



Placer County
Tahoe Basin Area Plan

March 25, 2015




Placer County Planning Team:

- Staff
 - Crystal Jacobsen, Paul Thompson, Christopher Schmidt, Peter Kraatz, Kelly Berger, Christine Onesi, Karen Schwab, Others
- Planning and Design
 - Dyett & Bhatia
- EIR/EIS Consultants
 - Ascent Environmental
- Regional Plan Consultant
 - Stockham Consulting



Area Plan Process:

- 2012 Regional Plan update
- Area Plan Working Groups
 - West Shore, Tahoe City, North Tahoe West and North Tahoe East
- Town Center Vision Plans
 - Tahoe City & Kings Beach
- July, 2014 NOP
 - Concerns Raised
- Collaborative Plan Revisions
- Public Review Draft Plan, Code and new NOP
 - April 2015



Area Plan Revisions:

- Environmental Improvement Emphasis
- Regional Plan Alignment
- Fewer Regulatory Changes
 - Focus on Regional Plan Implementation



Area Plan Priorities:

- Accelerate environmental gain
- Revitalize communities
- Implement Regional Plan redevelopment incentives
- Address community preferences within Regional Plan framework



Area Plan Organization

- Single Area Plan for Placer County Tahoe Basin Area
- Environmental Improvement Plans
 - TMDL, EIP, Etc.
- Implementing Ordinances
- Based on Regional Plan and Code

Environmental Improvement Initiatives

Redevelopment Incentives for Town Centers

- Development transfers to Town Centers
- Town Center redevelopment standards - height, density, land coverage
- Utilizes TRPA standards and findings
- Supplemental requirements:
 - Reduced height districts / areas
 - Site and building design standards
 - Pedestrian and bike facilities
 - Additional Lake Tahoe view enhancement finding
 - Special Plan Areas



Area-Wide Amendments

(Encouraged/Required by the Regional Plan)

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



Area Plan Modifiers

- Limited Conversion of CFA to TAU – Pilot Program
 - To address land use imbalance
- Non-Contiguous Project Sites for Town Center Redevelopment
 - To address land assembly challenges
- Secondary Dwelling Units near services and transit
 - To address housing affordability



Zoning Map Designations

- Base Zoning Districts
 - Unchanged outside Centers
- Community Structure Overlay:
 - Town Center Core and Transition areas
- Special Plan Areas
 - Supplemental Requirements
- Environmental Re-Zonings



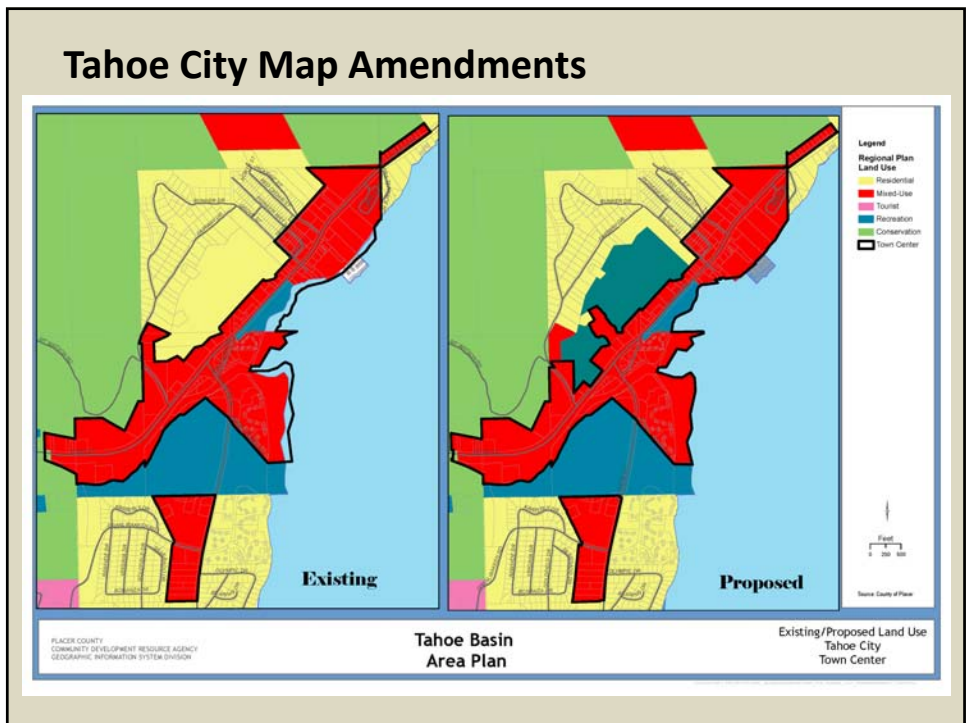
Special Plan #1

- Tahoe City Western Gateway
- Use of Town Center Incentives requires Riverfront Restoration, Public Access and Sidewalk Extensions



Special Plan #2

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





Special Plan #3 (Truckee River Industrial Properties)

- Future zoning changes to be considered

Special Plan #4 (Kings Beach Gateway)

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


Special Plan #5 (North Stateline Community Plan)

- Prepare a Town Center Plan or use old zoning.




Topics not Included in the Initial Area Plan

- Zoning changes outside Centers
 - Application process for property owners
- Additional regulatory modifications
 - Sign and Housing amendments may be considered later
- Area Wide BMP/Coverage programs
 - Policies support future area-wide districts



TRPA Staff Involvement, Process, and Next Steps



Process and Next Steps

- **TRPA Review of Administrative Draft Plan**
 - Ongoing
- **NOP and Public Review Draft Area Plan (60 days)**
 - April 2015
- **Draft EIR/EIS - Public Review**
 - Fall 2015
- **Plan Refinement**
- **Placer County Board Adoption**
 - Early 2016
- **TRPA Submittal & Conformance Review**