




**Placer County
Tahoe Basin Area Plan**


**Notice of Preparation
of Draft EIR/EIS**

June 10, 2015




Purpose of Meeting:

- Invite Comments regarding the Content and Scope of the EIR/EIS
 - NOP Pages 15-18 (APC packet pages 31-34)
- Overview of Draft Area Plan, Code & Pilot Project
 - NOP Pages 1-14 (APC packet pages 17-30)



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 Development Process:

- 2012 Regional Plan Update
- Area Plan Working Groups (4 Sub-Areas)
- Town Center Vision Plans
- July, 2014 Notice of Preparation for EIR/EIS
 - **Concerns Raised -- Collaborative Plan Revisions**



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
- 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 Strategies
 - 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
 - To address land use imbalance
 - Builds upon TRPA Amendments
- Non-Contiguous Project Sites for Town Center Redevelopment
 - To address land assembly challenges
- Secondary Dwelling Units near services and transit
 - To address housing affordability



LAND USE PLAN: Map Designations

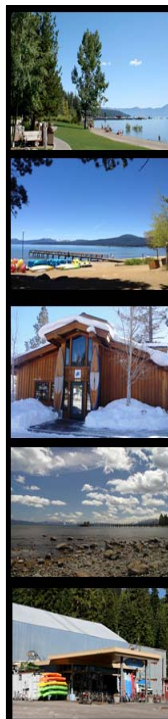
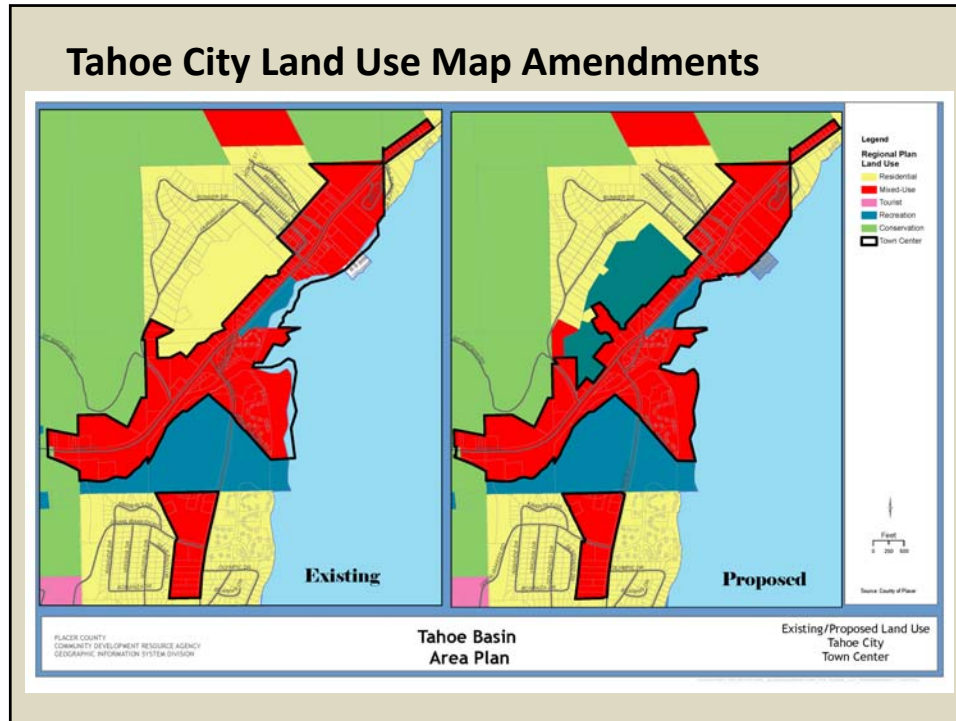
- Zoning “Sub-Districts”
 - Unchanged outside Centers
- Community Structure Overlay
 - Town Center Core and Transition Areas
- Special Plan Areas
 - Supplemental Requirements

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
 - 7.2 acres removed from Center – Fairway Center and water quality basin
 - Golf Course and wetland basin changed from Residential & Mixed Use to Recreation
 - 4.2 acres added to Center, zoned mixed use and included in Special Planning Area – High Capability lands in club house area
- Matching SEZ restoration and sidewalks required
- Redevelopment Pilot Project – Tahoe City Lodge



Truckee River Corridor SPA

- Future zoning changes to be considered


Kings Beach Entry SPA


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

North Stateline SPA

- Prepare a Town Center Plan or continue with old zoning & project approvals.

	<h3>Transportation, Recreation and Public Services & Facilities Plans</h3> <ul style="list-style-type: none">• Consolidated Overview of Current Plans.• Policies and Projects to Enhance Current Plans. 
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	<h3>Implementation Plan</h3> <ul style="list-style-type: none">• Implementation Policies• Project List• Performance Targets
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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
 - Regulations for each zoning subdistrict and overlay district – Supplements Chapter 3 Standards
 - Residential Subdistricts (Retained PAS Provisions)
 - Mixed Use Subdistricts
 - Modified within Town Centers; Retained outside Centers
 - Organized in four plan sub-areas
 - Detailed Supplemental Design Standards – variations between sub-areas
 - Community Service, Conservation, Recreation & Tourist Planned Development Subdistricts (Retained PAS Provisions)
 - 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)

Kings Beach Center Design Concept

TOTAL PROPOSED USES BY TYPE	
ACCOMMODATION UNITS	80 UNITS
PUBLIC SERVICE	8,000 SQ FT
PROFESSIONAL OFFICE	8,113 SQ FT
RETAIL & VARIOUS USES	48,385 SQ FT

N.E.S. THIS CONCEPTUAL DRAWING IS FOR INFORMATION PURPOSES ONLY FOR POTENTIAL PROJECT REVIEW. THIS PLAN REDESIGN PROJECTS COMPLETION AND PUBLIC AVAILABILITY SERVICES AS DESCRIBED FOR THE PROJECT ARE APPROXIMATE. THIS PLAN INCLUDES ALL PROJECTS TO BE REVIEWED AND SUBJECT TO ENVIRONMENTAL REVIEW AND DESIGN PROCESS.

Source: Placer County 2015. 8/4/15/2088/SL/004

Exhibit 6 Kings Beach Center Design Concept – Conceptual Site Plan, Option A

Tahoe City Lodge Project

- High quality 120 Unit boutique lodging property
- 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
- Will be holding public workshops to review plans in detail during NOP period

Tahoe City Lodge Project

Exhibit 4 Tahoe City Lodge Pilot Project – Proposed Site Plan ASSENT



EIR/EIS Scoping Meetings

- **June 10: TRPA Advisory Planning Commission**
- June 16: Placer County – Kings Beach
 - 12:30 pm at North Tahoe Events Center
- June 16: Placer County – Tahoe City
 - 5:30 pm at Tahoe City PUD Offices
- June 24: TRPA Regional Plan Implementation Committee and Governing Board
 - 8:30 am at TRPA Offices

Area Plan Public Workshops

- June 22 (5:30 pm) @ North Tahoe Events Center
- June 29 (5:30 pm) @ Tahoe City PUD