

EIR/EIS ALTERNATIVES

*PLACER TAHOE BASIN AREA PLAN/
TAHOE CITY LODGE*

REQUIREMENTS FOR ALTERNATIVES

- ▶ Reasonable range of alternatives
- ▶ Meet project objectives
- ▶ Feasible
- ▶ Offer an environmental advantage by avoiding or reducing at least one significant project impact

PROPOSED AREA PLAN AND LODGE PROJECT

▶ Placer County Tahoe Basin Area Plan

- Focused on Regional Plan implementation and Town Center redevelopment
- Limited substitute standards and map revisions

▶ Tahoe City Lodge Project

- Redevelopment of existing commercial center
- ~ 3 acre site, up to 120 tourist units, 4 stories
- Reconstruction of the golf course clubhouse

ALTERNATIVES RESPOND TO:

- ▶ Possible environmental effects and areas of concern
- ▶ The scope of the area plan and proposed project
- ▶ Public input and scoping comments

ALTERNATIVE THEMES

- ▶ **Alternative 1:** Proposed Area Plan/Proposed 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/Property Remains as Commercial Center

DIFFERENCES BETWEEN ALTERNATIVES

- ▶ Coverage
- ▶ Height
- ▶ Density
- ▶ Scale and design of the Lodge Project
- ▶ Commodity conversions
- ▶ Map designations
- ▶ Non-contiguous project areas
- ▶ 2nd residential units

NEXT STEPS

- ▶ Finalize Alternatives
- ▶ Environmental Analysis
- ▶ Public Review of Draft EIR/EIS – early 2016