


**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**

Advisory Planning Commission
December 7, 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
- Discussion
- Motions

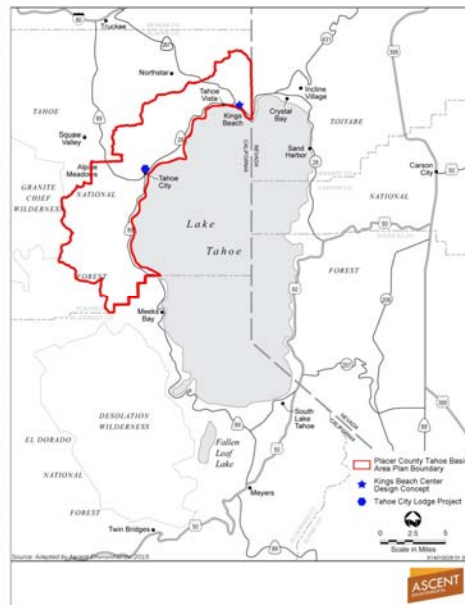


Placer County Tahoe Basin Area Plan



Crystal Jacobsen

Area Plan Boundary



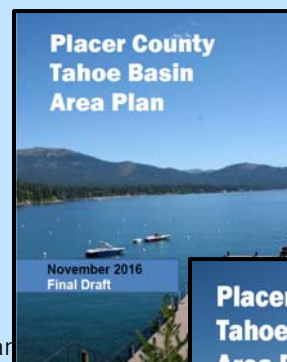
Area Plan Background

- 2012 Regional Plan Update
- Area Plan Teams (4 citizen advisory groups)
- Town Center Vision Plans
- July, 2014 Notice of Preparation for EIR/EIS
- July, 2015 Notice of Preparation for EIR/EIS
- June 2016 Release of DEIR/EIS
- November 2016 Release of FEIR/EIS



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





Area Plan Programs

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




Area-Wide Amendments

(Encouraged/Required by the Regional Plan & Reflective of Area Plan Team Input)

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





Area Plan Substitute Standards

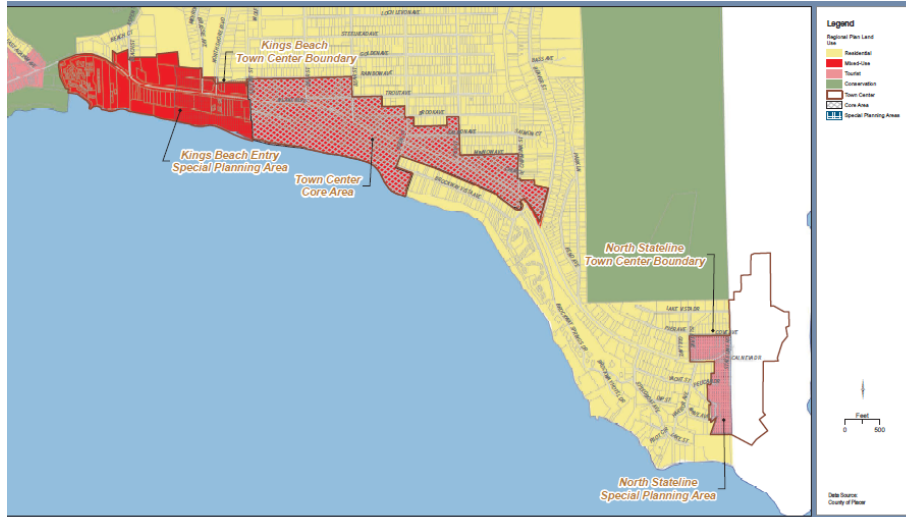
- **Limited Conversion of CFA to TAU – Pilot Program for On-Site Conversions & County CFA**
 - To address land use imbalance
 - Builds upon TRPA Amendments (same ratio)
 - Limitations: Town Centers, limited #, monitoring, etc
- **Non-Contiguous Project Sites in Town Centers**
 - To address land assembly challenges
 - Limitations: Town Center & Mixed-Use zoning
- **Revised LOS Standard**
- **Secondary Dwelling Units (parcels less than 1 acre)**
 - To address housing affordability
 - Requires deed restriction for affordability and prohibits tourist/vacation rental use
 - Requires TRPA residential unit (allocation or ERU)



Land Use Plan

- **Zoning “Sub-Districts”**
 - Uses existing PAS/CP Boundaries and Special Areas outside centers
- **Town Center Plans**
 - New subdistricts in Town Centers
 - Town Center Core and Transition Areas
- **Kings Beach Town Center Land Use Classification Cleanup (EIR/EIS Exhibit 5-1)**
- **Recreation & Conservation Lands**
 - Land acquired for conservation designated as such
- **Special Plan Areas**
 - Supplemental Requirements for each

Special Planning Areas

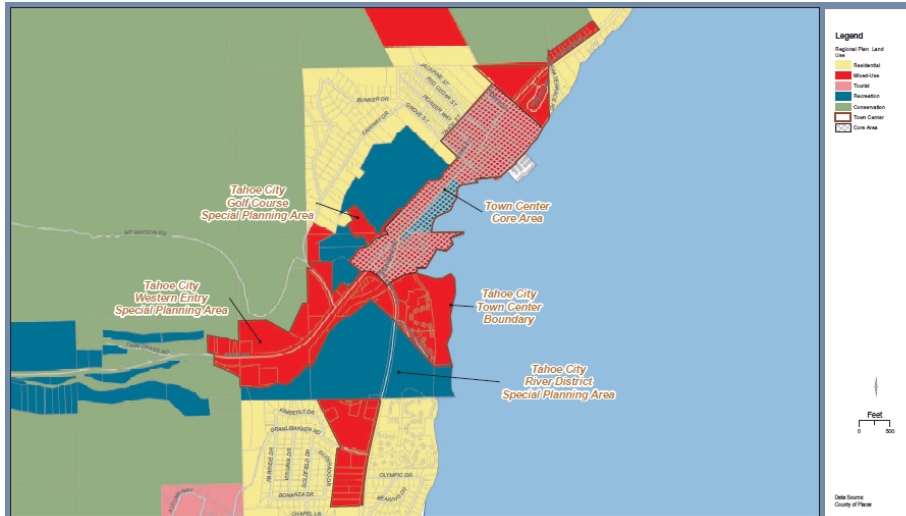


PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
GEOGRAPHIC INFORMATION SYSTEM DIVISION

Tahoe Basin
Area Plan

Figure 4-6
Kings Beach
Regional Plan
Land Use Diagram

Special Planning Areas



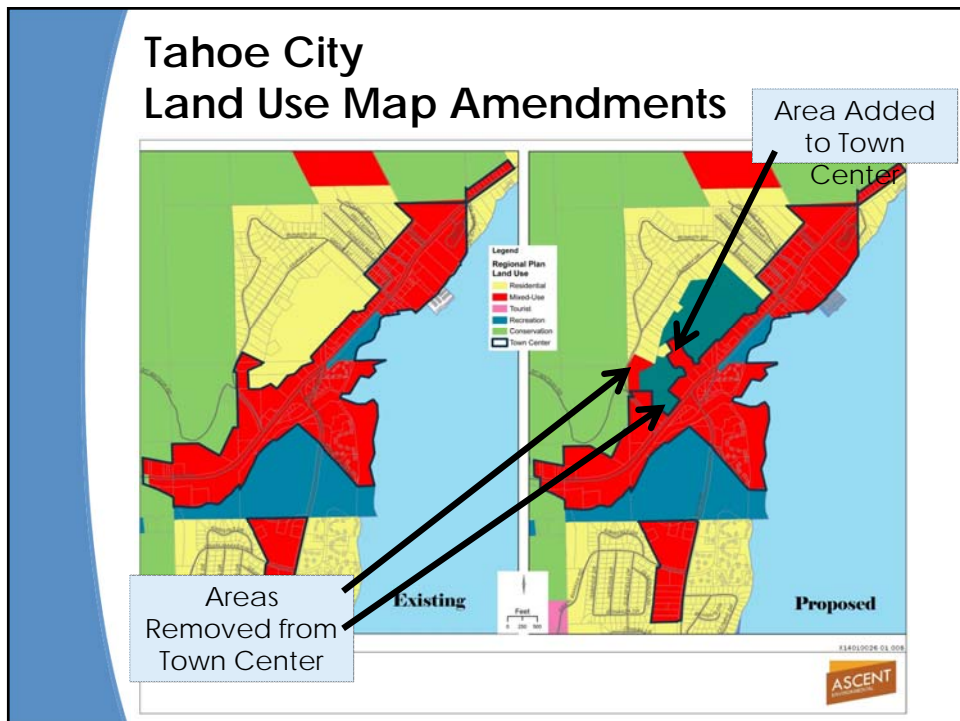
PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
GEOGRAPHIC INFORMATION SYSTEM DIVISION

Tahoe Basin
Area Plan

Figure 4-7
Tahoe City
Regional Plan
Land Use Diagram


Special Planning Area: Tahoe City Golf Course

- Town Center and Land Use Adjustments
 - 7.2 acres removed from Center; 4.2 acres added (clubhouse area); net reduction of 3 acres
 - Golf Course and wetland basin changed from Residential & Mixed Use to Recreation
 - Implementation with deed restriction
 - Draft deed restriction approved by PUD
 - Special Planning Area for Town Center Addition:
 - Matching SEZ Restoration
 - Sidewalk Extensions
- Shared Use Opportunities (PUD Owned)
 - Tahoe City Lodge; Possibly others in the Future



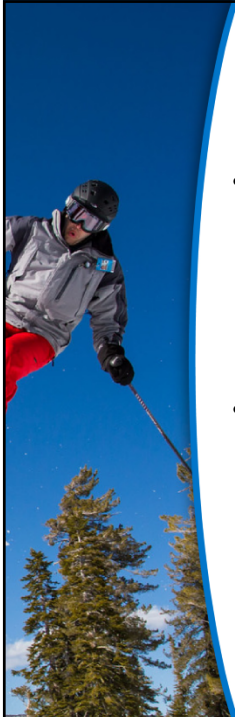
Opportunity Sites Identified in Area Plan

- Kings Beach Center Design Concept (former BBLC site)
 - County-owned site; program level analysis for mixed use redevelopment design concept
- Tahoe City Lodge Project
 - Current project application; project level analysis funded by project applicant

Area Plan Refinements

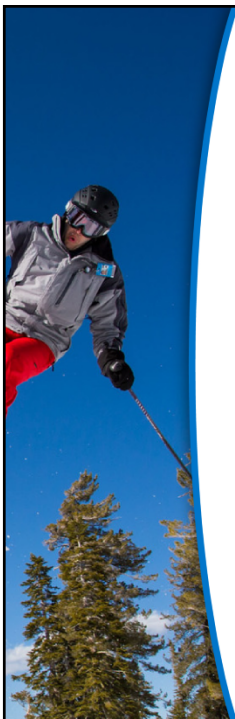
- Refinements reflective of stakeholder input on Area Plan since the June 2015 release
- September 2015 refinements – to reflect Fanny Bridge/SR 89 approval
- April 2016 refinements – reflective of further input received regarding transit, mobility, and viewshed protection
- June, 2016 Draft Area Plan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



November 2016 Area Plan

(Changes in Response to DEIR/EIS Comments)

- New Policies Related to Emergency Preparedness Evacuation
 - Incorporating Placer Operational Area East Side Emergency Evacuation Plan (N-H-P-7)
 - Requires Emergency Preparedness & Evacuation Plan for all new development (N-H-P-7)
- Modified Text & Exhibits Related to Lakeside Trail “Missing Link”
 - Eliminated language noting “preferred alternative” & added language noting future implementation requires further project/environmental review
 - Revised exhibits to not indicate a specific future/planned alignment



November 2016 Area Plan

(Changes in Response to DEIR/EIS Comments)

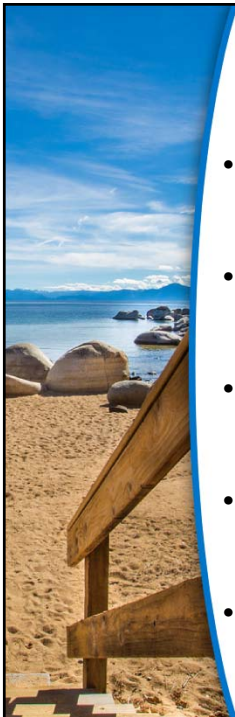
- Modified CFA – TAU Conversion Program to reduce CAP from 400 to 200
- New policies Related to Transit, Parking Management Strategies, Adaptive Traffic Management
- New policy related to wayfinding signage
- Modified Secondary Unit Program
 - Requires restriction for affordability – would provide opportunity for accessing TRPA’s bonus pool for residential units
 - Eliminate ¼ mile buffer & allow units on all parcels within Plan area
 - Requires restriction to prohibit tourist/vacation use or conversion to TAU



November 2016 Area Plan


(Changes in Response to DEIR/EIS Comments)

- Modified North Tahoe East Mixed Use Zoning Map to include public beach lands in recreational zone district
- Added language regarding prioritization of SEZ restoration projects (Griff Creek, Pomin Park, Burton Creek)
- Deleted/modified some uses in the Town Centers
 - Laundry/Dry Cleaning in Tahoe City
 - Recreational Uses in Tahoe City & Kings Beach
- Added language regarding prioritization of SEZ restoration projects (Griff Creek, Pomin Park, Burton Creek)
- Added policies related to public trust, eradication of non-native terrestrial plants, protection of Tahoe yellow cress




Additional Area Plan Revisions in Response to Recent Input

- Added MM 10-1h (Implement TRPA's Congestion Management Process) as a policy in the Transportation chapter
- Added MM 10-1g (Four-year Review of Vehicle Trips and Mobility Strategies) as a policy in the Transportation Chapter
- Modified MM 10-1c (EIR/EIS & MMRP) clarifies that TCL project traffic impact fees dedicated to capital improvement projects in Tahoe region
- Modified secondary residential unit program to require 4-year review for efficacy and necessary adjustments
- New policies & necessary corrections included as an errata for Placer Board of Supervisor's consideration



Other Topics


- Community Character & Scale
 - Concern related to height allowance in Kings Beach along lakefront (4 stories/56 feet)
 - Policies to protect lake views
 - Core & transition areas to limit scale/height
 - New standard requiring 4 story buildings along lakeside to maintain 35% of the site as open view corridors to lake
 - Site & building standards to ensure community character
- Kings Beach Mixed-Use Zoning & Shared Use Path
 - Concern regarding existing residential uses in Kings Beach along lake front
 - This area included in TRPA Town Center and designated Mixed Use
 - Zoned commercial since 1959
 - Area Plan implements TRPA Regional Plan for this site – Mixed Use



Placer County Tahoe Basin Area Plan and Tahoe City Lodge

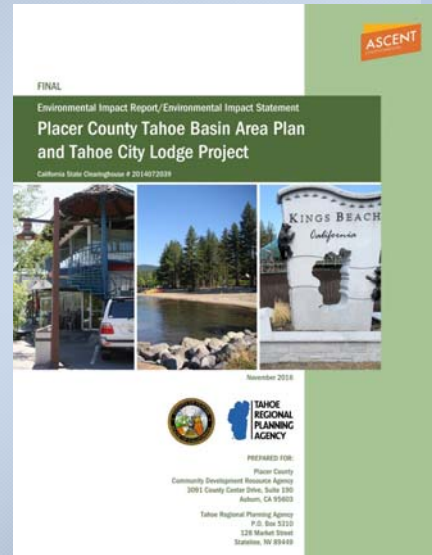
Final EIR/EIS

Environmental Review Overview



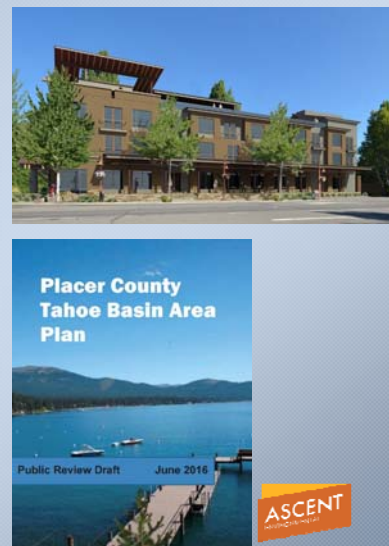
Environmental Review Process

- 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



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



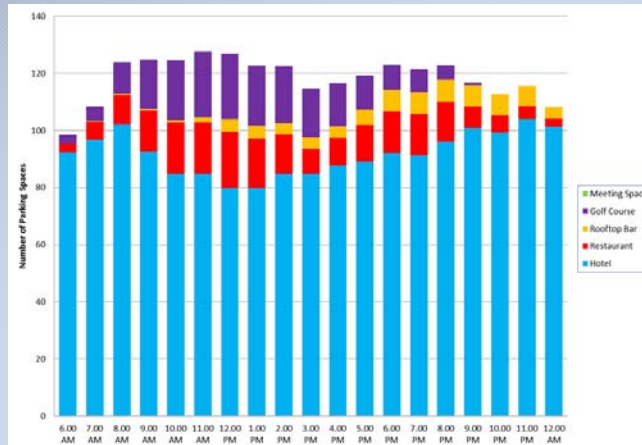
Significant and Unavoidable Impacts

- Roadway segment
LOS
- Intersection LOS at SR
28/Grove Street
- Cumulative
contribution
to GHG emissions



Tahoe City Lodge – Key Issues in Final EIR/EIS

- Noise from rooftop activities
- Parking
 - Adequacy
 - Distance
 - Easement



SEZ Restoration

- Public sector restoration remains a priority
- Implements Regional Plan restoration strategies
- Includes additional incentives and requirements



Affordable Housing

- Expanded 2nd residential unit program
- Requires deed restrictions
- Clarifies existing in lieu fees and TOT enforcement



Emergency Evacuation

- Development potential
- Evacuation analysis
- Emergency evacuation plans



VMT and LOS: Area Plan Effects

	Existing 2015	Area Plan 2035	No Project 2035	Cumulative Area Plan	Cumulative No Project
Peak Day VMT	1,939,159	1,931,634	1,941,306	1,973,780	1,983,452
Intersections exceeding LOS	1	1	1	1	1
Segments exceeding LOS	1	2	2	2	2



Expanded Transportation Mitigation Measures

- Mitigation Measure 10-1a: Construct pedestrian crossing improvements at the Grove Street/SR 28 intersection
- Mitigation Measure 10-1b: Establish a County Service Area Zone of Benefit to fund expansion of transit capacity



New Transportation Mitigation Measures



- Mitigation Measure 10-1d: Expand requirements for transportation demand management plans
- Mitigation Measure 10-1e: Prepare and implement a comprehensive wayfinding program for parking and multi-modal transportation.



New Transportation Mitigation Measures (cont.)

- Mitigation Measure 10-1f: Long-term monitoring and adaptive management of mobility strategies
- Mitigation Measure 10-1g: Four-year review of vehicle trips and mobility strategies
- Mitigation Measure 10-1h: Implement TRPA's Congestion Management Process



Conformance Review


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





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
bring the plan, embrace the moment.




Substitute Standards and Programs

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







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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


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 APC	Consider Area Plan/Tahoe City Lodge project Final EIS & Provide Recommendation on Area Plan to TRPA Governing Board	December 7, 2016 9:30AM	TRPA Offices, 128 Market St., Stateline
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




Questions/Discussion



**Placer County
Tahoe Basin
Area Plan**


November 2016
Final Draft




**Placer County
Tahoe Basin
Area Plan**

Implementing Regulations

November 2016
Final Draft





**Tahoe City Lodge
Southwest Elevation**



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

November 2016





Motions

- 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**.
- 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**.