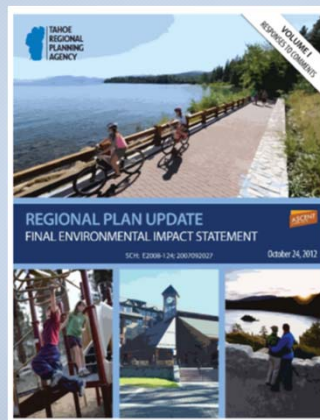
- Roadway segment LOS between Tahoe City Wye and Grove Street, including cumulative effects
 - Area Plan: all alternatives
 - Lodge: Alt. 4
- Intersection LOS at SR 28/Grove Street, including cumulative effects
 - Area Plan: all alternatives
 - Lodge: Alts. 1, 3, and 4



Significant and Unavoidable Impacts

Greenhouse Gas Emissions and Climate Change

- Cumulative contribution to GHG emissions
 - Area Plan: all alternatives



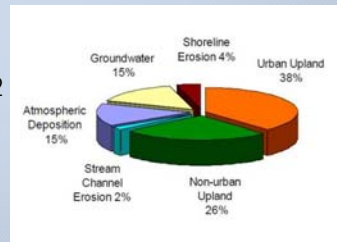
Beneficial Impacts

Transportation and Circulation

- Reduction in VMT
 - Area Plan: Alts. 1 and 3
 - Lodge: Alt. 2



Hydrology and Water Quality

- Pollutant load reductions
 - Area Plan: Alts. 1 and 2
 - Lodge: Alt. 2



Thank you for your comments today!





Comment Submittal Options

- Oral comments:
 - Please state your name and speak clearly so that we may record your comments.
- Written comments:
 - Send comments by 5:00 pm August 15th:
 - Mail:
 - Placer County Community Development Resource Agency
 - Environmental Coordination Services
 - 3091 County Center Drive, Suite 190
 - Auburn, CA 95603
 - Fax: (775) 745-3080
 - email: cdraecs@placer.ca.gov






Opportunity for Comments

- July 13, 2016 – **TRPA Advisory Planning Commission (APC)**,
TRPA Board Room
- July 27, 2016 – **TRPA Regional Plan Implementation Committee (RPIC)**,
North Tahoe Event Center
- July 27, 2016 – **TRPA Governing Board**, North Tahoe Event Center
- July 28, 2016 – **Placer County Planning Commission**,
North Tahoe Event Center
- August 11, 2016 – **Placer County North Tahoe Regional Advisory Council**,
North Lake Tahoe Event Center

EIR/EIS Public Review Process

- Draft EIR/EIS
 - Public Review: June 15th – August 15th
 - Comments solicited at today’s hearing or in writing by 5:00 pm on August 15th
- Final EIR/EIS
 - Written responses to comments on Draft EIR/EIS
 - EIR/EIS text edits based on comments
 - Certification by TRPA Governing Board

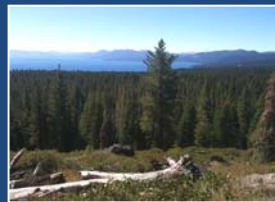



EIR/EIS Next Steps

Draft EIR/EIS Released	June 15, 2016
Public Meeting and Review Period	June 15 – August 15, 2016
Final EIR/EIS Issued (Response to Public/Agency Comments)	First week of November 2016
TRPA Hearings on Final EIR/EIS - EIS Certification and Decision	December 2016/January 2017



Draft EIR/EIS for the
Placer County Tahoe Basin Area Plan
and Tahoe City Lodge Project



Thank you for your participation!