

Appendix A

NOP and Scoping Summary Report

Administrative Draft Scoping Summary Report

Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project

California State Clearinghouse # 2014072039



August 2015



**TAHOE
REGIONAL
PLANNING
AGENCY**

PREPARED FOR:

Placer County
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89449

**Placer County Tahoe Basin Area Plan and
Tahoe City Lodge Project**

**Administrative Draft
Scoping Summary Report**

PREPARED FOR:

**Placer County
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Contact: Maywan Krach
Phone: (530) 745-3132**

**Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89449
Contact: Lucia Maloney
Phone: (775) 589-5324**

PREPARED BY:

**Ascent Environmental, Inc.
P.O. Box 5022
Stateline, NV 89449
Contact: Nanette Hansel
Phone: (775) 339-1420**

August 2015

TABLE OF CONTENTS

Section	Page
---------	------

SCOPING SUMMARY REPORT.....	1
Comments on the Revised Notice of Preparation	1
Comments on the Original Notice of Preparation.....	17

Tables

Table 1	Commenters on the Revised NOP (Released on June 3, 2015)	2
Table 2	Summary of Comments Received on the Revised NOP (Released on June 3, 2015).....	4
Table 3	Commenters on the Original NOP (Released on July 16, 2014)	18
Table 4	Summary of Comments Received on the Original NOP (Released July 16, 2014).....	20

Appendices

A	Notice of Preparation	
A-1	Revised NOP Released on June 3, 2015	
A-2	NOP Released on July 16, 2014	
B	Written and Oral Comments Received During Scoping	
B-1	Comments Received on Revised NOP Released on June 3, 2015	
B-2	Comments Received on NOP Released on July 16, 2014	

SCOPING SUMMARY REPORT

Placer County and the Tahoe Regional Planning Agency (TRPA) are preparing a joint Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the proposed Placer County Tahoe Basin Area Plan (Area Plan) and the Tahoe City Lodge Project. The lead agency for the EIR is Placer County and TRPA is the lead agency for the EIS. 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.

The environmental review process began with issuance of a Notice of Preparation (NOP) to inform agencies and the public that a Draft EIR/EIS would be prepared for the project, and to solicit views of agencies and the public as to the scope and content of the document. Scoping meetings were held to allow oral expression of those views. This document summarizes the written and oral comments and issues raised by the public, agencies, and organizations. A complete set of comments received during scoping is attached to this document.

A NOP was initially issued for the Area Plan alone on July 16, 2014; the Area Plan had not yet been released. In response to public and stakeholder input, the lead agencies decided to revise and re-issue the NOP when the Area Plan was ready for concurrent release. The revised NOP was released on June 3, 2015 along with the Draft Area Plan. The revised NOP addressed substantial changes to the Draft Area Plan that were made in response to stakeholder input on the original NOP, and because the EIR/EIS would now include project-level environmental review of the Tahoe City Lodge Project. (Note: the term “pilot project” has been dropped from the Tahoe City Lodge Project since scoping.)

A summary of the scoping process and relevant comments from both scoping sessions is included below. Section 1 describes the scoping process for the revised NOP. Section 2 describes the scoping process for the original NOP.

COMMENTS ON THE REVISED NOTICE OF PREPARATION

The revised NOP was distributed on June 3, 2015 and is included as Appendix A-1. The public scoping period was 61 calendar days, concluding on August 3, 2015. Written comments were received from agencies, organizations, and individuals (Table 1). Oral comments were received at the following scoping meetings:

- ▲ June 10, 2015. TRPA Advisory Planning Commission (APC) Meeting at TRPA, 128 Market Street, Stateline, Nevada (beginning at 9:30 a.m.).
- ▲ June 16, 2015. Placer County-hosted meeting at North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, California (beginning at 12:30 p.m.).
- ▲ June 16, 2015. Placer County-hosted meeting at Tahoe City Public Utility District, 221 Fairway Drive, Tahoe City, California (beginning at 5:30 p.m.).
- ▲ June 24, 2015. TRPA Regional Plan Implementation Committee (RPIC) Meeting at TRPA, 128 Market Street, Stateline, Nevada (beginning at 8:30 a.m.).
- ▲ June 24, 2015. TRPA Governing Board Meeting at TRPA, 128 Market Street, Stateline, Nevada (beginning at 9:30 a.m.).

Table 1 Commenters on the Revised NOP (Released on June 3, 2015)		
Name of Author	Agency/Organization	Date Received/Post Marked
WRITTEN COMMENTS		
AGENCIES		
Federal		
None received	NA	NA
State		
Scott Morgan	Governor's Office of Planning and Research, California State Clearinghouse and Planning Unit	June 9, 2015
Eric Fredericks	California Department of Transportation (Caltrans)	August 3, 2015
Local		
Angel Green	Placer County Air Pollution Control District (PCAPCD)	July 29, 2015
Michael Schwartz	North Tahoe Fire Protection District (NTFPD)	July 30, 2015
Michelle White	Placer County Facility Services Department (PCFSD), Environmental Engineering Division	July 31, 2015
ORGANIZATIONS		
Susan Gearhart, Laurel Ames, and Jennifer Quashnick	Friends of the West Shore (FOWS) and Tahoe Area Sierra Club (TASC)	June 22, 2015 July 31, 2015
Shannon Eckmeyer	League to Save Lake Tahoe	June 23, 2015
Lisa Wallace and Michele Prestowitz	Truckee River Watershed Council (TRWC)	June 29, 2015
Ann Nichols	North Tahoe Preservation Alliance (NTPA)	July 15, 2015
Jaime Wright	Truckee North Tahoe Transportation Management Association (TNT/TMA)	August 3, 2015
Pat Davison	Contractors Association of Truckee Tahoe (CATT)	August 3, 2015
INDIVIDUALS		
Ron Gregg	NA	June 10, 2015
Ellie Waller	NA	June 10, 2015 June 24, 2015 July 16, 2015 July 22, 2015 July 29, 2015 August 1, 2015 August 2, 2015
Trish (no last name provided)	NA	June 11, 2015
Ron Grassi	NA	June 24, 2015
Frank and Diane Rosman	NA	June 25, 2015 July 2015 July 9, 2015 July 23, 2015
Donald Hale	NA	July 30, 2015
Leah Kaufman	NA	July 31, 2015
Judith Tornese and Jerry Winters	NA	August 2, 2015
Barbara Brochard	NA	August 3, 2015

Table 1 Commenters on the Revised NOP (Released on June 3, 2015)		
Name of Author	Agency/Organization	Date Received/Post Marked
ORAL COMMENTS		
TRPA Advisory Planning Commission Meeting		
Zach Hymanson	TRPA APC	June 10, 2015
Paul Thompson	TRPA APC	June 10, 2015
Bob Larsen	TRPA APC	June 10, 2015
Shawna Brekke-Read	TRPA APC	June 10, 2015
Hope Sullivan	TRPA APC	June 10, 2015
Brandy McMahon	TRPA	June 10, 2015
Bob Larsen	TRPA APC	June 10, 2015
Ellie Waller	NA	June 10, 2015
Jennifer Quashnick	FOWS and TASC	June 10, 2015
Gary Bowen	NA	June 10, 2015
Steve Teshara	TRPA APC	June 10, 2015
Placer County Scoping Meeting – Kings Beach		
Jennifer Quashnick	FOWS	June 16, 2015
Ellie Waller	NA	June 16, 2015
Laurel Ames	TASC	June 16, 2015
Lisa O'Daly	California Tahoe Conservancy (CTC)	June 16, 2015
Placer County Scoping Meeting – Tahoe City		
Cathy Betts	NA	June 16, 2015
TRPA Regional Plan Implementation Committee Meeting		
Shelly Aldean	TRPA RPIC	June 24, 2015
Elizabeth Carmel	TRPA RPIC	June 24, 2015
Jim Lawrence	TRPA RPIC	June 24, 2015
Ellie Waller	NA	June 24, 2015
Jennifer Quashnick	FOWS	June 24, 2015
Shannon Eckmeyer	League to Save Lake Tahoe	June 24, 2015
Laurel Ames	TASC	June 24, 2015
TRPA Governing Board Meeting		
Shannon Eckmeyer	League to Save Lake Tahoe	June 24, 2015
Ellie Waller	NA	June 24, 2015
Jennifer Quashnick	FOWS	June 24, 2015
Bill Yates	TRPA Governing Board	June 24, 2015
Larry Sevison	TRPA Governing Board	June 24, 2015
Jim Lawrence	TRPA Governing Board	June 24, 2015
NA = Not Applicable		

Table 2 summarizes the written and oral comments received in response to the revised NOP. A complete set of written comments and summary notes from the five scoping meetings are included as Appendix B-1.

The purpose of the NOP is to solicit views of agencies and the public as to the scope and content of the environmental document. Many comments, however, include questions about aspects of the project, or request information that may be beyond the scope of the analysis. Though the questions may not be answered directly, the resource areas to which the questions relate are noted in the scoping summary table. The EIR/EIS will include thorough analysis of the environmental impacts of the Area Plan and the Tahoe City Lodge Project for each resource area.

Some comments do not refer to the content of the environmental analysis, but are related to the merits of the Area Plan and/or the Lodge project. Project merits will be considered by agency decision makers upon completion of the environmental review process when deciding whether or not to approve the project. Comments that do not relate to potential physical environmental effects of the project are not evaluated in the EIR/EIS and are not included in Table 2.

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Agency				
TRPA Governing Board (Aldean), Waller	Assess possibility of purchasing Bechdolt property for the Tahoe City Lodge project.		X	Description of Proposed Project and Alternatives
TRPA APC (Larsen)	Consider regional commodity conversion program.	X		Approach to Environmental Analysis
TRPA Governing Board (Aldean)	Address potential for Kings Beach Center Design Concept to displace affordable housing units.	X		Population, Employment, and Housing
PCAPCD	The Lake Tahoe Air Basin is in non-attainment for the federal and state particulate matter standards. Based on the size of the project, the project could result in short- and long-term air quality impacts and contribute substantially to significant cumulative air quality impacts. Use APCD-recommended modeling methods and thresholds, standard mitigation measures, and guidance for land uses near sensitive receptors as included in the provided comments.	X	X	Air Quality
Caltrans	Plans for any proposed state highway monument signs must be submitted to Caltrans for review.	X	X	Scenic Resources
Caltrans	Consider the scenic implications of traffic signals.	X		Scenic Resources
Caltrans	Any work in the Caltrans right-of-way (ROW) would require an encroachment permit.	X	X	Transportation and Circulation
Caltrans	Detours on or affecting State highways would require a Transportation Management Plan.	X		Transportation and Circulation
Caltrans	Consider high volumes of pedestrian travel in the design of roundabouts and intersections, especially as it relates to the Tahoe City West Entry area where pedestrian-oriented development is planned.	X		Transportation and Circulation
Caltrans	Consider moving the existing crosswalk at Commons Beach Road approximately 100 feet to the west. Consider mid-block median refuge area and bulb-outs near the Kings Beach plaza area.	X		Transportation and Circulation
Caltrans	Consider the effect of large landscaping trees on the ability of travelers to see highway signs, the ability of Caltrans to perform highway maintenance, and use of sidewalks.	X	X	Transportation and Circulation

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
TRPA RPIC (Yeates)	Assess effects on pedestrian and bicycle mobility infrastructure.	X		Transportation and Circulation
Caltrans	The analysis must consider impacts to existing drainage facilities and bridges. All grading and drainage must maintain or improve the existing drainage system.	X		Hydrology and Water Quality
TRPA APC (Hymanson)	Address effects of snow storage on water quality.	X	X	Hydrology and Water Quality
PCFSD	Discuss the potential impacts on solid waste disposal. A summary of the solid waste infrastructure in eastern Placer County is included in the comments provided.	X	X	Public Services and Utilities
Group				
FOWS, TASC	Develop a cross-walk showing existing conditions and proposed changes.	X		Description of Proposed Project and Alternatives
FOWS, TASC, NTPA, Kaufman, Waller	Include an alternative should be based on input from the Planning Teams to assess the character of individual areas.	X		Description of Proposed Project and Alternatives
FOWS, TASC, NTPA	Include an alternative based on the Regional Plan Conservation Community Alternative.	X		Description of Proposed Project and Alternatives
FOWS (oral)	Include alternatives for opportunity sites.	X		Description of Proposed Project and Alternatives
League (written and oral)	A Town Center modification in Kings Beach should not be included as an alternative.	X		Description of Proposed Project and Alternatives
FOWS, TASC, NTPA, TRPA APC (Larsen, Brekke-Read), TRPA (McMahon), Waller (written and oral)	Combining program-level review for the Area Plan and project-level review for the Tahoe City Lodge Project could be very confusing. Please clearly explain level of assessment in the document and approval process for all components.	X	X	Approach to Environmental Analysis
FOWS, TASC, League (written and oral), NTPA, Tornese	The Tahoe City Lodge Project should be evaluated separately from the Area Plan.		X	Approach to Environmental Analysis
FOWS, TASC	The baseline for analysis should be the Plan Area Statements (PAS), because the Regional Plan changes are not in effect until an Area Plan is adopted. Comparison tables should include the baseline condition.	X		Approach to Environmental Analysis
FOWS (written and oral), TASC	Evaluate assumptions used in the Regional Plan Update (RPU)/Regional Transportation Plan (RTP) EISs and determine whether they are still applicable.	X		Approach to Environmental Analysis
FOWS, TASC	Evaluate the long-term sustainability of each alternative. Include disclosure of funding sources and amounts for Total Maximum Daily Load (TMDL), transit, scenic protections, and other sustainability measures.	X		Approach to Environmental Analysis
FOWS, TASC	Dismissing environmental issues from consideration is inappropriate. All issues should be examined in the EIR/EIS and discussed. Issues addressed by existing regulations should be clearly identified.	X	X	Approach to Environmental Analysis
TRPA RPIC (Lawrence), FOWS, TASC, League (oral), Waller (written and oral)	Cite chapter and page number, and provide detailed description when tiering from other documents is used in-lieu of additional environmental analysis and provide proof of no additional impact as well as threshold gain.	X	X	Approach to Environmental Analysis

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)

Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
FOWS (oral and written), TASC, Tornese, Waller (written and oral)	Explain use of the term “pilot project” in conjunction with environmental review of a policy document. Include pilot project definition criteria and assessment tools (see Implementing Regulations p. 305 and Section 3.13.B.2. of the Area Plan).	X	X	Description of Proposed Project and Alternatives
FOWS (oral)	Analysis needs to be more focused than the broad-scale analysis in the RPU EIS.	X		Approach to Environmental Analysis
League, TRPA APC (Thompson), Waller	The concept of the Kings Beach Center Design Concept must be fully analyzed.	X		Approach to Environmental Analysis
League, Waller	Town Center modifications, including boundary changes, must be analyzed as they do not conform to the RPU.	X		Land Use
League	Conversion of Commercial Floor Area (CFA) to Tourist Accommodation Units (TAUs) must be assessed for potential environmental impacts.	X	X	Land Use
League, Kaufman, Waller	The use of non-contiguous parcels as a project area was not assessed in the RPU and could set precedent throughout the region. It must be seriously analyzed.	X	X	Land Use
FOWS, TASC, Waller	Analyze potential for conversion of remaining available CFA to TAUs and the consequences of converting small single room TAUs into large multi-room structures (such as condominiums).	X	X	Land Use
FOWS, TASC	Compare proposed land use changes (including maximum density, height, and coverage) to existing conditions and to the Regional Plan.	X	X	Land Use
CATT, TASC (oral)	Is the Area Plan doing enough to support the development of affordable and moderate-income housing?	X		Population, Employment, and Housing
FOWS, TASC	Examine the increased development that would result from 400 additional TAUs, recognizing a 1,200 to 1,800 square foot (sf) unit may have multiple rooms accommodating many people.	X		Population, Employment, and Housing
FOWS, TASC, Kaufman, Waller	Analyze the specific number and identify locations of new residential units that could be constructed as a result of the proposed program to allow market-rate secondary residences on residential parcels less than 1 acre in size. How does this affect affordable housing (the RPU limits secondary units to affordable housing while the Area Plan would not)?	X		Population, Employment, and Housing
FOWS, TASC	Examine each alternative’s impact on part-time and full-time residential populations as well as visitor populations. Also discuss how the Area Plan would ensure that large employers pay their fair share toward affordable housing for their employees.	X	X	Population, Employment, and Housing
FOWS, TASC	The NOP assumes that the Tahoe City Lodge Project would have a minor impact on population, employment, and housing and can be dismissed with minimal discussion. However, a stated objective of the Lodge Project is to develop high quality tourist accommodations and amenities in the Tahoe City Town Center and to provide new jobs, increased property and transient occupancy taxes, and other economic benefits. The EIR/EIS should comprehensively analyze the Lodge impacts on employment and housing.		X	Population, Employment, and Housing
FOWS (written and oral), TASC	Clarify implementation and applicability of the policy regarding 35% view corridors to Lake Tahoe for Lake side development projects.	X		Scenic Resources
FOWS, TASC, Waller	Address scenic impacts of parking lots and on-street parking along scenic corridors. Current regulations do not have strong enough language to protect scenic values.	X	X	Scenic Resources

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
FOWS, TASC(written and oral), CTC	Evaluate ground level and mountain level scenic impacts of three- and four-story buildings.	X	X	Scenic Resources
FOWS, TASC	Any development on forested ridgelines should be subject to rigorous environmental review and prohibited if impacts to thresholds would occur.	X		Scenic Resources
FOWS, TASC, League, Waller	Consider lighting impacts to night sky views and light pollution. What mitigation measure(s) would be needed to protect nighttime skies?	X	X	Scenic Resources
League, Waller	Assess any potential impacts to the scenic viewsheds throughout the Area Plan boundaries and demonstrate compliance with scenic thresholds.	X	X	Scenic Resources
NTPA	The proposed 35% viewing corridor is not sufficient mitigation for the scenic impacts of a 56-foot tall building. Appropriate mitigation would be to create significant new open space on the Lake.	X		Scenic Resources
FOWS, TASC(written and oral), Waller (written and oral)	The Tahoe City Lodge Project would create more parking. Where would shared parking be located? How would this affect the success of transit? How would parking be shared by golf course and hotel patrons? Additional parking may be needed to ensure that hotel patrons "park once."		X	Transportation and Circulation
FOWS, TASC (written and oral)	We are concerned that the North Tahoe Parking Study recommends additional parking rather than examining alternatives to automobile use. Additional parking is a disincentive to transit use.	X		Transportation and Circulation
FOWS, TASC	New structures and developments that rely on transit to mitigate a portion of their impacts should include mechanisms to fund transit. Transit options should also consider out of Basin commuters, transit passes for resort employees, distance between destinations, and sufficient headways.	X	X	Transportation and Circulation
FOWS, TASC	On a local scale, intensification of development could worsen congestion unless a "critical mass" of alternative transportation users is reached. What is this level and how can reaching it be ensured?	X		Transportation and Circulation
FOWS (oral)	Assess vehicle miles of travel (VMT) effects of changes in Town Centers. If not analyzed in Regional Plan, then analysis cannot be tiered.	X	X	Transportation and Circulation
FOWS, TASC	Include a comprehensive air quality analysis for the Tahoe City Lodge Project. Tiering from the RPU is inappropriate in this instance.		X	Air Quality
FOWS, TASC	Analyze total greenhouse gas (GHG) emissions as well as GHG per capita associated with actual population (including full and part time residents and visitors). Do not base mitigation solely on per capita emissions.	X		GHG and Climate Change
FOWS, TASC	Provide a table of existing and allowable land coverage under current and proposed conditions. Separate Backcountry and Conservation uses from other land uses.	X		Geology, Soils, Land Capability, and Coverage
FOWS, TASC	Concern with reclassification of golf course stream environment zone (SEZ) lands to land capability district (LCD) 5. For each alternative, show acres of SEZ reclassified, SEZ that would be lost and mitigated, and SEZ that would be lost through TRPA coverage exemptions (such as bike trails and public services). Discuss the meaning of LCDs and importance of proper classification.	X	X	Geology, Soils, Land Capability, and Coverage
TASC (oral)	Address where increases and decreases in SEZ could occur. Address impacts from public agency recreation projects.	X		Geology, Soils, Land Capability, and Coverage
FOWS, TASC	Identify earthquake hazard zones.	X		Geology, Soils, Land Capability, and Coverage

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
FOWS (written and oral), TASC, Tornese	Consider nearshore impacts of the project (including VMTs), especially related to nutrient inputs and attached algae. Identify land areas that would be used to filter runoff and provide a buffer between development and the Lake.	X		Hydrology and Water Quality
FOWS, TASC	Include results of TMDL projects and Pollutant Load Reduction Model (PLRM) runs.	X		Hydrology and Water Quality
FOWS (written and oral), TASC	Climate change could result in extreme flooding events. Consider the effect of 200- and 500-year storms. Identify mechanisms and available land for flood attenuation.	X		Hydrology and Water Quality; GHG and Climate Change
FOWS, TASC	20-year, 1-hour design storm may not be adequate for rain on snow (ROS) events and other high runoff events. Consider designing drainage systems to accommodate the 100- or 200-year event.	X	X	Hydrology and Water Quality
FOWS, TASC	Identify tsunami and seiche run-up zones and discuss impacts to people and property.	X		Hydrology and Water Quality
FOWS, TASC	Consider impacts to groundwater recharge from increased coverage.	X	X	Hydrology and Water Quality
League	The Area Plan EIR/EIS should identify water quality impacts, but also detail how the Area Plan would improve water quality and where it would have beneficial impacts.	X	X	Hydrology and Water Quality
TRWC	The Area Plan and the Pilot Project are critical opportunities to improve stormwater management and implement low impact development (LID) scale best management practices (BMPs).	X	X	Hydrology and Water Quality
FOWS (written and oral), Waller	Consider the implications of drought and climate change on water supply. The Truckee River Operating Agreement did not consider the impacts of climate change or drought on water supply. Consider water demand at full capacity and the impact on local aquifers.	X	X	Public Services and Utilities; Hydrology and Water Quality
FOWS, TASC, Waller	Evaluate service capacity and response times of fire protection and emergency medical services and project's compliance with fire safety standards and water needs for fire suppression.	X	X	Public Services and Utilities
FOWS, TASC	Consider increased exposure of people and properties to wildfire and avalanche.	X		Hazards
FOWS, TASC(oral), Tornese, Waller	Thoroughly analyze cumulative effects of Martis Valley West Parcel Project, Brockway Campground, the Village at Squaw Valley Project, Homewood Mountain Resort, Boulder Bay, Alpine Meadows, the Northstar Master Plan, Martis Camp Beach Shack, Ritz Carlton Beach Pavilion, Tahoe City Lodge Project, Homewood Mountain Village, Boulder Bay, Speedboat Beach Master Plan, Tonopalo II, and Sandy Beach Timeshare Project.	X	X	Cumulative
FOWS, TASC	Consider cumulative impacts and carrying capacity of roads and recreational facilities.	X	X	Cumulative
FOWS	Discuss how each alternative would affect TRPA thresholds. Include monitoring requirements and strategies for effective adaptive management if monitoring indicates that environmental benefits are not being achieved.	X	X	All resource chapters that include TRPA thresholds
TNT/TMA; Waller	The EIR/EIS should reference other documents including: the Fanny Bridge EIR/EIS/EA; the Dollar Hill Trail project, the North Tahoe Parking Study; the Economic Benefit Analysis of the Truckee-North Lake Tahoe Vision; the Tahoe City Mobility Improvements Plan; the Tahoe City Road Safety Audit Report; the Economic Development Incentives for North Lake Tahoe Town Centers; and the Kings Beach and Tahoe City Vision Plans.	X		Description of Proposed Project and Alternatives; Approach to Environmental Analysis

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
League, Waller (written and oral)	Clearly identify where RPU Draft and Final EIS analysis is being used and detail any potential environmental impacts associated with zoning changes. Identify changes on a map. Specifically consider Mixed-Use within Town Centers and Residential Uses in Mixed-Use areas outside of Town Centers, which cannot be tiered from the Regional Plan.	X		Approach to Environmental Analysis; Land Use; Air Quality; Noise
NTPA, Waller	Provide a map showing the boundaries of height transition areas that would allow three stories per the Area Plan. How many parcels would be affected?	X		Land Use; Scenic Resources
NTPA	Provide height in feet, not stories. Provide current heights as an example.	X	X	Land Use; Scenic Resources
NTPA	The policy allowing secondary housing units would allow 400 secondary residences (confirm this number) within a ¼ mile radius of Highways 28, 89, and 267. This would create multi-family zoning, degrade home values, and increase density. Provide analysis of economic impacts to neighboring residences.	X		Land Use; Population, Employment, and Housing
NTPA	CFA and TAUs are not equivalent. TAUs generate population and VMT increases and CFA does not. Explain how 454 sf of CFA is equivalent to a 1,200 to 1,800 sf TAU.	X		Land Use; Population, Employment, and Housing; Air Quality; Transportation and Circulation
League, FOWS, TASC, Waller	The proposed policy to allow secondary residences on certain parcels less than 1 acre in size must be analyzed for potential impacts related to VMT, scenic resources, and water quality.	X		Population, Employment, and Housing; Transportation and Circulation; Air Quality; Scenic Resources; Hydrology and Water Quality
FOWS, TASC, Waller (oral)	The second version of the Area Plan softened the language related to affordable housing to remove references to very low- and low-income housing. Creating low-income jobs without low-income housing creates social and economic gaps and forces workers to commute (affecting VMT). The EIS and Area Plan should identify potential areas for very low- and low-income housing.	X		Population, Employment, and Housing; Air Quality
FOWS, TASC, Tornese, TRPA Governing Board (Lawrence)	Concern with reclassification of golf course SEZ lands to LCD 5.		X	Biological Resources; Geology, Soils, land Capability and Coverage
FOWS (written and oral), TASC	Consider the impacts of increased traffic on capacity of roads and emergency response times along the West Shore.	X	X	Transportation and Circulation; Public Services and Utilities
FOWS (written and oral), TASC, Waller	Include total VMT associated with each alternative. Include sightseeing trips for Lodge visitors (driving around the lake or to Emerald Bay). Consider the impact of larger TAUs (more visitors). Also consider off-road sources of air pollution such as off-road and over-snow vehicles and home maintenance equipment. Include additional visitors associated with larger TAUs.	X	X	Transportation and Circulation; Air Quality
FOWS (written and oral), TASC, Waller	Evaluate, and provide adequate mitigation, VMT and level of service (LOS) associated with individual Town Centers (and for all alternatives) and with the increase in visitors and workers entering/leaving the Basin, including on State Routes (SR) 28, 89, and 267. On a regional scale consider impacts of other projects such as Squaw Valley, which would create “significant but unavoidable” impacts to SR 28.	X		Transportation and Circulation; Air Quality; Cumulative Impacts
TRWC	Placer County should use this opportunity to address the Truckee River TMDL and implement the Truckee River Corridor Access Plan.	X		Hydrology and Water Quality; Recreation

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Individual				
Waller (oral)	Tahoe City Lodge workshops are not listed in NOP.		X	Introduction
Waller	Use a table to clearly show all required TRPA and Placer County code amendments, policy changes, and separate approvals needed.	X		Description of Proposed Project and Alternatives
Waller	Identify on a diagram locations of all proposed boundary changes, land use, and zoning changes and what the change would be in order to ensure that those changes are assessed.	X		Description of Proposed Project and Alternatives
Waller, FOWS (oral)	Alternatives should include a range of alternatives, including an Area Plan without pilot project and the four separate Area Plans previously envisioned.	X	X	Description of Proposed Project and Alternatives
Waller	Reference studies that support an imbalance and need for additional TAUs.	X		Description of Proposed Project and Alternatives
Waller	Identify and assess redevelopment incentive programs not assessed in the RPU.	X		Description of Proposed Project and Alternatives
Waller	For the Tahoe City Lodge Project and golf course, identify existing parking and parking needs for the project.		X	Description of Proposed Project and Alternatives
Waller	The Tahoe City Lodge Project must provide an accurate depiction of the project site with proper setbacks, actual width for fire department hammerhead, size of parking spaces, ingress/egress from SR 28, building heights, accommodation mix and size of units, etc.		X	Description of Proposed Project and Alternatives
Waller	For the Tahoe City Lodge Project, include an alternative that only utilizes the Henrikson 1.4 acre footprint, which would allow approximately 60 units or if Bechdolt Building is incorporated a maximum of 80 units, and an alternative that would include only commercial development.		X	Description of Proposed Project and Alternatives
Waller	Identify phasing for completion of the Tahoe City Lodge Project.		X	Description of Proposed Project and Alternatives
Waller	Identify snow storage areas for the Tahoe City Lodge Project.		X	Description of Proposed Project and Alternatives
Waller	Characterize any zoning changes that would occur on the golf course as a result of the Tahoe City Lodge Project.		X	Description of Proposed Project and Alternatives
Waller	Describe restoration activities proposed for the Tahoe City Lodge Project and identify portion of golf course to be restored.		X	Description of Proposed Project and Alternatives
Waller	Commenter provides specific recommendations for alternatives related to number of Area Plans, CFA to TAU conversions, non-contiguous project boundaries, additional residences, Town Center boundaries, Special Planning Areas, and height and density.	X		Description of Proposed Project and Alternatives
Waller	The Implementing Regulations document pages 1 to 156 include tables by land use designation. The environmental documentation should also include tables broken down by each sub-area.	X		Description of Proposed Project and Alternatives
Waller	Commenter expresses confusion regarding the Tahoe City Lodge Project's proposal to place 120 units on a 1.4-acre site, but is calling the site 3.1 acres. Commenter states this is misleading as the project proposes too many units for the size of the site.		X	Description of Proposed Project and Alternatives
Kaufman	Provide a table showing how input from the Planning Teams was incorporated.	X		Description of Proposed Project and Alternatives
Waller	Identify when environmental analysis of Special Planning Areas would be performed.	X		Description of Proposed Project and Alternatives

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Waller (oral)	Assess other studies related to Area Plan.	X		Description of Proposed Project and Alternatives
Waller (oral)	Assess effects related to transfer of commodities.	X		Approach to Environmental Analysis
Waller (oral)	Conversion of CFA to 400 TAUs is not insignificant– assess impacts on parking needs, scenic resources, and water and air quality.	X	X	Description of Proposed Project and Alternatives; Scenic Resources; Hydrology and Water Quality; Air Quality
Waller	As part of the project, the EIR/EIS must assess Area Plan Implementing Regulations and all appendix documentation (Appendices A through F) listed for environmental analysis as they are reference documents that inform the Area Plan.	X		Description of Proposed Project and Alternatives
Waller	Include a comparative analysis between the project and the selected alternatives.	X	X	Approach to Environmental Analysis
Waller	For the Tahoe City Lodge Project, describe (with supporting diagrams for location, height, and footprint) details of the new clubhouse in order to assess impacts of relocating the clubhouse and putting green.		X	Approach to Environmental Analysis
Grassi	How will the Area Plan and the Pilot Projects benefit the environment?	X	X	Description of Proposed Project and Alternatives
Waller (written and oral)	Special Planning Areas should not be considered as part of this process as these have not been given adequate public visibility. Commenter provides specific recommendations for each of the Special Planning Areas.	X		Approach to Environmental Analysis
Waller (oral)	Assess the consistency of the Area Plan with TRPA Code.	X		Land Use
Waller (written and oral)	Address parking demand consequences from land use changes.	X	X	Land Use
Waller (oral)	Address impacts of permissible uses for sub-districts, such as beach recreation.	X		Land Use
Waller	Ensure that all relevant community plans and PASs are addressed. There are potential inconsistencies in the plans listed in the NOP and the actual plans.	X		Description of Proposed Project and Alternatives; Land Use
Waller	Identify all relevant Placer County General Plan components.	X		Land Use
Waller	Ensure that any policy or land use changes that apply to areas outside of Town Centers, including within Village Centers and related to mixed-use overlays, are assessed.	X		Land Use
Waller	Assess the proposed mixed-use overlay on lands currently zoned recreation and disclose the Tahoe City Lodge Project is dependent on this mixed-use overlay to utilize acreage to allow for TAUs at 40 units per acre.	X		Description of Proposed Project and Alternatives; Land Use
Waller	Provide detailed information about the California General Plan amendment process and how it relates to this Area Plan update approval and amendment to the Placer County General Plan.	X		Introduction
Waller	Commenter expresses concern regarding the potential for residential development on the Tahoe City Golf Course.	X	X	Land Use
Waller	Provide PAS maps for each of the sub-areas.	X		Land Use
Waller	To provide context for the Tahoe City Lodge Project, existing hotels should also be included for reference (i.e., how many acres and how many units in the Tahoe City Inn, Peppertree, Ferrari's Crown Motel and height of those properties?).		X	Land Use

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Waller	Assess consistency of proposed limited conversion of CFA to TAU (up to 400 TAUs) with Regional Plan Growth Management System.	X		Land Use
Waller	Detail population of each sub-area. Described seasonal fluctuations. How do population fluctuations affect sustainability and economic development?	X		Population, Employment, and Housing
Waller	Analyze the impacts of the proposed changes in the Town Centers on local population, housing, and employment characteristics.	X		Population, Employment, and Housing
Waller	Include a table showing the number of affordable units existing to date within each community. Those units should include trailer park unit counts, the Domus project, any hotels/motels currently known to be used as affordable housing (examples: Little Bear Cottages, Kings Beach, and a portion of the Tahoe Vistana in Tahoe Vista).	X		Population, Employment, and Housing
Waller	Assess restoration of Griff Creek SEZ.	X		Biological Resources
Waller	Consult with Native American Heritage Commission and Washoe Tribe of Nevada and California regarding potential disturbance to sites containing evidence of Native American activities.	X	X	Cultural Resources
Brochard, Rosman	Implement protections for ridgeline views and to protect night sky views against light pollution.	X		Scenic Resources
Kaufman, Rosman, Tornese, Waller	The scenic impacts of the four-story lodge being adjacent to the highway with a limited setback should be analyzed in detail, including visual simulations and comparison to height of trees to be retained. What would the impacts be to adjacent property owners?		X	Scenic Resources
Waller	The EIR/EIS should develop ridgeline protection ordinances, including specific criteria. Ridgeline protection ordinances should be approved before any project on the ridge can be submitted. Consider the effect of the Martis Valley West Parcel project.	X		Scenic Resources; Cumulative
Waller	Recommend reviewing Placer County Foresthill Divide scenic policies and the Lake Tahoe Basin Management Unit document for ridgeline protections.	X		Scenic Resources
Waller (oral)	Assess changes in views on lake side and mountain side associated with allowing up to four stories. Support with visual simulations of: (1) upland scenic views; (2) views from the highway to the lake; and (3) views from Lake Tahoe itself.	X	X	Scenic Resources
Waller	Address scenic impacts of Kings Beach Center Design Concept, with visual simulations.	X		Scenic Resources
Grassi	The proposed Tahoe City Lodge Project would adversely affect traffic.		X	Transportation and Circulation
Grassi	Golf course parking is currently full on the weekends in the summer.		X	Transportation and Circulation
Hale, Rosman	Traffic on Fairway Drive is already busy and would be increased by the pilot project. Consider effects on pedestrians and bicyclists as there are currently no sidewalks or bike lanes. Traffic calming devices should be installed.	X	X	Transportation and Circulation
Waller	Factor seasonal weather and tourist population fluctuations into transportation policies and environmental analysis.	X		Transportation and Circulation
Waller	Consider deliveries to the Tahoe City Lodge Project and golf course operations in VMT analysis.		X	Transportation and Circulation
Trish	Disturbance of soil could result in lower dissolved oxygen in Lake Tahoe and further the accumulation of toxins.	X	X	Geology, Soils, Land Capability, and Coverage

Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Waller	Tahoe City Lodge Project must provide land capability designations on a diagram for the Tahoe City Lodge project site and Tahoe City Golf Course, shared parking, clubhouse relocation, winter sports location, snow storage location, putting green new location, and the existing access easement.		X	Geology, Soils, Land Capability, and Coverage
Waller	Diagram, by sub-area, SEZ areas as they may serve as part of an environmental redevelopment plan. Locations of existing development in SEZ should be identified.	X		Geology, Soils, Land Capability and Coverage
Waller	Disclose the achievement of load reduction targets. Provide (plan/table) information of what is expected to be achieved on an annual basis.	X		Hydrology and Water Quality
Waller	Address climate change impacts and requirements of AB 32, Global Warming Solutions Act of 2006, and SB 375.	X	X	GHG and Climate Change
Waller	Commenter expresses concern about emergency access.	X	X	Public Services and Utilities
Waller	Address potential for reduction in public access to the Lake and ensure adequate facilities (such as parking) are available at recreation sites and beaches.	X	X	Recreation
Waller	Assess cumulative effects on VMT, Noise, Water Quality, and Air Quality, etc. and that the effects do not hinder threshold gain.	X	X	Cumulative
Waller	Assess compatibility between Tahoe City Lodge Project and proposed heliport operations.		X	Cumulative
Waller	Provide accurate information of populations by community for each sub-area (community) to ensure accurate environmental analysis and assessments for mitigation.	X		Description of Proposed Project and Alternatives; Population, Employment, and Housing
Kaufman	Height should be limited to no more than two stories on the Lake side and no more than three stories on the mountain side. Parking lot views should also be preserved.	X	X	Land Use; Scenic Resources
Grassi, Rosman	The area of the proposed Lodge is already too dense and congested. The addition of the Lodge would make the situation worse.		X	Land Use; Transportation and Circulation
Waller	Address compatibility issues to avoid conflicts with natural resource values and recreation areas.	X	X	Land Use; Recreation; Biological Resources
Tornese	Stronger protections are needed for SEZ lands.	X		Biological Resources; Hydrology and Water Quality
Rosman, Waller	How would the Lodge project impact scenic views from the golf course, including changes to clubhouse, and winter sports park.		X	Scenic Resources; Recreation
Gregg, Hale, Tornese	The existing infrastructure cannot support the additional population. Traffic impacts to Fairway Drive would be significant.	X	X	Transportation and Circulation; Population, Employment, and Housing
Waller	Assess consistency with the RTP policies.	X		Transportation and Circulation; Land Use
Kaufman	Secondary housing should be limited to the size allowed for detached structures over garages (640 sf). The EIR/EIS should analyze the impacts of secondary residences related to traffic, noise, parking, and other resources.	X		Transportation and Circulation; Noise; Land Use
Waller	Provide VMT and cumulative effects, considering Bechdolt Building and Bank of America, for golf course operations.		X	Transportation and Circulation; Cumulative

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Waller	Assess effects of the Tahoe City Lodge Project related to water quality, threshold attainment, improved entitlement process, pedestrian safety and traffic flow, reduction in impervious surfaces, scenic impacts, and LOS.		X	Hydrology and Water Quality; Transportation and Circulation; Geology, Soils, Land Capability, and Coverage
Waller	Include maps of each of the sub-areas for flood zones, fish habitat, and vacant sites.	X		Hydrology and Water Quality; Biological Resources; and Land Use
Grassi, Rosman	Drought conditions would be exacerbated by additional tourist capacity.	X	X	Public Services and Utilities; Hydrology and Water Quality
Waller	Address potential for repurposing the Department of Public Works parking lot on Salmon Avenue, which is identified on Kings Beach Center Design Concept diagram, as part of the Kings Beach Core Improvement Project.	X		Cumulative Impacts; Transportation and Circulation; Geology, Soils, Land Capability, and Coverage
Comments Regarding the Area Plan				
NTPD	Develop details for special areas in a timely manner. The adoption of the Area Plan will affect the planning for upgrades to the Fire Station 52 in Kings Beach.			
PCFSD	Add a discussion of Solid Waste to Section 7, Public Services and Facilities.			
TRPA RPIC (Yates, Severson)	Consolidate Caltrans, County, and State corporation yards to improve areas adjacent to river.			
CATT, FOWS (oral)	The Area Plan lacks a specific program to create moderate and low income housing.			
FOWS, TASC	The language of the Area Plan has been constantly changing. Definitions are needed.			
FOWS, TASC	The Implementing Ordinances should be revised to retain the existing nomenclature for the areas outside of Town Centers.			
FOWS, TASC, Waller (oral)	Clarify the Implementing Regulations language regarding the pilot program. Does the 400 TAU limit apply to all new TAUs or just the TAUs converted from existing and unused CFA? Also, what would be the frequency of the "periodic" evaluation of the pilot program (see section 3.13.B.2)?			
FOWS, TASC, Ellie Waller	Maps are confusing and contradictory.			
FOWS (oral), TRPA Governing Board (Carmel)	Include former Martis Valley Area Plan?			
FOWS (oral)	Consider adding cultural resources policies to the Area Plan.			
NTPA	The confusing nomenclature, maps, and descriptions require that a new simplified and accurate NOP be re-circulated.			
NTPA	Consider limiting secondary dwellings to Town Centers.			
League	The Tahoe City Lodge Project should be approved separately from the Area Plan.			
League	Include policy language that addresses the Fanny Bridge project.			
TASC	Provide illustrations to demonstrate how views would change as a result of the allowance for new 4-story buildings.			
Gregg	The best thing for the future of Lake Tahoe would be to limit population growth as much as possible.			
Hale	The golf course may not remain viable with any more reductions in size.			
Hale, Rosman, Tornese	Collaborating with a private developer exceeds the bounds of the TCPUD's delegated authority.			
Kaufman	Entitlements should be linked to providing open space.			
Roseman	The Pilot Project should include a bond or other protection in case the developer is not able to complete the project.			

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Roseman, Tornese	The Pilot Project sets a bad precedent for Town Center projects to get exceptions to height and density that other projects will not receive. This is not beneficial to the revitalization of Tahoe City. The project will create additional congestion and hardships for residents and visitors and contribute to property devaluation.			
Tornese	The Pilot Project should be downsized by 50%.			
Waller (written and oral)	North Tahoe West and West Shore (plus other areas) should be separate Area Plans.			
Waller	Tahoe Vista Residential Subdistrict Table incorrectly states that there are no special areas. Should be corrected.			
Waller (oral)	What will happen to Griff Creek as a result of Area Plan – included in Town Center? Restored? Incentives?			
Betts (oral)	Regarding cultural resources, the jail is not shown in the exhibit in the Area Plan.			
Waller (oral)	Disappointed that Area Plan Team recommendations for reductions in height and density were not included in Area Plan.			
Waller	Include a policy related to providing new and improved bus stops, accounting for benches and shelters.			
Waller	Include criteria for how the Area Plan will achieve GHG reductions with the addition of the addition of 400 TAUs.			
Waller	In coordination with TRPA, the Tahoe Metropolitan Planning Organization (TMPO), and the Tahoe Transportation District (TTD), Placer County shall develop and carry out measures to revitalize Fanny Bridge and the Tahoe City River District as a pedestrian and bicycle zone in order to implement the policies of the RTP.			
Waller	Address issues, such as parking and VMT, related to Beach Recreation and projects like Martis Camp.			
Waller	Identify funding strategies for targeted projects that would result in public improvements.			
Waller	Identify list of important wildlife habitat areas, such as the Martis Valley West Ridgeline.			
Waller	Identify potential Resort Recreation zoning related to the Martis Valley West Area Plan.			
Waller	Require proponents of new/re-development to demonstrate the availability of a long-term, reliable and adequate supply of water as well as any water for irrigation or other purposes. Require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.			
Waller	Commenter provides specific recommendations for Policies PS-P-4, and SE-P-3 through SE-P-6.			
Waller	Area Plan must develop goals and plans that meet or exceed targets to achieve Regional Plan requirements and thresholds.			
Waller	Include tables listing each sub-area and sub-district that is not a Town Center. The tables must disclose new standards and policies that will apply as well as changes to PASs.			
Waller	In reference to “Organization of the Area Plan,” identify where Scenic Resources are addressed.			
Waller	Provide detailed criteria for transition areas as they will be affected by their proximity to Town Center boundaries.			
Waller	Change the non-Town Center sub-areas and sub-districts back to the original community plan designations until the sub-areas are analyzed in future Area Plan amendments for clarity of applicability to TRPA Code of Ordinances, Goals and Policies, etc.			
Waller	Identify existing CFA and TAUs by sub-area and where CFA and TAUs are targeted for use and where onsite conversion will be applied.			
Waller	Add policy restriction to only allow on-site conversion of CFA in Town Centers and not in all mixed-use areas.			
Waller	Correctly identify North Stateline as Mixed-use Tourist as identified in the Land Use Plan Part 4 and Introduction Page 6 as well as anywhere else it is misrepresented in the Area Plan.			
Waller	Identify all TRPA code provisions showing requirements for residential, tourist, etc. Add a table showing requirements for density and height for areas in Town Centers and outside of Town Centers.			
Waller	Provide a list of EIP projects that will be expected to be supported by the Area Plan.			
Waller	Provide criteria for demonstrating enhancement of SEZs and identify where Placer County plans to restore SEZ in support of Regional Plan Policy WQ-3.3.			
Waller	Provide detailed information showing Placer maintains a mitigation fee program to finance activities that mitigate water quality impacts of development activities per Regional Plan Policy WQ-3.4.			
Waller	Identify parking needs, supported by diagrams and including funding strategies, for each sub-area and the Kings Beach Center Design Concept. Incorporate North Tahoe Parking Study findings into the Area Plan.			

Table 2 Summary of Comments Received on the Revised NOP (Released on June 3, 2015)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Waller	Implement a monitoring program for conversion of CFA to TAU to be reported annually to TRPA with additional requirements for contributions to an EIP or restoration of SEZ.			
Waller	Develop a policy and provide incentives for a TAU project to be relocated from Tahoe Vista to a Town Center and require site restoration to provide additional open space in a non-Town Center sub-area as Tahoe Vista has more TAUs per capita than the Town Centers.			
Waller	Provide additional criteria for the non-contiguous project area in Town Centers that could be translated into environmental improvement requirements, including sites must have completed BMPs, one site should not be entirely for parking needs, determine/establish maximum distance between sites, determine/establish maximum number of non-contiguous sites allowed for a single project, etc.			
Waller	Include policy stating that secondary residences cannot be converted to commercial floor area. Define if these can be used for affordable deed-restricted uses.			
Waller	Identify trail connections projects and timeline for completion.			
Waller	Identify locations of transit improvement projects.			
Waller	Identify locations of maintenance sites and proposed locations for open space in the Area Plan.			
Waller	Identify additional environmental performance standards for Special Planning Areas.			
Waller	Provide funding for some of the restoration of Griff Creek as materials have been stored for the Kings Beach Commercial Core Improvement Project on the SEZ at SR 28 and Secline.			
Waller	Revise criteria for transition areas stating that 3 stories or less is applicable in transition areas.			
Waller	Placer County should not depend solely on development or redevelopment to create usable sidewalks in transition areas or trail connections. Other funding sources should be identified in the Area Plan, such as coordinating with the Tahoe Conservancy for trail connection funds.			
Waller	Include "Tourist" as a zoning district as it is not part of the mixed-use definition.			
Waller	Define/provide criteria for "open space" view corridor to provide clarity of the finding requirements and demonstration of open space views. Support with diagrams.			
Waller	In reference to Figure 4-10, provide another diagram detailing actual golf course boundary versus area to be deed-restricted for density calculations to provide the public/agencies a clearer picture of the acreage required from the golf course to provide 40 units per acre for the Tahoe City Lodge Project.			
Waller	Provide a permissible use and definition for "condo hotel" for which the Tahoe City Lodge Project states it is. Develop a table for permissible size of units, parking requirements, etc.			
Waller	Identify detailed information regarding the Kings Beach Town Center land use changes supported by diagrams.			
Waller	Commenter provides specific recommendations for Town Centers in Kings Beach and Tahoe City in Figures 4.9 and 4.10.			
Waller	Commenter provides specific recommendations for Policies LU-P-1 through LU-P-17, MU-P-1 through MU-P-6, Policies TC-P-1 through TC-P-9 and creating a new affordable housing policy CD-P-1 through CD-P-11, DP-P-1 through DP-P-5, and HP-P-1 through HP-P-7.			
Waller	Commenter recommends creating policies that address issues related to public services for resort/vacation development, scenic resources, SEZ, energy efficiency, roadway improvements, LOS, transit, development adjacent to the Basin boundary, and ski resort facilities.			
Waller	Include a shorezone table for North Tahoe West in Implementing Regulations. Also, it seems North Tahoe East table is included by mistake.			
Waller	In Implementing Regulations, align the mixed-used districts with the sub-districts for each sub-area to allow the public/agencies a complete picture of an individual sub-area.			
Waller	In Implementing Regulations, Correct the nomenclature at the top of Table 2.04.C-1 Land Use Regulations – North Tahoe West Mixed-use Subdistricts. "Town Center" is incorrect.			
Waller	Commenter provides recommendations for revisions to policies and incentives and criteria for projects eligible as defined in Special Policies 5 and 6 of the Implementing Regulations.			
Waller	In the Implementing Regulations, commenter provides specific recommendations for Tables 2.04.C-3 and 2.04.C-4.			

Table 2				Summary of Comments Received on the Revised NOP (Released on June 3, 2015)	
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section	
		Area Plan	Tahoe City Lodge		
Waller	In the Implementing Regulations, commenter provides specific recommendations for Transition Areas that include shorezone properties.				
Waller	Clarify policies from Community Plans and Plan Area Statements that would still apply outside of Town Centers.				
Waller	Commenter provides specific recommendations related to in-lieu fee programs, BMP requirements, and TMDL linkage requirements and implementation.				
Waller	Commenter provides specific recommendations for Policies SR-P-1 through SR-P-7.				
Waller	Tahoe Vista is identified as a Community Center in the implementing ordinances document and a Village Center in the land use section. To further complicate the confusion, overlaying the mixed-use district on maps but also identifying the area as having a tourist element which has different standards, incentives, etc.				
Waller	Mixed-use does not include tourist, which is a separate designation on another map. Provide clarification for the inconsistency of the zoning.				
Waller	Commenter provides specific recommendations for identifying criteria for development and mapping in Town Centers and areas outside of Town Centers.				
Waller	Commenter identifies specific inconsistencies and confusion between the proposed implementing ordinances, zoning, and land uses and existing zoning and land uses in the Community Plans and PASs.				
Waller	Identify on separate maps by subarea and with greater specificity than Figure 4.8: the lots that are eligible for a secondary units, mixed use ¼ mile buffer, tourist planned development, transit route ¼ mile buffer on separate maps.				
Waller	Identify CTC asset lots where there is a potential for future sale and development of those lots and secondary residences.				
Waller	Provide detailed criteria for when the Placer Administrative Review Permit process is used versus Planning Commission and Board of Supervisor review process.				
Comments Regarding the Tahoe City Lodge Project					
TRPA APC (Sullivan)	Are commodities needed for Tahoe City Lodge Project?				
Waller (written and oral)	Placer County should not pay for costs of environmental review. Provide transparency for what the Tahoe City Lodge Project and the Tahoe City (publically owned) Golf Course are paying for in the way of environmental analysis.				
Waller	TC Lodge Project, and other major employers, should include transportation plan to shuttle hotel guests/employees to/from ski resorts and other attractions.				
Waller	Provide MOU documentation between Tahoe City Lodge and Golf Course to allow the public/agencies to determine if this is environmentally beneficial for both sites and the Town Center itself.				
Waller	Deed restrict the hotel units and not allow for condo conversion (like the Resort at Squaw Creek).				
Waller	Commenter expresses concern related to land capability request for change on the Tahoe City Lodge project site.				
Waller	Commenter points out that the date of the TCPUD letter of intent to transfer assets is the same time as the Tahoe City Golf Course Land Capability Challenge approval.				

COMMENTS ON THE ORIGINAL NOTICE OF PREPARATION

The original NOP for the Area Plan was released on July 16, 2014 and is included as Appendix A-2. The scoping period was 30 days, concluding on August 15, 2014. Written comments were received from agencies, organizations, and individuals (Table 3). Oral comments were provided at the following scoping meetings:

- July 29, 2014. Placer County-hosted meeting at Fairway Community Center, 330 Fairway Drive, Tahoe City, California (beginning at 1:00 p.m.).

- ▲ July 29, 2014. Placer County-hosted meeting at North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, California (beginning at 6:00 p.m.).
- ▲ July 23, 2014. TRPA Governing Board Meeting (informational item only) at North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach. The Area Plan was also discussed at the TRPA RPIC meeting earlier that day under a broader agenda item that covered the status of all Area Plans in the Tahoe Basin.
- ▲ August 13, 2014. TRPA APC Meeting (informational item only) at TRPA, 128 Market Street, Stateline, Nevada.

Table 3 Commenters on the Original NOP (Released on July 16, 2014)

Name of Author	Agency/Organization	Date Received/ Post Marked
WRITTEN COMMENTS		
AGENCIES		
Federal		
None received	NA	NA
State		
Scott Morgan	California Governor's Office of Planning and Research, California State Clearinghouse and Planning Unit	July 16, 2014
Katy Sanchez	California Native American Heritage Commission (NAHC)	July 22, 2014
Susan Zanchi	Caltrans	August 14, 2014
Ray Lacey, Deputy Director	CTC	August 15, 2014
Local		
No author identified	PCFSD	No date
Catherine Colburn	North Tahoe Public Utility District	August 14, 2014
Angel Green	PCAPCD	August 15, 2014
Cindy Gustafson	Tahoe City Public Utility District	August 15, 2014
ORGANIZATIONS		
Susan Gearhart, Laurel Ames, and Jennifer Quashnick	FOWS and TASC	August 15, 2014
Shannon Eckmeyer	League to Save Lake Tahoe	June 23, 2014 August 15, 2014
Wally Auerbach	North Lake Tahoe Resort Association	August 15, 2014
Jamie Arno	Tahoe Marina Lodge	August 12, 2014
INDIVIDUALS		
Jan Brisco	NA	July 21, 2014
Judith Tornese and Jerry Winters	NA	August 13, 2014
Ellie Waller	NA	August 13, 2014
ORAL COMMENTERS AT SCOPING MEETINGS		
TRPA Regional Plan Implementation Committee Meeting		
Bill Yeates	TRPA RPIC	July 23, 2014
Jim Lawrence	TRPA RPIC	July 23, 2014
Ellie Waller	NA	July 23, 2014

Table 3 Commenters on the Original NOP (Released on July 16, 2014)

Name of Author	Agency/Organization	Date Received/ Post Marked
Shannon Eckmeyer	League to Save Lake Tahoe	July 23, 2014
Adam Lewandowski	TRPA	July 23, 2014
Clem Shute	TRPA RPIC	July 23, 2014
John Hester	TRPA	July 23, 2014
Paul Thompson	Placer County	July 23, 2014
Shelly Aldean	TRPA RPIC	July 23, 2014
Ann Nichols	NA	July 23, 2014
John Marshall	TRPA	July 23, 2014
Larry Sevison	TRPA RPIC	July 23, 2014
Brandy McMahon	TRPA	July 23, 2014
TRPA Governing Board Meeting		
Jennifer Merchant	Placer County	July 23, 2014
Shelly Aldean	TRPA Governing Board	July 23, 2014
Clem Shute	TRPA Governing Board	July 23, 2014
John Marshall	TRPA	July 23, 2014
Jim Lawrence	TRPA Governing Board	July 23, 2014
Norma Santiago	TRPA Governing Board	July 23, 2014
Brandy McMahon	TRPA	July 23, 2014
Larry Sevison	TRPA Governing Board	July 23, 2014
Joanne Marchetta	TRPA	July 23, 2014
Bill Yeates	TRPA Governing Board	July 23, 2014
Casey Beyer	Governing Board	July 23, 2014
Ellie Waller	NA	July 23, 2014
Ann Nichols	NA	July 23, 2014
Shannon Eckmeyer	League to Save Lake Tahoe	July 23, 2014
Paul Thompson	Placer County	July 23, 2014
Mark Bruce	TRPA Governing Board	July 23, 2014
Elisabeth Carmel	TRPA Governing Board	July 23, 2014
Placer County Scoping Meeting – Kings Beach		
Susan Gearhart	NA	July 29, 2014
Ellie Waller	NA	July 29, 2014
Ann Nichols	NA	July 29, 2014
Jennifer Merchant	Placer County	July 29, 2014
Megan Chillemi	NA	July 29, 2014
Placer County Scoping Meeting – Tahoe City		
Ellie Waller	Individual	July 29, 2014
Cindy Gustafson	Individual	July 29, 2014
Samir Tuma	Kila Properties	July 29, 2014

Table 3 Commenters on the Original NOP (Released on July 16, 2014)

Name of Author	Agency/Organization	Date Received/ Post Marked
Carole White	NA	July 29, 2014
Jim Williamson	Private Property Advocate	July 29, 2014
Kathy Betts	NA	July 29, 2014
Steve Glazer	NA	July 29, 2014
TRPA Advisory Planning Commission Meeting		
Bob Larsen	TRPA APC	August 13, 2014
Steve Teshara	APC	August 13, 2014
Suzanne Garcia	TRPA APC	August 13, 2014
Crystal Jacobsen	Placer County	August 13, 2014
Ellie Waller	NA	August 13, 2014
Jennifer Quashnick	FOWS	August 13, 2014
Samir Tuma	Kila Properties	August 13, 2014
Shannon Eckmeyer	League to Save Lake Tahoe	August 13, 2014
Jennifer Merchant	TRPA APC	August 13, 2014
NA = Not Applicable		

Table 4 summarizes those written and oral comments received in response to the original NOP. A complete set of written comments and summary notes from the scoping meetings for the original NOP are included in Appendix B-2. Many comments that were received on the original NOP were resolved by changes to the Area Plan and the re-issuance of a revised NOP concurrent with the Area Plan in June 2015. Comments that are no longer relevant because of changes incorporated into the Area Plan or do not relate to potential physical environmental effects of the project are not evaluated in the EIR/EIS and are not included in Table 4. The comments included in Table 4 are distinct from the comments summarized in Table 2 and are relevant to the Area Plan and/or Tahoe City Lodge Project.

Table 4 Summary of Comments Received on the Original NOP (Released July 16, 2014)

Commenter(s)	Environmental Issue	Applies To		EIR/ EIS Section
		Area Plan	Tahoe City Lodge	
Agency				
NAHC	Follow NAHC-recommended procedures detailed in the comment letter for adequately assessing and mitigating project-related impacts on archaeological resources.	X	X	Cultural Resources
Caltrans	Consider high volumes of pedestrian travel across State highways when planning parking on both sides of a highway.	X		Transportation and Circulation
	A parking supply that is balanced with the demand for parking, while trying to minimize the number of pedestrian crossings of the highway, is recommended.	X		Transportation and Circulation
	Evaluate how the density changes will affect parking and pedestrian activity, especially during the peak tourist season.	X	X	Transportation and Circulation
	Evaluate alternatives that propose only increasing density near existing, or soon-to-be, controlled intersections on the highway, such as Coon and Bear Streets.	X		Description of Proposed Project and

Table 4 Summary of Comments Received on the Original NOP (Released July 16, 2014)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
				Alternatives
NTPUD	Requests correction to placement of NTPUD property from PAS 019 to PAS 025.	X		NA
NTPUD	When considering density modifications, the existing location and sizing of water and sewer utilities should be considered so as to avoid the need for extensive utility construction when any increased density is utilized in the future.	X		Public Services and Utilities
TCPUD	Commenter provides specific recommendations for alternatives.	X		Description of Proposed Project and Alternatives
Group				
FOWS/TASC	Clarify the following terms: Area Plans, "Plan Areas," Community Plans, Plan Area Statements (TRPA), General Plans (California requirement), Community Plan Policy Framework, Sub-areas, Community Plan Policy Document, Development Code, and sub-areas.	X		Abbreviations and Acronyms list; Description of Proposed Project and Alternatives
FOWS/TASC	The commenter expresses concern that the Area Plan is encouraging sprawl.	X		Description of Proposed Project and Alternatives
FOWS/TASC	Project objectives should focus on threshold achievement and should allow for a broad range of alternatives.	X		Description of Proposed Project and Alternatives
FOWS/TASC	Commenter expresses concern with the effects of increasing densities in Town Centers.	X		Description of Proposed Project and Alternatives; Approach to Environmental Analysis
FOWS/TASC	Commenter identifies concerns that were provided to OPR regarding sustainable community policies and practices that do not work in a rural community.	X		Description of Proposed Project and Alternatives
FOWS/TASC	Disclose the increases in both residential and tourist populations associated with the proposed plan. Evaluation of employment increases must also disclose the types of employment (e.g., part time/full time, minimum wage/moderate wage, seasonal/year round).	X		Description of Proposed Project and Alternatives; Population, Employment, and Housing
FOWS/TASC	Assess the noise impacts, including those generated during construction.	X	X	Noise
FOWS/TASC	Assess water quality impacts related to the nearshore, the deep water or 'mid-lake,' and the aquatic invasive species program.	X		Hydrology and Water Quality
FOWS/TASC	Examine the impacts (including cumulative) of the Tahoe Basin Community Plan on wildlife and their habitat. Impacts include reduced extent of habitat, reduced quality of habitat, increases in habitat intrusion by humans and development, fragmentation caused by buildings, existing areas of high use, roads, and other developments.	X	X	Biological Resources
FOWS/TASC	Disclose the estimated number of trees (by size) and acreage of forest that will be removed or impacted by each alternative.	X	X	Biological Resources; Forest Resources
League	The proposed project objectives must be assessed.	X	X	Approach to the

Table 4 Summary of Comments Received on the Original NOP (Released July 16, 2014)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
				Environmental Analysis
League	Commenter provides specific concerns and recommendations related to contents of the Area Plan policy document.	X		NA
NLTRA	Commenter acknowledges the goals of future plans at the Tahoe City Golf Course as a publicly-owned resource relate to parking and circulation, water quality, enhanced economic vitality, and air quality.		X	Description of Proposed Project and Alternatives
NLTRA	Ensure that the community benefit and related impacts of including the golf course property in the Town Center are clearly defined to support how alternative scenarios such as transfer of assets to other properties can mitigate or reduce those impacts while providing benefit to the community.		X	Description of Proposed Project and Alternatives
Tahoe Marina Lodge	Assess impacts from traffic on urban decay.	X	X	Population, Employment, and Housing
Individual				
Tornese/Winters	Re-evaluate the Placer mitigation programs to assess what adjustments and monitoring requirements are necessary to ensure impacts are truly mitigated (e.g., fee programs to be used for local improvements).	X		Description of Proposed Project and Alternatives
Tornese/Winters	How will the Area Plan promote tourist accommodations for all socio-economic levels, so that all visitors will have access to lodging facilities, from camping to high-end hotels?	X		Description of Proposed Project and Alternatives; Population, Employment, Housing
Tornese/Winters	Improve visibility of paths by adding road signage to designate public access to beaches and other recreational activities.	X		Description of Proposed Project and Alternatives; Recreation
Tornese/Winters	Development within close proximity to the lake should be minimized.	X		Description of Proposed Project and Alternatives; Land Use
Tornese/Winters; Waller	No land coverage transfers should be permitted from one hydrologic zone to another.	X	X	Description of Proposed Project and Alternatives; Hydrology and Water Quality
Tornese/Winters	Prioritize SEZ/wetland restoration and provide incentives to move current development to other less sensitive areas.	X		Geology, Soils, Land Capability, and Coverage; Biological Resources
Tornese/Winters	Address whether the Bailey system of land classification and capability will be used for new or redevelopment projects, particularly for sensitive land areas.	X	X	Geology, Soils, Land Capability, and Coverage
Tornese/Winters	To preserve views and access to the lake, address how/if the Area Plan will restrict coverage within 300 feet of the lakeshore.	X		Geology, Soils, Land Capability, and Coverage; Hydrology and Water Quality; Scenic Resources

Table 4 Summary of Comments Received on the Original NOP (Released July 16, 2014)				
Commenter(s)	Environmental Issue	Applies To		EIR/EIS Section
		Area Plan	Tahoe City Lodge	
Tornese/Winters	Assess capacity of infrastructure for power and utilities such as gas, electricity and phone, police and fire protection, increases in sewage, garbage disposal, etc.	X	X	Public Services and Utilities
Waller	Define CEQA terminology (e.g., cumulatively considerable, less than cumulatively considerable, less than significant, etc.).	X	X	Introduction
Waller	Commenter provides specific recommendations related to the objectives listed in the NOP.	X		Description of Proposed Project and Alternatives
Waller	Mandate targets and assign deadlines and environmental targets toward attainment of the threshold standards.	X		Policy Document
Waller	The policy framework should differentiate between policies that are applicable to Town Centers and the sub-areas.	X		Policy Document
Waller	Commenter provides specific recommendations for modifications or additions to policies in the Area Plan and for including Regional Plan policies and TRPA code into the Area Plan.	X		Policy Document
Waller	Commenter provides specific recommendations for terms to define and criteria and incentives to implement in the Area Plan.	X		Policy Document
Waller	Commenter provides specific recommendations for maps.	X		Policy Document
Waller (oral), Gustafson (oral), White (oral)	Commenters expressing concern regarding locations where increased density would occur.	X		Policy Document

Appendix A

Notice of Preparation

Appendix A-1

Revised NOP Released June 3, 2015



PLACER COUNTY
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, California 95603
Phone: (530) 745-3132 Fax: (530) 745-3080
www.placer.ca.gov/planning



**TAHOE
REGIONAL
PLANNING
AGENCY**

TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
128 Market Street
Stateline, Nevada 89449-5310
Phone: (775) 588-4547 Fax: (775) 588-4527
www.trpa.org

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:

Placer County
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Contact: Maywan Krach
Phone: (530) 745-3132/Fax: (530) 745-3080
Email: cdraecs@placer.ca.gov

Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89449
Contact: Lucia Maloney
Phone: (775) 589-5324/Fax: (775) 588-4527
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

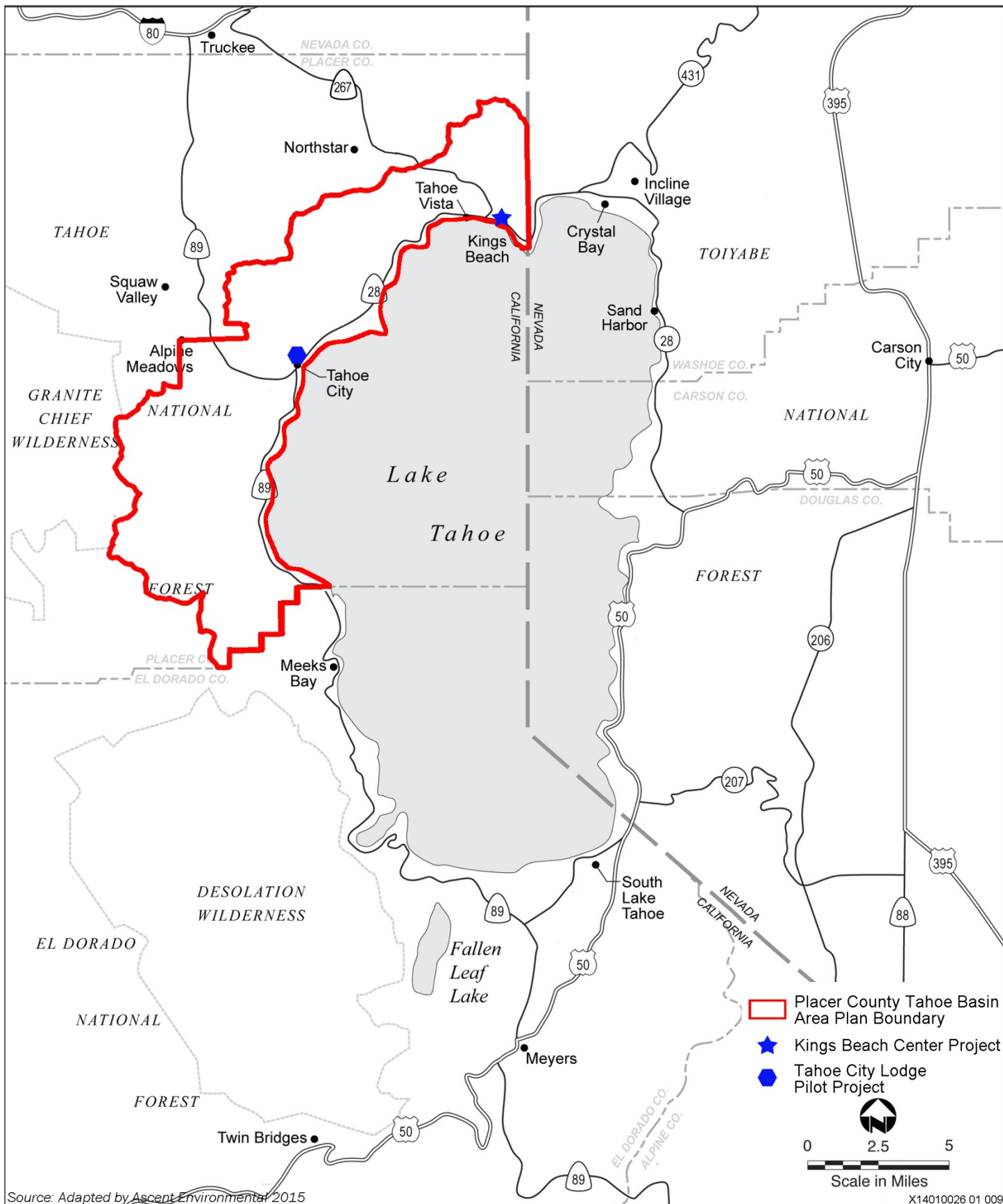


Exhibit 1

Regional Location



X14010026 01 009

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.

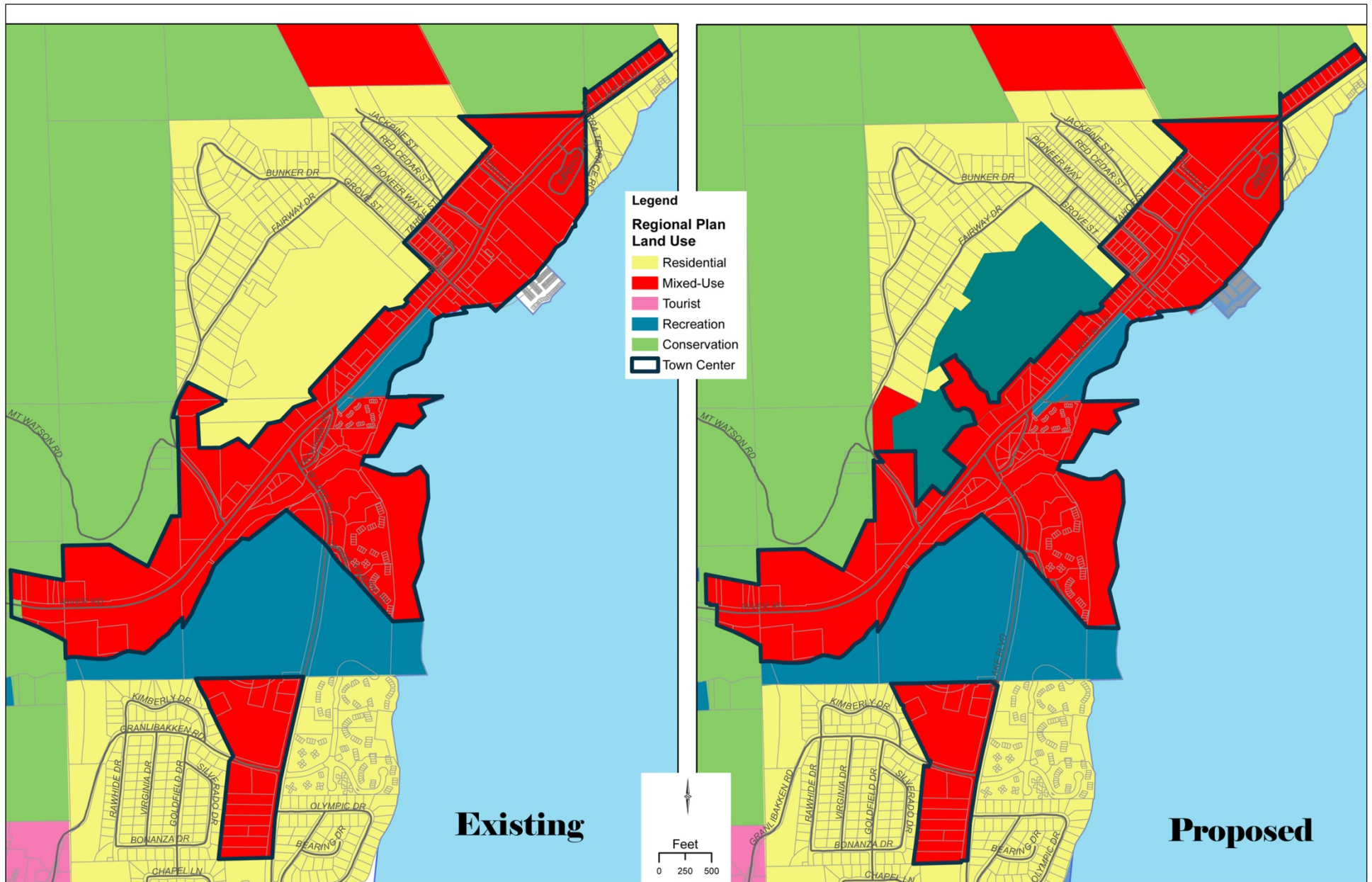
- ▲ **Zoning Districts.** The **Town Center** zoning districts would include several mixed-use districts and areas zoned for residential and recreation uses. Allowable land uses correspond to use definitions in Chapter 21 of the TRPA Code. No zoning changes are proposed outside of Town Centers, except 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

X14010026 01 008

Exhibit 2

Proposed Tahoe City Town Center Boundary and Land Use Changes



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.

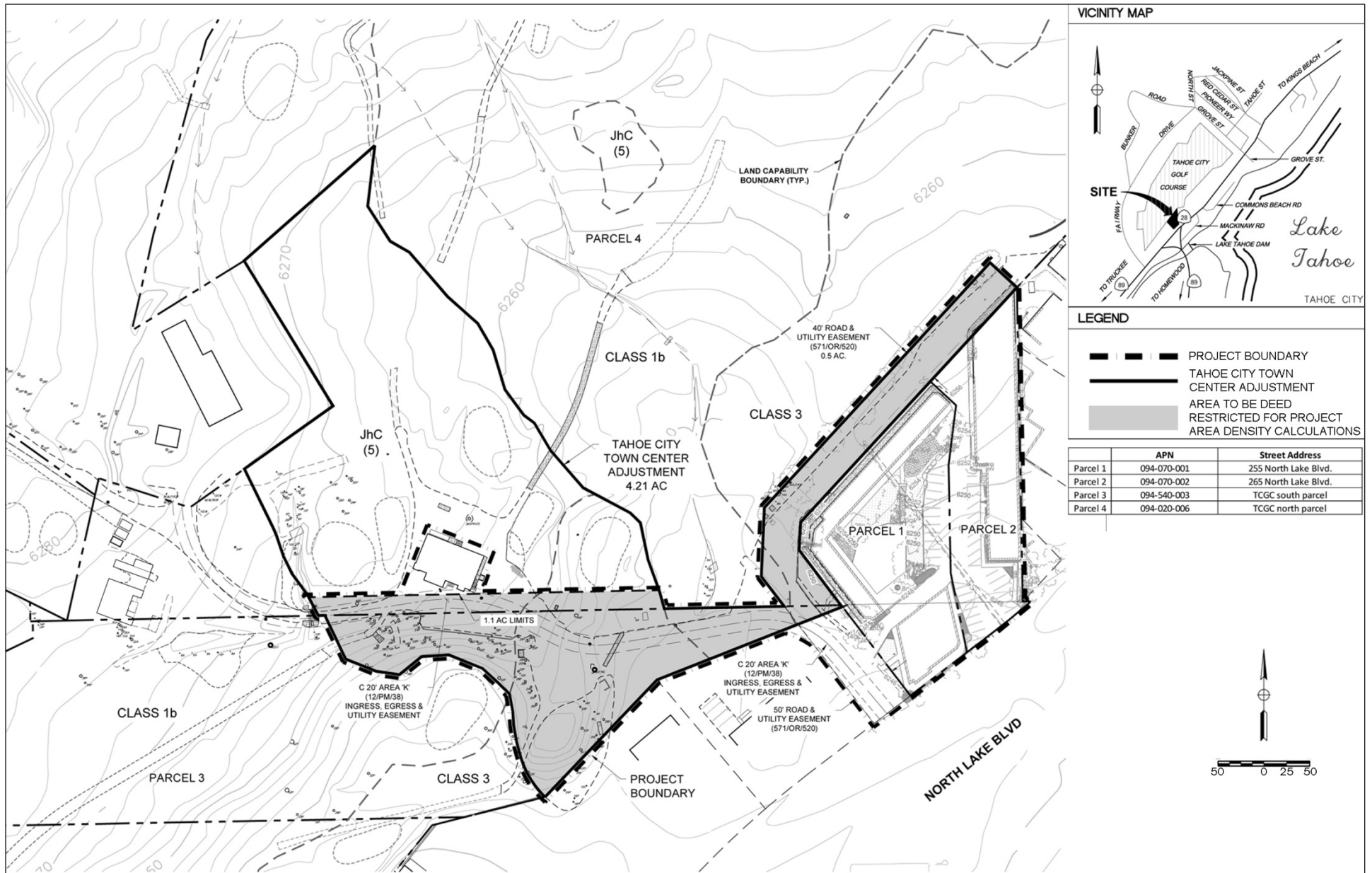
PROJECT OVERVIEW

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.

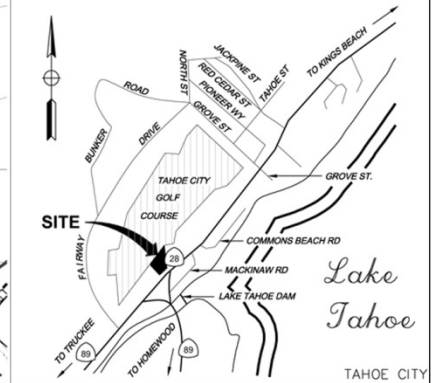
The applicant is currently in negotiations to acquire an adjacent parcel, APN 094-540-004. This parcel is 0.7 acre in size, is located immediately west of the project site, and is currently 100 percent paved. The location of this parcel is identified on Exhibit 4 as a “Potential Addition” to the project. 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.



VICINITY MAP



LEGEND

- PROJECT BOUNDARY
- TAHOE CITY TOWN CENTER ADJUSTMENT
- AREA TO BE DEED RESTRICTED FOR PROJECT AREA DENSITY CALCULATIONS

	APN	Street Address
Parcel 1	094-070-001	255 North Lake Blvd.
Parcel 2	094-070-002	265 North Lake Blvd.
Parcel 3	094-540-003	TCGC south parcel
Parcel 4	094-020-006	TCGC north parcel

Source: Auerbach Engineering Corporation 2015

X14010026 01 006

Exhibit 3

Tahoe City Lodge Pilot Project – Project Site Boundaries





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.

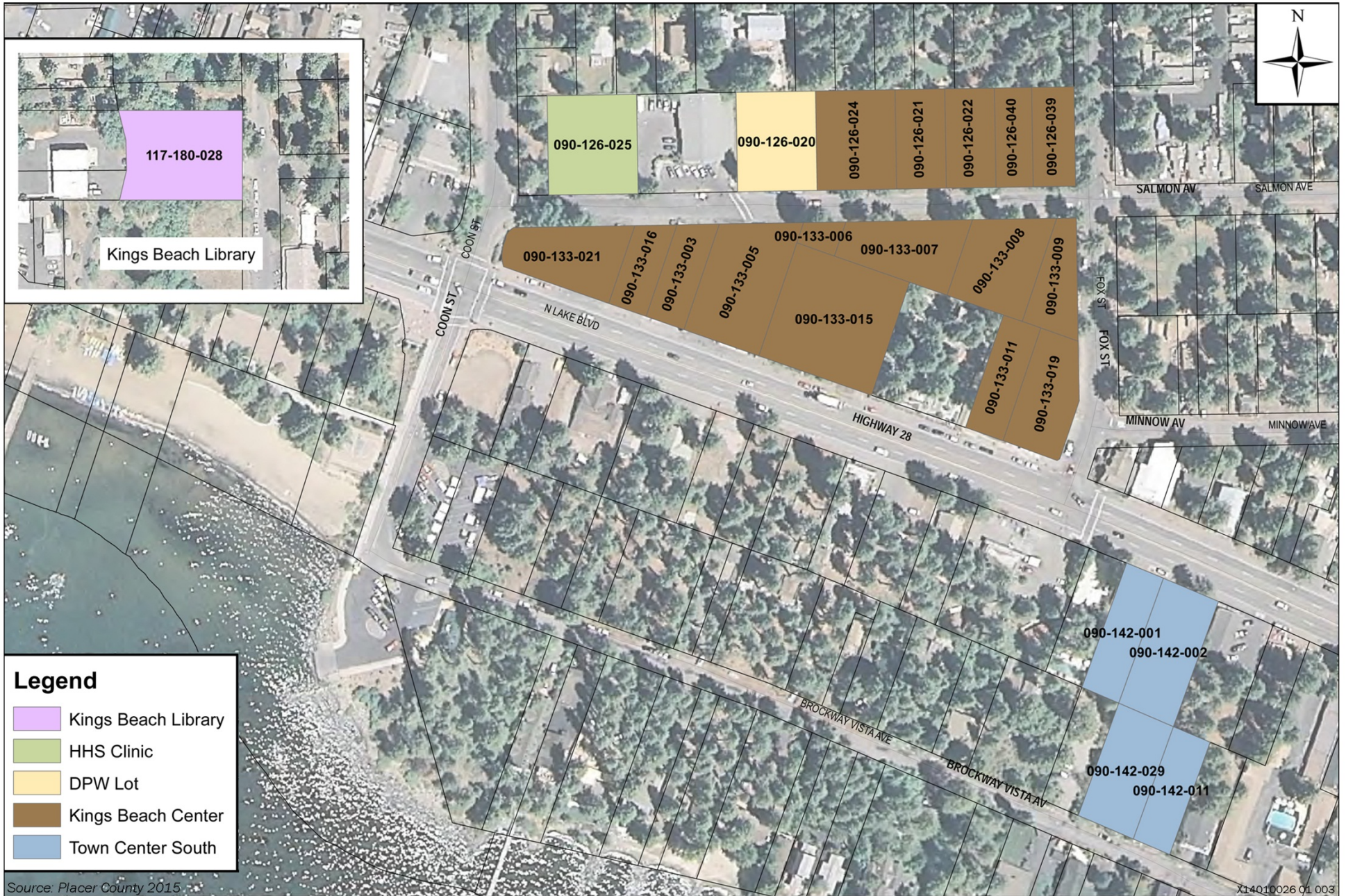


Exhibit 5

Kings Beach Center Design Concept – Location Map





Source: Placer County 2015

X14010026 01.004



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 programmatically 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 programmatically 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.

Appendix A-2

NOP Released July 16, 2014



PLACER COUNTY
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Phone: (530) 745-3132 Fax: (530) 745-3003
<http://www.placer.ca.gov/planning>



**TAHOE
REGIONAL
PLANNING
AGENCY**

TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
128 Market Street
Stateline, Nevada 89449-5310
Phone: (775) 588-4547 Fax: (775) 588-4527
www.trpa.org

NOTICE OF PREPARATION

DATE: July 16, 2014

TO: California State Clearinghouse
Nevada State Clearinghouse
Interested Public Agencies
Interested Parties and Organizations

SUBJECT: Notice of Preparation (NOP) of an Environmental Impact Report/Environmental Impact Statement for the Proposed Placer County Tahoe Basin Community Plan

LEAD AGENCIES:

Placer County
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Contact: Maywan Krach
Phone: (530) 745-3132/Fax: (530) 745-3080
Email: cdraecs@placer.ca.gov

Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89449
Contact: Brandy McMahon
Phone: (775) 589-5274/Fax: (775) 588-4527
Email: bcmcmahon@trpa.org

REVIEW PERIOD: July 16, 2014 to August 15, 2014

Placer County and the Tahoe Regional Planning Agency (TRPA) are preparing a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed Placer County Tahoe Basin Community Plan (proposed 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. Your timely comments will ensure an appropriate level of environmental review for the project.

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 Community Plan, updates the existing community plans, general plans, plan area statements (PASs), maps, and ordinances in the Placer County portion of the Tahoe Basin developed to implement the 1987 Regional Plan. The Placer County Tahoe Basin Community Plan is being developed to implement the 2012 Regional Plan; it consolidates the plans, maps, and ordinances into community vision statements and guiding principles, a policy document, an updated land use diagram, a zoning district map, and four implementing area plans. The proposed project also includes redevelopment of "opportunity sites" in Tahoe City and Kings Beach, which are defined by Placer County as those of a scale that would produce significant economic development, resulting in job growth and additional private sector investment and that would help foster sustainability.

The Placer County Tahoe Basin Community Plan provides an opportunity to comprehensively address issues facing North Lake Tahoe communities and to responsibly and proactively plan for the next 20 years. The

proposed Placer County Tahoe Basin Community Plan has been developed with substantial public and stakeholder input, and input from plan area teams representing community volunteers from the four sub-planning areas within the Tahoe Basin: the West Shore Plan Area Team, the Greater Tahoe City Plan Area Team, the North Tahoe West Plan Area Team, and the North Tahoe East Plan Area Team.

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

A brief description of the project, a summary of the probable environmental effects of the proposed project, and alternatives likely to be evaluated in the EIR/EIS are attached hereto.

PROJECT LOCATION: The project site includes that portion of Placer County that is also within the jurisdiction of TRPA.

For additional information regarding the project, 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, and the Placer County website at:

<http://www.placer.ca.gov/Home/Departments/CommunityDevelopment/Planning/TahoeBasinCPUUpdate.aspx>

NOP COMMENT PERIOD: Written comments should be submitted at the earliest possible date, but not later than 5:00 p.m. on **August 15, 2014** 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

July 29, 2014 1:00 p.m., Fairway Community Center, 330 Fairway Drive, Tahoe City
6:00 p.m., North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach

Tahoe Regional Planning Agency

July 23, 2014 9:30 a.m.–5:00 p.m., TRPA Governing Board (informational item), North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach

August 13, 2014 9:30 a.m.–5:00 p.m., TRPA Advisory Planning Commission (informational item), 128 Market Street, Stateline, Nevada

The TRPA meetings will begin at 9:30 a.m., but the subject agenda item 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 COMMUNITY PLAN

PROJECT DESCRIPTION

The proposed project is a Placer County-initiated update to its land use regulations that apply in the Lake Tahoe Basin (Tahoe Basin). The proposed project, the Placer County Tahoe Basin Community Plan, updates the existing community plans, general plans, plan area statements (PASs), maps, and ordinances in the Placer County portion of the Tahoe Basin developed to implement the 1987 Regional Plan. The Tahoe Basin Community Plan is being developed to implement the 2012 Regional Plan; it consolidates the plans, maps, and ordinances into community vision statements and guiding principles, a policy document, an updated land use diagram, a zoning district map, and four implementing area plans. The proposed project also includes redevelopment of “opportunity sites” in Tahoe City and Kings Beach, which are defined by Placer County as those of a scale that would produce significant economic development, resulting in job growth and additional private sector investment and that would help foster sustainability.

The Placer County Tahoe Basin Community Plan provides an opportunity to comprehensively address issues facing North Lake Tahoe communities and to responsibly and proactively plan for the next 20 years. The proposed Placer County Tahoe Basin Community Plan has been developed with substantial public and stakeholder input, and input from plan area teams representing community volunteers from the four sub-planning areas within the Tahoe Basin: the West Shore Plan Area Team, the Greater Tahoe City Plan Area Team, the North Tahoe West Plan Area Team, and the North Tahoe East Plan Area Team.

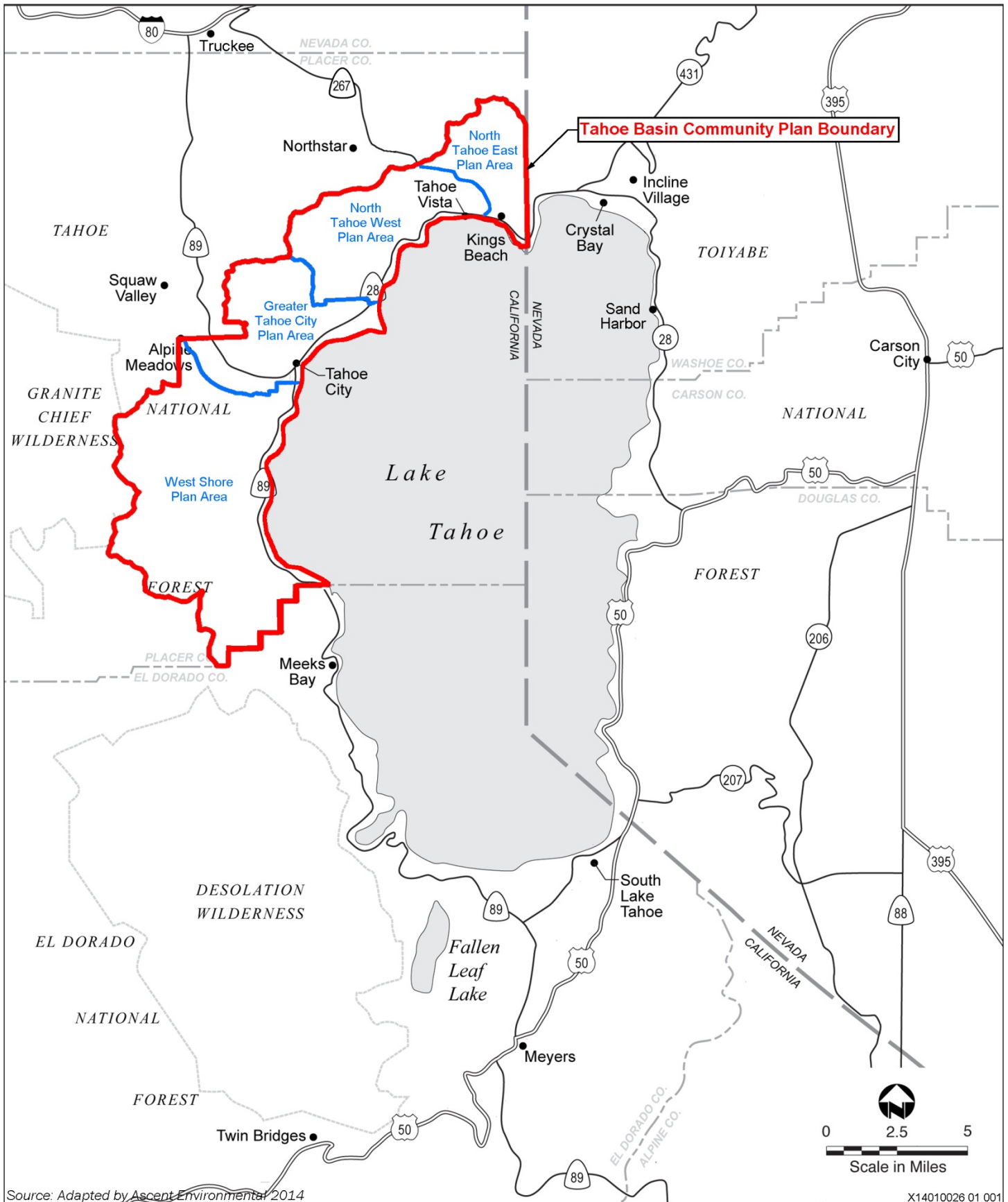
The proposed Placer County Tahoe Basin Community Plan is intended to implement and conform to the Tahoe Regional Planning Agency’s (TRPA) 2012 Regional Plan and the TRPA/Tahoe Metropolitan Organization (TMPPO) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted on December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

1.1 PROJECT LOCATION

The Placer County Tahoe Basin Community Plan area is located within the County of Placer, California, 114 miles east of Sacramento, California, and approximately 48 miles south of Reno, Nevada along the northwest shore of Lake Tahoe. The Placer County Tahoe Basin Community Plan area includes that portion of Placer County that is also under the jurisdiction of TRPA. It encompasses 79.3 square miles and 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 Placer County Tahoe Basin Community Plan area relative to other Tahoe Basin communities.

The Placer County Tahoe Basin Community Plan area includes “sub-planning areas” identified for the purpose of creating four separate area plans, which are plans consisting of maps, permissible uses, development standards, and other information that are prepared by public agencies for specific geographic areas for purposes of implementing the 2012 Regional Plan. The sub-planning areas reflect four unique communities within the Tahoe Basin portion of Placer County (Exhibit 1). The four sub-planning areas include:

- ▲ **The West Shore Plan Area** is the largest of the sub-planning areas and encompasses approximately 26,000 acres (40.6 square miles). Communities located in the West Shore Plan Area include Tahoe Pines, Homewood, Chambers Lodge, Sunnyside, and Tahoma. This sub-planning area is located along the western shore of Lake Tahoe immediately south of the Greater Tahoe City Plan Area. The West Shore Plan Area generally consists of residential uses; however, the Homewood Mountain Resort is a popular destination and has recently been approved for development of additional residential and commercial uses.



Source: Adapted by Ascent Environmental 2014

X14010026 01 001

Exhibit 1

Regional Location



- ▲ The Greater Tahoe City Plan Area encompasses approximately 10,700 acres (16.7 square miles) and includes the communities of Tahoe City, Dollar Point, and Lake Forest. This sub-planning area is developed primarily with residential, light industrial, tourist, and commercial uses. The majority of commercial development is concentrated at the “Wye”—the intersection of State Route 28 (SR 28) and SR 89—and residential development is concentrated to the north and south of Tahoe City.
- ▲ The North Tahoe West Plan Area encompasses an area of approximately 8,740 acres (13.6 square miles). This sub-planning area is developed primarily with residential and commercial uses and includes the communities of Tahoe Vista, Carnelian Bay, and Ridgewood.
- ▲ The North Tahoe East Plan Area is the smallest of the sub-planning areas and encompasses approximately 5,400 acres (8.4 square miles). SR 267, or North Shore Boulevard, forms the boundary between the North Tahoe East Plan Area and the North Tahoe West Plan Area. Kings Beach and Brockway are the two main communities located in the North Tahoe East Plan Area. This planning sub-planning area is developed primarily with residential, light industrial, tourist, and commercial uses.

1.2 BACKGROUND

1.2.1 Population

Between 2000 and 2010 the permanent population of the Tahoe Basin decreased by about 12 percent. In 2000 the permanent population of the Tahoe Basin was approximately 62,800. By 2010 the population had decreased to about 55,600, slightly higher than the 1990 population of 52,600. According to the 2010 U.S. Census there were 19,535 persons on the north shore and 36,072 persons on the south shore.

Lake Tahoe experiences significant swings in population throughout the year. Generally, the population swells during the popular summer and winter tourist months, when millions visit the lake, returning to normal levels during the fall and spring, more reflective of the permanent population. Table 1 shows the permanent population of the Placer County Tahoe Basin Community Plan Area by community. Similar to the Tahoe Basin as a whole, the communities in Placer County have sustained a decline in permanent population since 2000. In 2000, the total population within the Placer County portion of the Tahoe Basin was 15,057. By 2010 the population had decreased to 12,529, a decrease of 17 percent in permanent population. Based on the decline in population over the last decade, the county does not anticipate significant population growth in the next 20 years.

Table 1 Population Change Between 2000 and 2010			
Community	2000	2010	Percent Change
Carnelian Bay	1,928	1,170	-39%
Dollar Point	1,539	1,215	-21%
Tahoe City	3,997	3,161	-21%
Tahoma	1,282	1,037	-19%
Homewood	840	744	-11%
Kings Beach	4,802	4,414	-8%
Tahoe Vista	669	788	18%
Total	15,057	12,529	-17%
Source: Placer County 2013			

1.2.3 Existing Land Uses

Table 2 shows the breakdown of existing land uses in the Placer County Tahoe Basin Community Plan Area. Land designated for conservation or open space purposes is by far the largest existing land use, occupying nearly 78 percent of the total land area. Conservation land is located in the western and northern portions of the county encircling the developed areas that are primarily concentrated near Lake Tahoe's shoreline. Recreation uses, such as parks and beaches account for just over 9 percent of the Placer County Tahoe Basin Community Plan Area. Seven percent of the total land area is residential. Residential land extends nearly uninterrupted along the shoreline of the plan area from Kings Beach in the north to Tahoma in the south. Vacant land accounts for nearly 3 percent of total land area, commercial uses make up 0.3 percent, tourist accommodation uses account for 0.1 percent, and industrial uses account for another 0.1 percent of the land.

Table 2 Existing Land Uses in the Placer County Tahoe Basin Community Plan Area		
Land Use	Acres	Percent
Residential	3,558	7.0%
Commercial	177	0.3%
Tourist Accommodations	75	0.1%
Industrial	48	0.1%
Public Services	313	0.6%
Vacant	1,258	2.5%
Recreation	4,782	9.4%
Conservation	39,478	77.6%
Right-of-Way	1,182	2.3%
Total	50,871	100.0%
Source: Received from Placer County in 2014		

1.2.4 Relationship to Other Plans

EXISTING COUNTY PLANS

The proposed Placer County Tahoe Basin Community Plan would supersede and rescind the following community plans, general plans, and related planning documents:

- ▲ 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
- ▲ North Stateline Community Plan
- ▲ Lake Tahoe Region of Placer County Standards & Guidelines for Signage, Parking & Design

In addition, the Placer County Tahoe Basin Community Plan would replace the existing TRPA PASs within Placer County. PASs provide specific land use policies and regulations for individual existing “Plan Areas” within the Tahoe Basin. The Placer County portion of the Basin is currently divided into 57 separate Plan Areas. For each existing Plan Area, a “statement” is made as to how that particular area should be regulated to achieve environmental and land use objectives. Each PAS includes a description, land classification, management strategy, planning considerations, special designations, special policies, use regulations, and density limitations.

PRIVATE APPLICANT PROPOSED AREA PLANS

The County is currently processing an Area Plan on behalf of a private applicant. The Area Plan is called the “Martis Valley West Parcel Area Plan” and is a component of the larger Martis Valley West Parcel Specific Plan Project. The Martis Valley West Parcel Area Plan is not a component of the County-initiated Placer County Tahoe Basin Community Plan; the two are underway as completely separate projects. Placer County and TRPA will consider the cumulative effects of implementation of the Martis Valley West Parcel Specific Plan and Area Plan in the Placer County Tahoe Basin Community Plan EIR/EIS. Additional information on the Martis Valley West Parcel Specific Plan Project is available at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/martisvalleywestparcelproject>.

1.3 PROJECT OBJECTIVES

The Placer County Tahoe Basin Community Plan project objectives, as stated by Placer County, are to:

1. Use the update of the community plans, general plans, and parking and design standards within the Placer County portion of the Tahoe Basin in collaboration with TRPA to implement the Goals and Policies of the 2012 Regional Plan and promote environmental threshold gain and improved lake clarity.
2. Use the Placer County Tahoe Basin Community Plan to guide development decisions and to promote public health, safety, welfare and aesthetics of the Tahoe Basin portion of Placer County.
3. Revise the county’s planning documents in the Tahoe Basin to modernize its planning goals, policies, standards, and guidelines and to create documents that are user-friendly and easy to navigate.
4. Eliminate regulatory barriers for land owners to facilitate environmental redevelopment.
5. Preserve environmentally-sensitive areas and corridors while improving recreational opportunities and public access to the lake.
6. Allow for the redevelopment of higher and better uses within the town centers of Kings Beach and Tahoe City with an emphasis on mixed-use and pedestrian-oriented uses to foster revitalization.
7. Encourage mixed-use development in designated areas to allow people to live, work, and play in close proximity while minimizing conflicts between land uses.
8. Protect the visual character of the communities and scenic resources within the Tahoe Basin.
9. Encourage a range of housing types in close proximity to employment centers to reduce vehicle miles traveled and provide for related environmental benefits.
10. Incorporate low-impact-design principles into the county’s planning documents in the Tahoe Basin to improve environmental conditions including water quality.

11. Enhance all modes of transportation and mobility within the Placer County Tahoe Basin Community Plan Area and connectivity to surrounding land uses.
12. Emphasize redevelopment efforts through investment in opportunity sites within the town centers as a means to remove development from sensitive lands.

1.4 COMMUNITY PLAN COMPONENTS

The proposed Placer County Tahoe Basin Community Plan is comprised of the following:

- ▲ community vision statements and guiding principles;
- ▲ a policy document;
- ▲ four area plans; and
- ▲ a land use diagram and zoning district map.

Each of these components is described below.

1.4.1 Community Vision Statements and Guiding Principles

Community visioning was the first step in the Placer County Tahoe Basin Community Plan development process. The visioning efforts resulted in vision statements for each of the four plan areas that provided the foundation for the other components of the community plan (i.e., the policy document, area plans, land use diagram, and zoning district map).

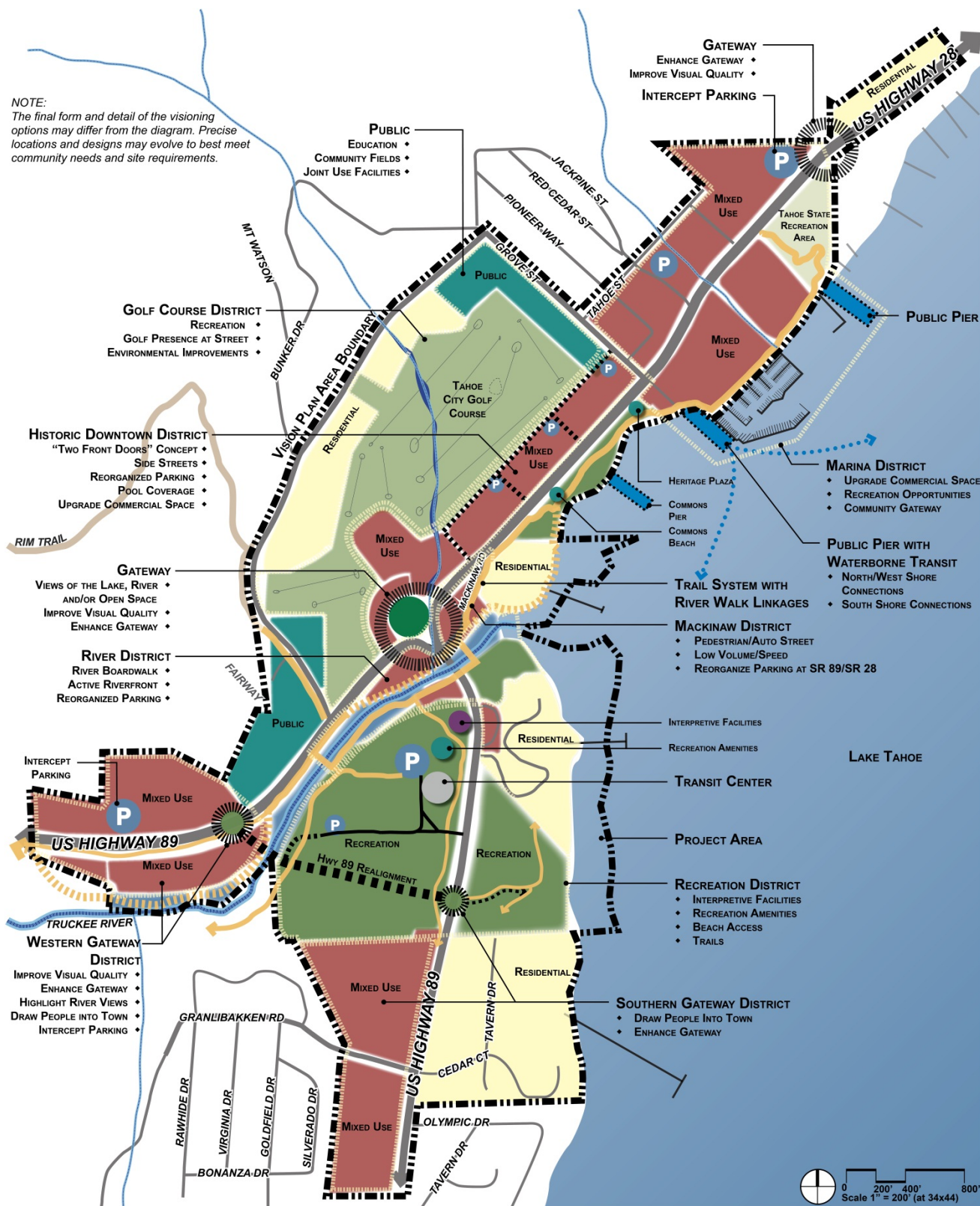
According to Section 11.6.3.F of the TRPA Code, “town centers contain most of the region’s non-residential services and have been identified as a significant source of sediments and other contaminants that continue to enter Lake Tahoe. Town centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities in the region.” Town centers are afforded higher density, building height, and land coverage, which are intended to encourage the removal and relocation of development away from sensitive lands into the town centers. Accordingly, focused visioning efforts have been conducted for the county’s two TRPA-designated town centers—Tahoe City and Kings Beach. The vision diagrams (Exhibits 2 and 3) presented below are the product of these efforts.

The vision statements for each of the four plan areas and the guiding principles for the Kings Beach and Tahoe City Town Centers are located at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasincupdate>.

1.4.2 Policy Document

The Placer County Tahoe Basin Community Plan Policy Document (Policy Document) provides direction on future land use decisions and articulates the visioning efforts described above. The Policy Document includes an overview of current conditions and addresses land use and natural resource policy for the entire portion of Placer County within the Tahoe Basin. The Policy Document consists of the following elements:

- ▲ Land Use and Community Design
- ▲ Transportation and Circulation
- ▲ Conservation and Open Space
- ▲ Recreation and Public Services and Facilities



Source: Received from Placer County in 2014

Exhibit 2

Tahoe City Vision Diagram



Source: Adapted by Ascent Environmental 2014

Exhibit 3

Kings Beach Vision Diagram

The Policy Document was released for a 45-day public review period from May 9 through June 23, 2014. Public comments received during that period are being reviewed and incorporated into a revised Policy Document that will be evaluated in the Placer County Tahoe Basin Community Plan EIR/EIS. The document is available at:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoeBasinCPUupdate.aspx>.

CONVERSION OF COMMERCIAL FLOOR AREA TO TOURIST ACCOMMODATION UNITS

Chapter 50 of the TRPA Code sets forth the requirements for regulating the rate and timing of growth within the Tahoe Region. Chapter 50 is intended to award and distribute allocations for growth and development in an orderly fashion in order to meet and maintain the environmental thresholds. Chapter 50 details the regulations and limits for the following commodities: residential allocations, commercial floor area (CFA), and tourist accommodation units (TAUs). Chapter 50 also regulates additional public service facilities and recreational facilities. Section 50.3 describes the assignment of development rights within the Tahoe Region.

As described in Section 50.10 of the TRPA Code, existing residential units may be converted to TAUs or CFA, and existing TAUs may be converted to residential units or CFA under certain conditions. The total number of TAUs and residential units that can be converted are each limited to 200 units within a calendar year. Section 50.10.2 includes a pilot program that allows the conversion of up to 200 TAUs to multi-family residential units. Conversions under this pilot program are limited to a maximum of 1,250 square feet of residential floor area per unit. Each conversion of use is subject to project-specific environmental review and such conversions are not allowed if adverse impacts of the conversion cannot be mitigated.

As part of the Placer County Tahoe Basin Community Plan, the county proposes an additional type of commodity conversion in the Placer County portion of the Tahoe Basin—the conversion of CFA to TAUs (the reverse of what is currently allowed). Goal DP-G-3 in the Policy Document reads as follows:

“Encourage consolidation of development and restoration of sensitive lands to a naturally-functioning condition through transfer of development rights and transfer of land coverage programs. Consider a revised allocation program that allows for inter-jurisdictional transfers and conversion of commercial floor area to tourist accommodation units.”

The county will include specific provisions for the conversion of CFA to TAUs in the development standards of the forthcoming area plans (described below).

1.4.3 Area Plans

The following four area plans would serve as the Implementation Element of the Placer County Tahoe Basin Community Plan Policy Document:

- ▲ West Shore Area Plan
- ▲ Greater Tahoe City Area Plan
- ▲ North Tahoe West Area Plan
- ▲ North Tahoe East Area Plan

Collectively, the Policy Document and the four area plans will meet the requirements set forth in Chapter 13, “Area Plans,” of the TRPA Code. The area plans will include: details on specific zoning districts, including permissible uses; development standards, including density and placement standards; and area-wide standards, including standards for setbacks, design for snow, grading and drainage, landscaping, lighting, parking, and access, signs, and utility and service areas. Each area plan will also include design guidelines.

The four area plans will be circulated for public review beginning in late August 2014. The county will notify the public of the availability of the area plans and will post the documents on its website. Public comments

on the draft area plans will be incorporated into revised area plans that will be evaluated in the Placer County Tahoe Basin Community Plan EIR/EIS.

DENSITY MODIFICATIONS IN TOWN CENTERS

The proposed project would retain the town center boundaries in Kings Beach and Tahoe City as depicted on the 2012 Regional Plan, Map 1, *Conceptual Regional Land Use Map*. In both town centers, the county proposes to modify the distribution of density such that priority redevelopment areas would be allowed an increase in density with a corresponding reduction in allowable density in other areas, such as some gateway areas and lakefront properties. Exhibits 4 and 5 show the areas where modifications to the allowable density are proposed in the Tahoe City and Kings Beach Town Centers, respectively. While the proposed project would change density limits in the town centers, the proposal would result in an overall reduction in density in the town centers. The proposed substitute standards related to density will be described in detail in the forthcoming Greater Tahoe City and North Tahoe East Area Plans.

1.4.4 Land Use Diagram and Zoning District Map

The Placer County Tahoe Basin Community Plan proposes amendments to the 2012 Regional Plan that would change the land use designation and zoning at six sites, and the zoning at one site. The proposed changes are summarized below and the site locations are shown on Exhibit 6.

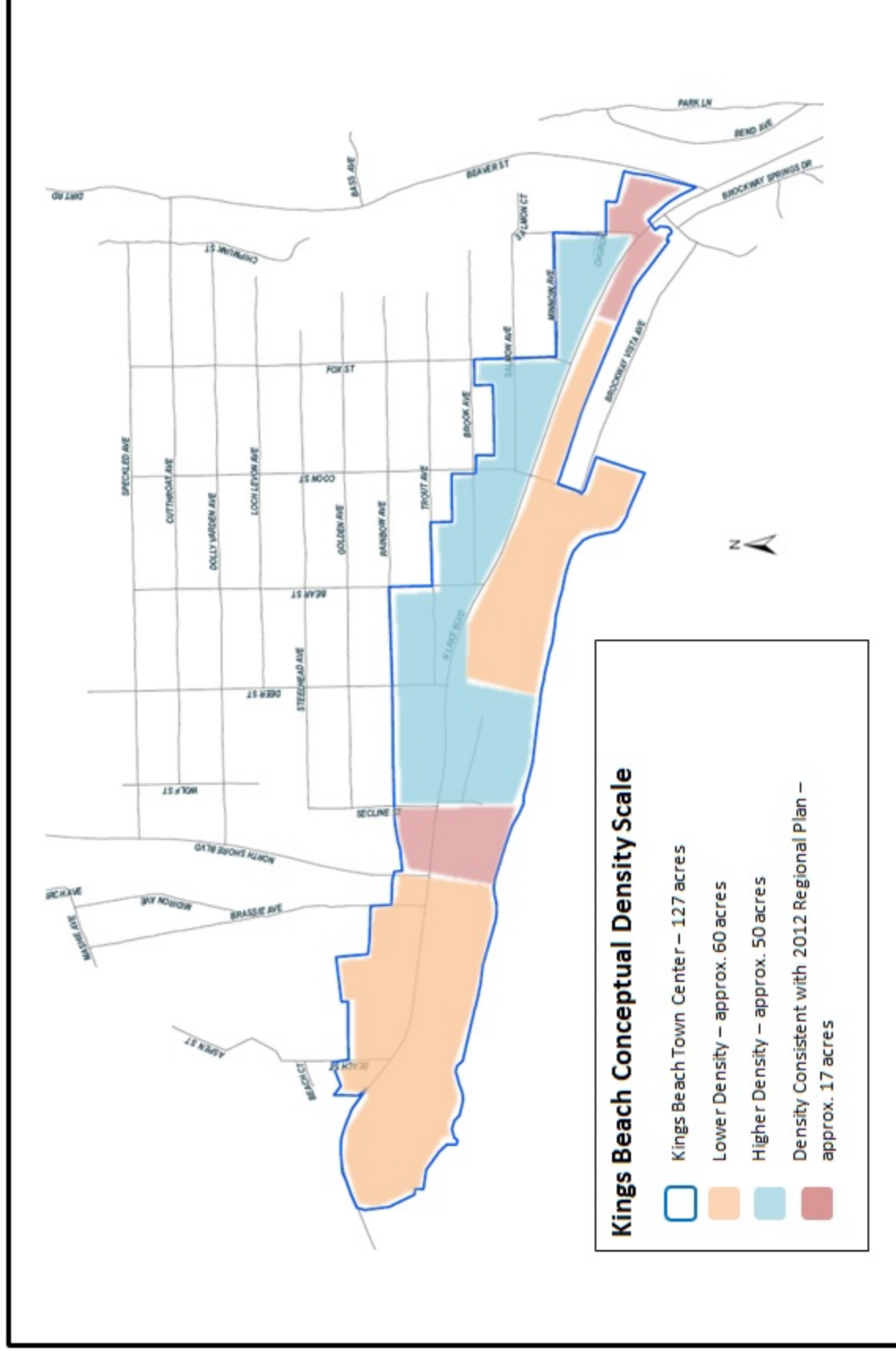
- ▲ Truckee River Corridor Sites (Sites 1 and 2 on Exhibit 6) — The land use designation for two sites totaling 3.7 acres along the Truckee River would be changed from Recreation to Mixed-Use to recognize and bring into conformance existing uses that pre-date the 1994 Tahoe City Area General Plan adoption.
- ▲ Truckee River Corridor Lumber Yard Site (Site 3 on Exhibit 6) — The zoning for 5.18 acres of land that includes the lumber yard site along the Truckee River would change from Recreation to Mixed-Use Tourist to implement the 2012 Regional Plan, Map 1, *Conceptual Regional Land Use Map*.
- ▲ Dollar Hill Site (Site 4 on Exhibit 6) — The land use designation of approximately 3 acres would be changed from Residential to Mixed-Use to recognize the historic commercial use of the site and its proximity to the existing commercial core area.
- ▲ Tahoe Vista/North Tahoe Public Utility District Site (Site 5 on Exhibit 6) — The land use designation for 1.8 acres would be changed from Residential to Mixed-Use to recognize existing public service and light industrial land uses.
- ▲ Kings Beach Recreational Area Site (Site 6 on Exhibit 6) — The land use designation for 0.79 acre would be changed from Residential to Recreation to be consistent with other State-owned beach property.



Source: Received from Placer County in 2014

Exhibit 4

Tahoe City Town Center Density Transfer Locations



Source: Received from Placer County in 2014

Exhibit 5

Kings Beach Town Center Density Transfer Locations

LAND USE DIAGRAM

The proposed land use designation changes described above would amend the 2012 Regional Plan, Map 1, *Conceptual Regional Land Use Map*. The proposed Placer County Tahoe Basin Community Plan Land Use Diagram (Exhibit 7) incorporates the proposed amendments, but is otherwise consistent with the 2012 Regional Plan, Map 1, *Conceptual Regional Land Use Map*.

Land Use Designations

Exhibit 7 illustrates the following land use categories.

Conservation

Conservation areas are non-urban areas with value as primitive or natural areas, with strong environmental limitations on use, and with a potential for dispersed recreation or low-intensity resource management.

Conservation areas include:

- ▲ public lands already set aside for this purpose;
- ▲ high-hazard lands, stream environment zones, and other fragile areas without substantial existing improvements;
- ▲ isolated areas that do not contain the necessary infrastructure for development;
- ▲ areas capable of sustaining only passive recreation or non-intensive agriculture; and
- ▲ areas suitable for low to moderate resource management.

Recreation

Recreation areas are non-urban areas with good potential for developed outdoor recreation, park use, or concentrated recreation. Lands identified as recreation areas include:

- ▲ areas of existing private and public recreation use;
- ▲ designated local, state, and federal recreation areas;
- ▲ areas without overriding environmental constraints on resource management or recreational purposes; and
- ▲ areas with unique recreational resources that may service public needs, such as beaches and ski areas.

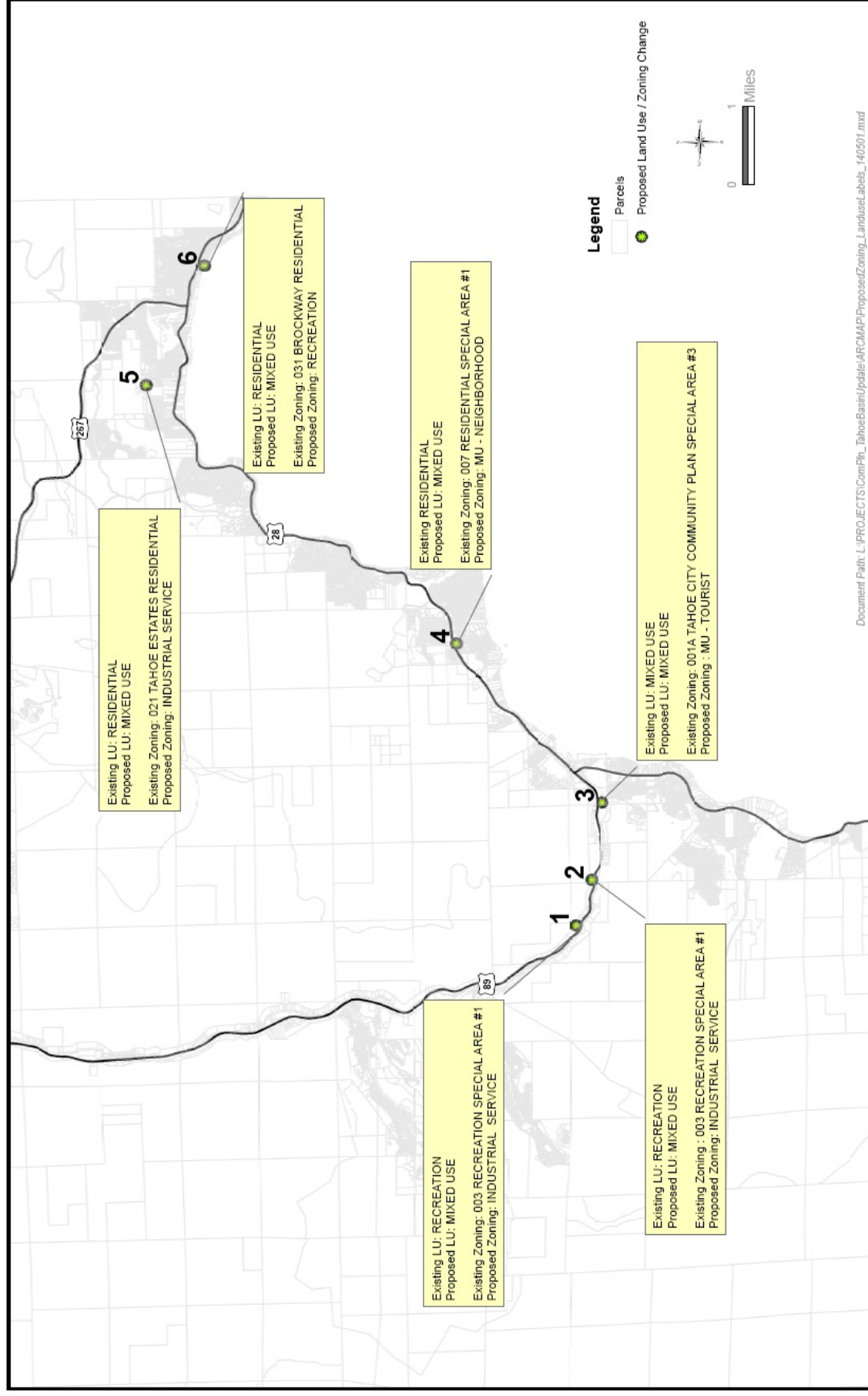
Residential

Residential areas are urban areas having potential to provide housing for the residents of the Placer County Tahoe Basin Community Plan Area. In addition, the purpose of this classification is to identify density patterns related to both the physical and man-made characteristics of the land and to allow accessory and non-residential uses that complement the residential neighborhood. These lands include:

- ▲ areas already developed for residential purposes;
- ▲ areas of moderate to good land capability;
- ▲ areas within urban boundaries and serviced by utilities; and
- ▲ areas of centralized location in close proximity to commercial services and public facilities.

Mixed Use

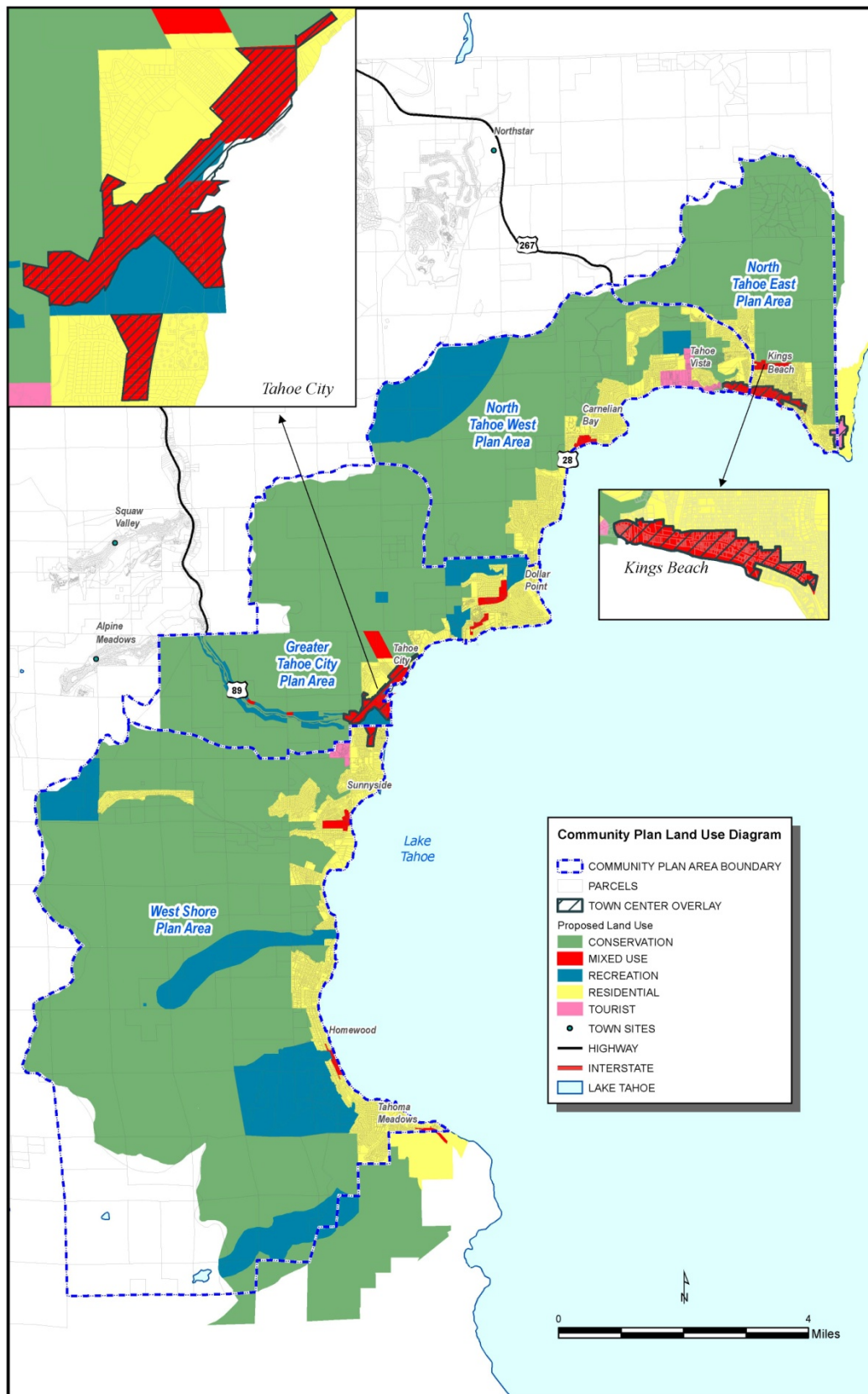
Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Placer County Tahoe Basin Community Plan Area or have the potential to provide future commercial, public services, light industrial, office, and residential uses. The purpose of this classification is to concentrate higher intensity land uses for public convenience and enhanced sustainability.



Source: Received from Placer County in 2014

Exhibit 6

Locations of Proposed Changes to the 2012 Regional Plan, Map 1, Conceptual Land Use Map



Source: Received from Placer County in 2014

Exhibit 7

Proposed Land Use Diagram

Tourist

Tourist areas are urban areas that have the potential to provide concentrated tourist accommodations and services or concentrated recreation. These lands shall include:

- ▲ areas already developed with high concentrations of visitor services, visitor accommodations, and related uses;
- ▲ lands of good to moderate land capability (land capability districts [LCDs] 4 through 7 [Note: LCDs are defined in Chapter 30 of the TRPA Code]);
- ▲ lands with existing excess coverage; and
- ▲ areas located near commercial services, employment centers, public services, transit facilities, pedestrian paths, and bicycle connections.

Town Center Overlay

Town centers contain most of the non-residential services in the Placer County Tahoe Basin Community Plan Area and have been identified as significant sources of sediments and other contaminants that continue to enter Lake Tahoe. Town Centers are targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities in the Placer County Tahoe Basin Community Plan Area.

ZONING DISTRICT MAP

The proposed Placer County Tahoe Basin Community Plan would replace the existing PASs and related maps with a new zoning district map. The zoning district map will be circulated for public review concurrent with the four area plans beginning in late August 2014. The county will notify the public of the availability of the zoning district map and will post the map on its website. Public comments on the draft zoning district map will be incorporated into a revised map that will be evaluated in the Placer County Tahoe Basin Community Plan EIR/EIS.

An important aspect of the Placer County Tahoe Basin Community Plan, and the primary zoning change within the Placer County Tahoe Basin Community Plan Area, is the creation of mixed-use districts within the existing commercial areas. The proposed mixed-use districts are intended to implement the 2012 Regional Plan, Map 1, *Conceptual Regional Land Use Map*, and the proposed amendments described above. The proposed mixed-use districts would allow commingling of retail uses, offices, public service buildings, tourist accommodation units, recreation, and other traditional downtown businesses with live-work units, single-family, and multi-family residential uses. The proposed mixed-use districts are intended to help accomplish the goals of the 2012 Regional Plan and Placer County Tahoe Basin Community Plan by: (1) concentrating densities within the town centers; and (2) creating vibrant town and neighborhood centers where people can gather, live, work, and play. The four area plans will define the uses allowed within each of the mixed-use districts.

While the proposed mixed-use zoning districts provide for the greatest change and opportunity for redevelopment and revitalization, the county is also proposing other zoning districts. The primary purpose of creating zoning districts is to collapse the numerous PASs and rename the districts for ease of use when navigating the four area plans and development standards for specific parcels. The additional zoning districts include: Conservation, Forestry, Neighborhood Residential, Neighborhood General, Recreation, Timberland Production Zone, Tourist, and Water. These areas are not targeted for change as part of the Placer County Tahoe Basin Community Plan. The proposed Neighborhood General zoning district is proposed for those residential areas that are contiguous to and within walking distance of existing commercial core areas, and would allow for limited supportive neighborhood uses to help foster complete communities, including corner coffee shops or small scale markets.

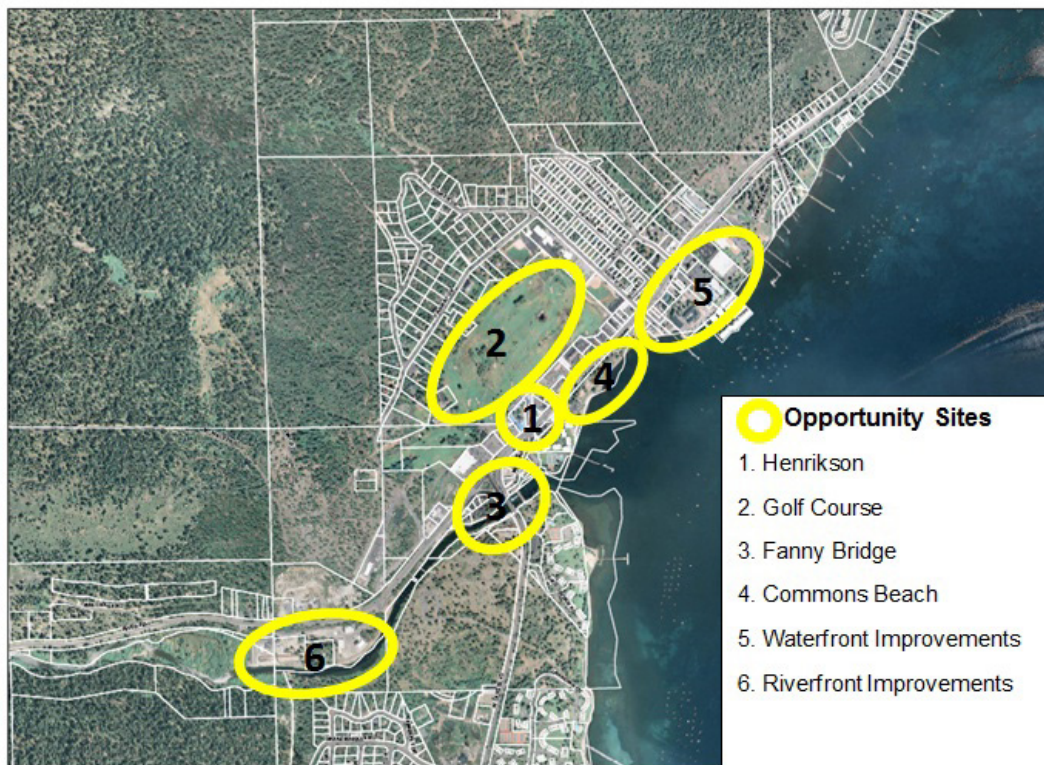
1.5 OPPORTUNITY SITES

A goal of 2012 Regional Plan and the proposed Placer County Tahoe Basin Community Plan is to focus development within the town centers. The Tahoe City and Kings Beach Town Centers include sites that may provide or are currently planned to provide opportunity for “environmental redevelopment” projects that would catalyze revitalization. “Environmental redevelopment” is a term coined during the 2012 Regional Plan update process, and acknowledges the linkage between the Tahoe Basin’s economy and the environment, noting that new projects will meet strict environmental standards onsite, as well as play a role in enhancing long-term sustainability of economic goals. Of particular focus in the Placer County town centers is redevelopment and infill projects that also provide water quality improvements and create communities that are pedestrian in scale and improve bike and transit linkages, resulting in air quality improvements. Certain sites within the Tahoe City and Kings Beach Town Centers have been identified as “opportunity sites”. Opportunity sites have been defined by the county as those of a scale that would produce significant economic development, resulting in job growth and additional private sector investment, and having a ripple effect spreading throughout the community, and which would help foster sustainability.

The following lists the proposed opportunity sites within Tahoe City and Kings Beach; Exhibits 8 and 9 show the general location of these sites.

Tahoe City Opportunity Sites

- ▲ Henrikson Property
- ▲ Tahoe City Golf Course
- ▲ Fanny Bridge
- ▲ Commons Beach
- ▲ Waterfront Improvements
- ▲ Riverfront Improvements



Source: Received from Placer County in 2014

Exhibit 8

Tahoe City Opportunity Sites

Kings Beach Opportunity sites

- ▲ Kings Beach Town Center (former BB LLC project site)
- ▲ Waterfront Improvements
- ▲ Future redevelopment of properties along mountain side of SR 28, between Deer and Secline Streets

Potential redevelopment scenarios for each of the opportunity sites are being developed by Placer County for consideration in the Placer County Tahoe Basin Community Plan EIR/EIS.



Source: Received from Placer County in 2014

Exhibit 9

Kings Beach Opportunity Sites

1.6 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR/EIS

The EIR/EIS prepared for the proposed Placer County Tahoe Basin Community Plan, including proposed amendments to the 2012 Regional Plan, will provide analysis of the impacts pertaining to the resource areas identified below. The EIR/EIS will also consider potential impacts related to redevelopment of the opportunity sites within the Tahoe City and Kings Beach town centers. 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, growth-inducing impacts, and effects on TRPA Environmental Threshold Carrying Capacities.

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 a community plan/area plan level, and will serve as first-tier documents for the review of the proposed Placer County Tahoe Basin Community Plan.

The Placer County Tahoe Basin Community Plan EIR/EIS will also be a program-level environmental document. While no specific development projects are proposed at this time, some detail is known about potential redevelopment of opportunity sites such that it will be considered in the EIR/EIS.

Land Use and Plan Consistency

While the Placer County Tahoe Basin Community 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 project would also change existing design standards and guidelines, and would allow density changes in the county's town centers. Many stakeholders have expressed concern about the potential height and density changes 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 the four plan areas 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 mixed-use development on land use compatibility and community character, and the potential for expansion of existing non-conforming uses. 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 and Housing

Implementation of the Placer County Tahoe Basin Community 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.

Air Quality and Greenhouse Gas Emissions

As reported in the 2011 Threshold Evaluation, the Tahoe Basin has made air quality gains over the last five 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 Basin. The Regional Plan amendments proposed as part of the Placer County Tahoe Basin Community 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 emissions of nitrogen oxides (NO_x) reactive organic gases (ROG),

particulate matter (PM), carbon monoxide (CO), and greenhouse gas (GHG) emissions. A GHG emission inventory and projections for the Tahoe Basin 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 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.

The EIS/EIR will also identify sensitive receptors; discuss potential emissions of odors and/or hazardous air pollutants generated by stationary, mobile, and area sources; discuss compliance with applicable rules; discuss the effect on Lake Tahoe Basin criteria air pollutant attainment status; and determine the significance of air quality impacts in comparison with applicable local, state, and federal standards and significance thresholds and emissions limits adopted by TRPA and the Placer County Air Pollution Control District.

The EIS/EIR will include an analysis of potential project effects on global climate change. Carbon dioxide will be used as a proxy for all greenhouse gases potentially emitted as a result of project operation.

Noise

The ambient noise environment within the Placer County Tahoe Basin Community 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 Placer County Tahoe Basin Community 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 and the expansion of areas designated for mixed-use 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.

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 2013 results for clarity data released by UC Davis indicate a 5-foot reduction in annual average depth of clarity from 2012 with specific concern about deterioration in the summer-season, but continuation of a long-term trend of clarity depth stability. 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: the Lake Tahoe Total Maximum Daily Load (TMDL) was approved by EPA in 2011; TRPA adopted three new water quality threshold standards pertaining to deep water transparency, nearshore attached algae, and aquatic invasive species in December of 2012; and Lahontan issued a Draft Lake Tahoe Nearshore Water Quality Protection Plan in January 2014.

The Placer County Tahoe Basin Community Plan has the potential to influence water quality in several ways, including potentially implementing area-wide best management practices (BMPs) and coverage that could affect the extent of impervious surfaces, increasing density in mixed-use districts, and influencing air quality and related atmospheric deposition. The EIR/EIS will evaluate potential water quality impacts from implementation of the proposed Placer County Tahoe Basin Community Plan.

Geology, Soils, Land Capability, and Coverage

The EIS/EIR will include a general discussion of topographic alteration, slope stability, and erosion potential in the Placer County Tahoe Basin Community 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.

Hazards and Hazardous Materials

Historical uses and the potential for site contamination will be documented in the EIS/EIR to the extent that information is available. In addition, this analysis will also address potential effects on emergency response plans and fire hazard risks.

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 Placer County Tahoe Basin Community 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 vehicle-miles of travel (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.

Public Services and Utilities

The public services and utilities section of the EIR/EIS will programmatically evaluate potential effects of the Placer County Tahoe Basin Community Plan and its resultant redevelopment potential on power, solid waste collection and disposal, police services, fire protection services, water treatment and distribution, and wastewater collection.

Recreation

The Placer County Tahoe Basin Community Plan would create mixed-use districts and designate additional lands for recreation. The EIR/EIS will programmatically 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,

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 stream environment zone (SEZ) areas to be affected. The relationship of the TRPA vegetation and wildlife threshold carrying capacities and forest resources will also be discussed programmatically.

Scenic Resources and Community Character

The EIS/EIR will evaluate effects on views from TRPA scenic travel routes and public recreation areas. The EIS/EIR 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 nighttime views in the area.

Cultural Resources

The EIR/EIS will provide an overview of project area prehistory, ethnography and history, a discussion of documented cultural resources in the plan area, and the potential impacts to these and unrecorded sites, features or objects, and suitable measures designed to mitigate potential impacts.

1.7 ALTERNATIVES

The EIR/EIS will evaluate a range of alternatives to the proposed project 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 project, 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 (July 2014), which include the 2012 Regional Plan and the existing general plans, community plans, PASs, and design standards and guidelines. The action alternatives could include, but would not be limited to: modifications to town center boundaries through expansion, boundary adjustment, and/or inclusion/exclusion of specific parcels; other land use or zoning changes; substitute standards that address non-contiguous parcels in a project area; 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.

1.8 REFERENCES

Placer County. 2013 (September). *Placer County Tahoe Basin Community Plan Policy Document, Existing Conditions Report*. Auburn, California. www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoeBasinCPUUpdate.aspx.

Tahoe Regional Planning Agency. 2012 (December 12). *Code of Ordinances*. Stateline, Nevada.

TRPA. See Tahoe Regional Planning Agency.