




**Recommendation on Certification of the
Placer County Tahoe Basin Area Plan and Tahoe City Lodge
Final Environmental Impact Statement (SCH 2014072039)
and
Recommendation on the Placer County Tahoe Basin Area Plan**

Regional Plan Implementation Committee
December 14, 2016



Presentation Outline

- Placer County: Tahoe Basin Area Plan
- Ascent Environmental: Final EIR/EIS for the Tahoe Basin Area Plan and Tahoe City Lodge
- TRPA Staff: Tahoe Basin Area Plan Conformance Review
- Motions
- Discussion

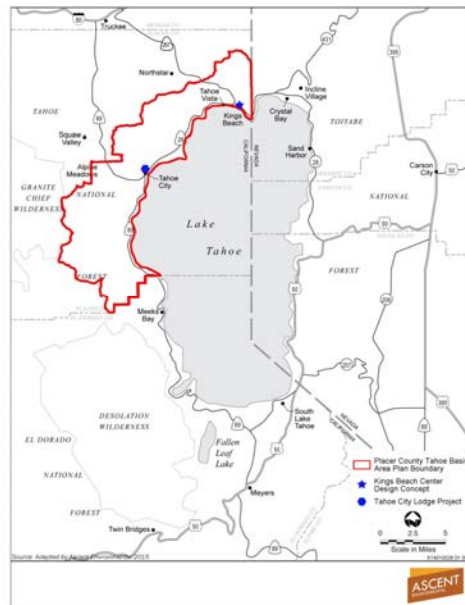


Placer County Tahoe Basin Area Plan



Crystal Jacobsen

Area Plan Boundary



Area Plan Organization

- **Area Plan**
 1. Introduction/Overview
 2. Conservation Plan
 3. Socio-Economic Plan
 4. Land Use Plan
 5. Transportation Plan
 6. Recreation Plan
 7. Public Services and Facilities Plan
 8. Implementation Plan
- **Implementation Regulations**
 1. General Provisions
 2. District Standards (supplemental)
 3. Area-Wide Standards & Guidelines






Tahoe Basin Area Plan

Area Plan Programs

- Redevelopment Incentives for Town Centers
- Area-Wide Amendments
- Area Plan Substitute Standards
- Mixed Use

Land Use Plan

- Zoning Sub-districts & Town Center Plans
- Kings Beach Town Center Land Use Classification Cleanup
- Recreation & Conservation Lands
- Special Plan Areas
- Tahoe City Town Center Boundary Modification

Opportunity Sites


- Kings Beach Center Design Concept
- Tahoe City Lodge

Area Plan Refinements

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

Additional Area Plan Revisions in Response to Recent Input


- Added MM 10-1h - *(Implement TRPA's Congestion Management Process) policy in the Transportation chapter*
- Added MM 10-1g - *(Four-year Review of Vehicle Trips and Mobility Strategies) policy in the Transportation Chapter*
- Modified MM 10-1c - *clarifies that TCL project traffic impact fees dedicated to capital improvement projects in Tahoe region*
- Modified MM 12-1 - *clarifies and refines mitigation aimed to reduce GHG Emission impacts*
- Modified secondary residential unit program - *requires 4-year review for efficacy and necessary adjustments*
- New policies, revised mitigation & various Area Plan corrections adopted by Placer Board of Supervisors on December 6



Placer County Tahoe Basin Area Plan and Tahoe City Lodge

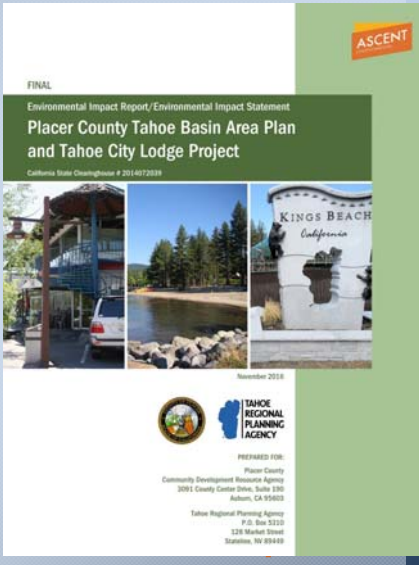
Final EIR/EIS

Environmental Review Overview



Environmental Review Process

- NOP and public scoping
June 3 - August 3, 2015
- Public review of Draft EIR/EIS
June 15 - August 15, 2016
- Final EIR/EIS released on
November 4, 2016



FINAL
Environmental Impact Report/Environmental Impact Statement
Placer County Tahoe Basin Area Plan
and Tahoe City Lodge Project
California State Clearinghouse # 2014072039

November 2016

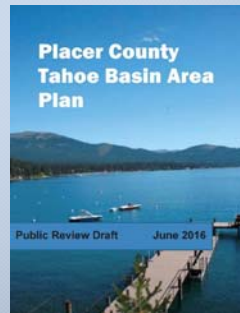
TAHOE REGIONAL PLANNING AGENCY

PREPARED FOR:
Placer County
Community Development Resource Agency
3091 County Center Drive, Suite 100
Auburn, CA 95603

Tahoe Regional Planning Agency
P.O. Box 92225
128 Market Street
Stateline, NV 89449

Alternatives Evaluated

- **Alternative 1:** Proposed Area Plan and lodge
- **Alternative 2:** Area Plan with no substitute standards or map revisions/ Reduced scale lodge
- **Alternative 3:** Reduced intensity Area Plan/ Reduced height lodge
- **Alternative 4:** No Area Plan/ No lodge



Summary of Environmental Effects

No impacts or less-than-significant impacts

- Land use
- Biological resources
- Public services and utilities
- Recreation

Impacts reduced to a less-than-significant level with mitigation

- Cultural resources
- Traffic and circulation
- Air quality
- Noise
- Geology, soils, land capability, and coverage
- Hydrology and water quality
- Hazards, hazardous materials, and risk of upset
- Cumulative impacts



Beneficial Effects

- Vehicle miles travelled
- Distribution of population and housing
- Light and glare
- Bicycle and pedestrian conditions
- Water quality
- Public recreational access



Significant and Unavoidable Impacts

- LOS on SR28 and at Grove Street in Tahoe City
- Cumulative contribution to GHG emissions



New and Enhanced Mitigation Measures


New Measures

- Transportation – Measure 10-1d
- Transportation – Measure 10-1e
- Transportation – Measure 10-1f
- Transportation – Measure 10-1g
- Transportation – Measure 10-1h

Enhanced or Expanded Measures


- Scenic – Measure 9-1
- Transportation – Measure 10-1a
- Transportation – Measure 10-1b
- Air Quality – Measure 11-5
- Greenhouse Gas – Measure 12-1
- Noise – Measure 13-5a
- Noise – Measure 13-5b






LAKE TAHOE
brighter. plan. outdoor.

Conformance Review




TAHOE
REGIONAL
PLANNING
AGENCY

- Placer County Tahoe Basin Area Plan
- Final EIR/EIS
- Area Plan Finding of Conformance Checklist
- Area Plan Findings
- Adopting Ordinance for Area Plan
- Motions
- Threshold Indicators and Compliance Measures Tables



LAKE TAHOE
brighter. plan. achieve.




TAHOE REGIONAL PLANNING AGENCY


Conformance Review

Ch. 13 Requirement	Placer County Tahoe Basin Area Plan
Height	<input checked="" type="checkbox"/>
Density	<input checked="" type="checkbox"/>
Coverage	<input checked="" type="checkbox"/>
Parking	<input checked="" type="checkbox"/>
Landscaping	<input checked="" type="checkbox"/>
Lighting	<input checked="" type="checkbox"/>
Signing	<input checked="" type="checkbox"/>
Building Design	<input checked="" type="checkbox"/>
Greenhouse Gas Reduction Strategy	<input checked="" type="checkbox"/>

Findings of Conformance with the Regional Plan (Sec. 13.6.5)




LAKE TAHOE
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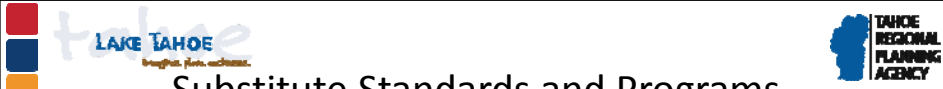


TAHOE REGIONAL PLANNING AGENCY

Substitute Standards and Programs

- Secondary Residential Units Program
- Limited Conversion from CFA to TAU Program
- Mobility/Traffic

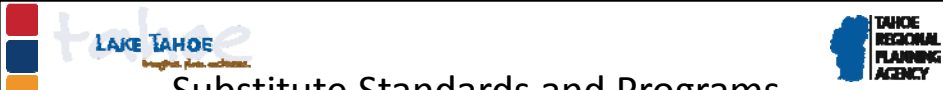




Substitute Standards and Programs
Area Plan Response to Comments

Secondary Residential Units Program

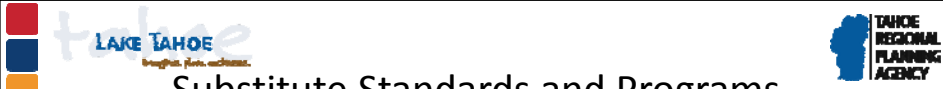
- Expanded the proposed program to include all residential parcels (~10 additional parcels)
- This change was analyzed in the Draft EIR/EIS → additional environmental analysis not necessary
- Deed restriction for affordability requirement on these units.
- Requires restriction to prohibit tourist/vacation use or conversion to TAU



Substitute Standards and Programs
Area Plan Response to Comments

Limited CFA to TAU Conversion Program

- Conversion Ratio: 450 ft.² CFA per 1 TAU
- Max. units allowed: Changed from 400 to 200 units
- Units required to be used within Town Center Overlay district & w/in ¼ mile of transit
- Units must have BMPs and sidewalk access
- Periodic program review




Substitute Standards and Programs Area Plan Response to Comments

Mobility Policies

- Adaptive traffic management for Hwys 267 & 89
- Parking management strategies
- Wayfinding signage
- Trip reduction /transportation demand management plans
- Emergency preparedness and evacuation plans



Final EIR/EIS: Additional Mitigation Measures



Area Plan Response to Comments **Takeaways**



Updates were made to both the Area Plan itself, and the environmental document, in direct response to the community and stakeholders.

These updates result in a proposed Area Plan that better aligns with the goals and policies of the Regional Plan.

Threshold Gain



THRESHOLDS	POTENTIAL GAIN
Water Quality	<ul style="list-style-type: none"> BMP Implementation County's Pollutant Load Reduction Plan/TMDL Implementation Pollutant Load Reduction Model = Beneficial Impacts Requirements for SEZ restoration in SPAs
Air Quality	<ul style="list-style-type: none"> Removal of Older Buildings = Emissions Reductions (ROG, Nox, CO) Mixed-Use Development in the Town Centers = Reduce VMT Bike, Pedestrian, & Transit Improvements = Reduce VMT
Soil Conservation	<ul style="list-style-type: none"> Coverage Reduction in Sensitive Lands/Outlying Areas Incentives to Transfer Development from SEZs
Scenic Resources	<ul style="list-style-type: none"> Redevelopment of the Built Environment Transfer incentives benefit scenic quality outside of Centers Design standards and guidelines to enhance aesthetic character
Recreation	<ul style="list-style-type: none"> Public access to Lake Tahoe, public lands, and rec. areas Bike & Pedestrian Paths


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- ## MOU & Code Amendments
- MOU Under Development:
 - Will be brought forward within 6 months of Finding of Conformance by Governing Board
 - Code Amendments:
 - Chapter 34 – Driveway and Parking Standards
 - Chapter 36 – Design Standards
 - Chapter 38 – Signs




Next Steps

Meeting	Purpose	Date	Location
TRPA RPIC	Consider Area Plan/Tahoe City Lodge project Final EIS & Provide Recommendation on Area Plan and related Code amendments to TRPA Governing Board	December 14, 2016 (time TBD)	TRPA Offices, 128 Market St., Stateline
TRPA APC	Consider TRPA Code Amendments related to Area Plan and provide recommendation to TRPA Governing Board	January 11, 2017 (time TBD)	TRPA Offices, 128 Market St., Stateline
TRPA Governing Board	Consider Adoption of Area Plan, related Code amendment, approval of Tahoe City Lodge project, and certification of Final EIS	January 25-26, 2017	Two-Day Meeting, Location/Date/Time TBD


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- ## APC Action
- Unanimous Recommendation to Certify the Final EIR/EIS
 - Unanimous Recommendation to Approve the Placer County Tahoe Basin Area Plan
 - No Action on the technical Code Amendments (Jan 2017)



Motions

Recommend Certification of the Final EIR/EIS



- A finding of technical adequacy and a motion to recommend that the Governing Board certify the Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project Final Environmental Impact Statement (State Clearinghouse No. 2014072039), and modified in the errata thereto, as provided in **Attachment D**.



Motions

Recommend Approval of the Placer County Tahoe Basin Area Plan (Alternative 1 as modified in the Final EIR/EIS and errata thereto)



- A motion to make the findings required by Compact Articles IV and VII and Code of Ordinances Chapter 3, 4 and 13 for the Placer County Tahoe Basin Area Plan for adoption of the Placer County Tahoe Basin Area Plan, as provided in **Attachment E**.
- A motion to recommend Governing Board adoption of Ordinance 2017-___, amending Ordinance 87-9, as previously amended, to amend TRPA's Regional Plan to incorporate the Placer County Tahoe Basin Area Plan, as provided in **Attachment F**.


Motions

Recommend approval of the proposed technical amendments to Chapters 34, 36, and 38 of the TRPA Code of Ordinances


- A motion to recommend Governing Board approval of the required findings, including a finding of no significant effect, for adoption of the technical amendments to TRPA Code of Ordinances Chapters 34, 36, and 38, as provided in **Attachment H**.
- A motion to recommend Governing Board adoption of Ordinance 2017-___, amending Ordinance 87-9, as previously amended, to amend TRPA's Code of Ordinances Chapters 34, 36, and 38, as provided in **Attachment I**.

Questions/Discussion



The collage features several key documents and images related to the Tahoe Basin Area Plan and Tahoe City Lodge project. On the left, two versions of the 'Placer County Tahoe Basin Area Plan' are shown, both dated 'November 2016 Final Draft'. The top version is the 'Final Draft' and the bottom one is 'Implementing Regulations'. In the center, there is a 'Tahoe City Lodge Southwest Elevation' showing a modern building. On the right, the 'Environmental Impact Report/Environmental Impact Statement' for the 'Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project' is displayed, dated 'November 2016'. The cover of the EIR/ES includes photos of the lodge and Kings Beach. The Tahoe Regional Planning Agency logo is visible in the bottom right corner of the collage, along with contact information for Placer County.



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