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**TAHOE  
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PLANNING  
AGENCY**

**TAHOE REGIONAL PLANNING AGENCY**  
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## 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  
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**Tahoe Regional Planning Agency**  
P.O. Box 5310  
128 Market Street  
Stateline, NV 89449  
Contact: Brandy McMahan  
Phone: (775) 589-5274/Fax: (775) 588-4527  
Email: [bcmcmahon@trpa.org](mailto: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](mailto: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.

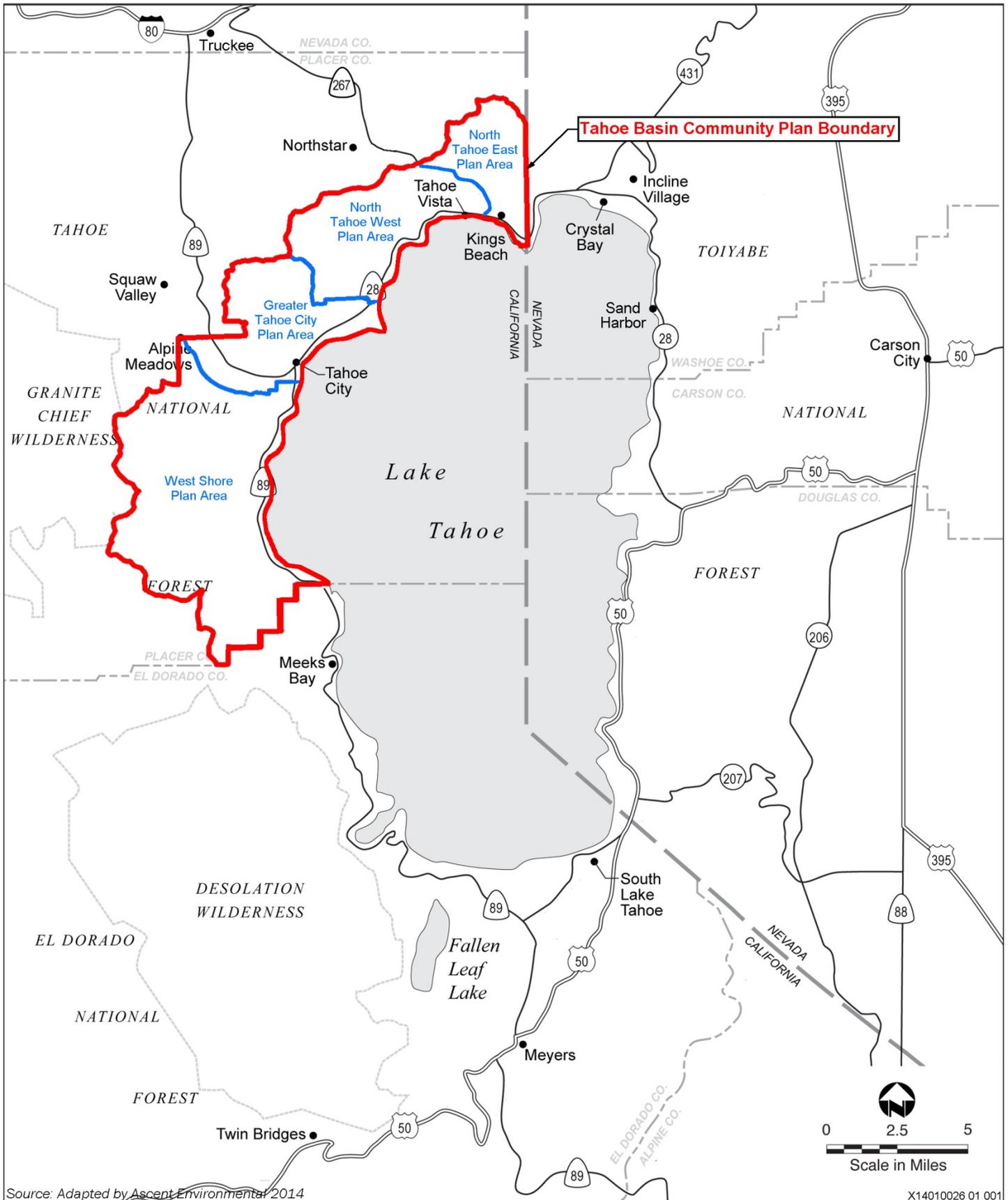
The proposed Placer County Tahoe Basin Community Plan is intended to implement and conform to the Tahoe Regional Planning Agency’s (TRPA) 2012 Regional Plan and the TRPA/Tahoe Metropolitan Organization (TMPO) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted on December 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

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**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.

<b>Table 1 Population Change Between 2000 and 2010</b>			
<b>Community</b>	<b>2000</b>	<b>2010</b>	<b>Percent Change</b>
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%
<b>Total</b>	<b>15,057</b>	<b>12,529</b>	<b>-17%</b>

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.

<b>Table 2 Existing Land Uses in the Placer County Tahoe Basin Community Plan Area</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
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%
<b>Total</b>	<b>50,871</b>	<b>100.0%</b>

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/tahoebasinupdate>.

### 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.

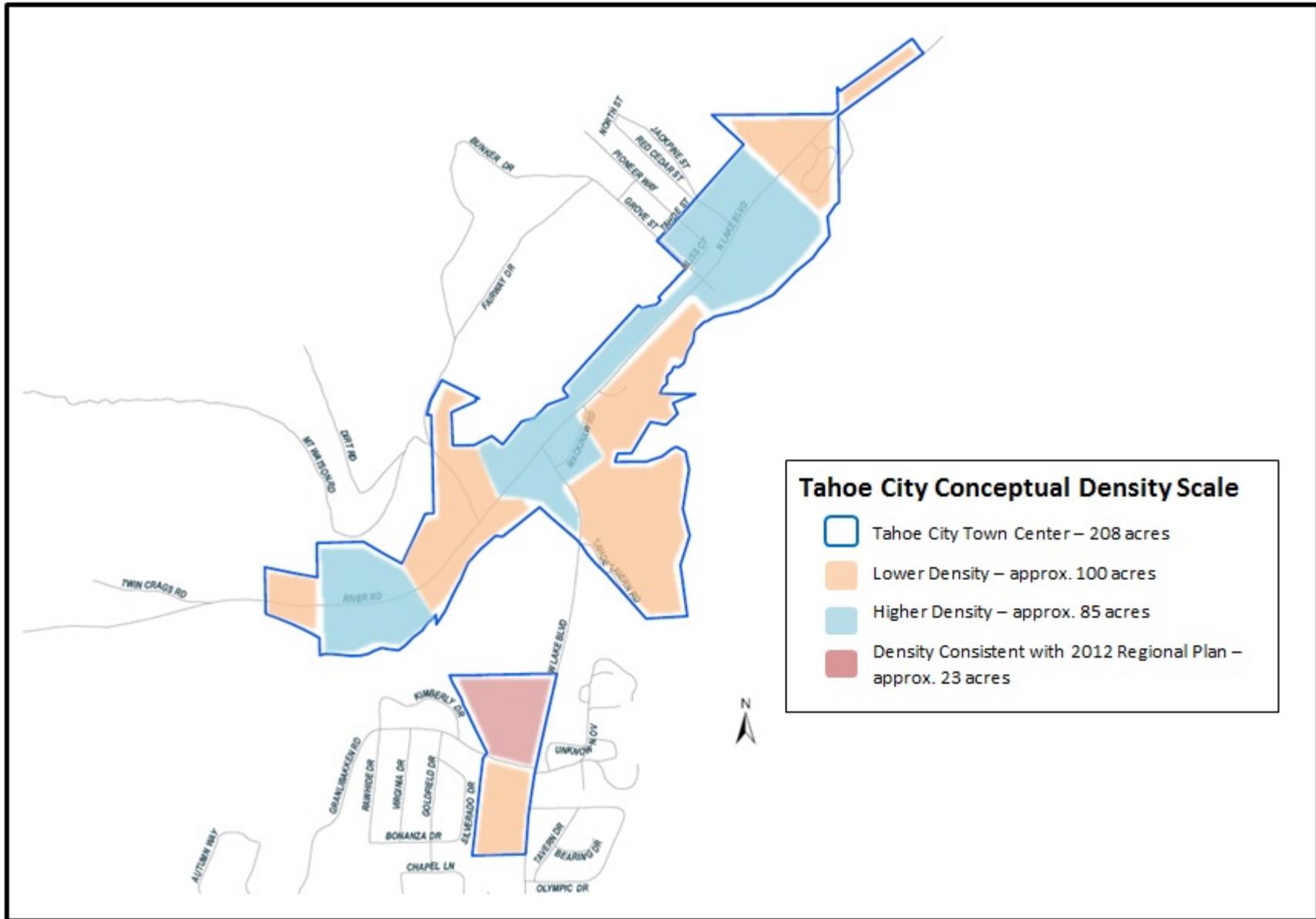
## DENSITY MODIFICATIONS IN TOWN CENTERS

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.

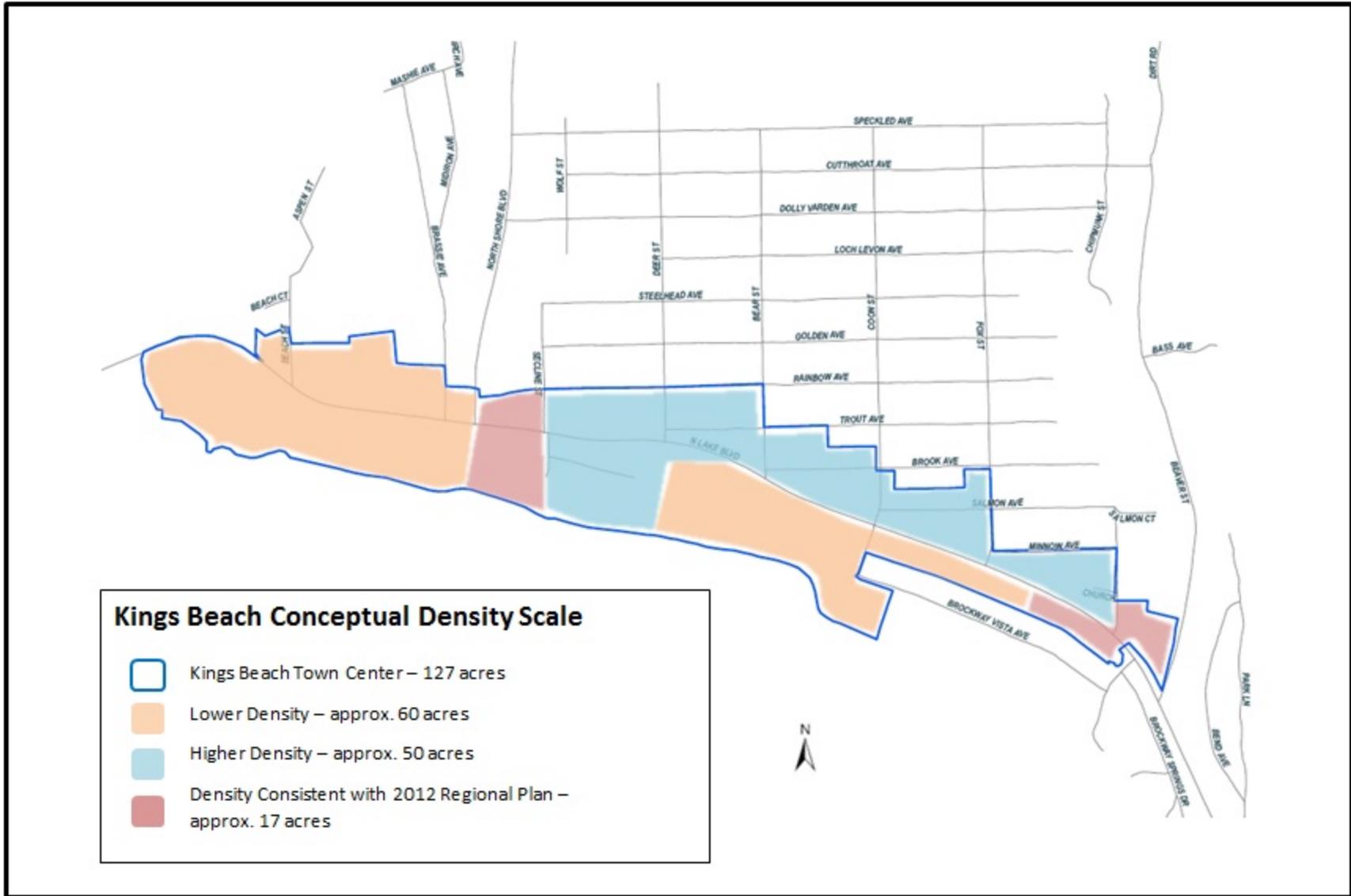
- ▲ Truckee River Corridor Sites (Sites 1 and 2 on Exhibit 6) – The land use designation for two sites totaling 3.7 acres along the Truckee River would be changed from Recreation to Mixed-Use to recognize and bring into conformance existing uses that pre-date the 1994 Tahoe City Area General Plan adoption.
- ▲ 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.

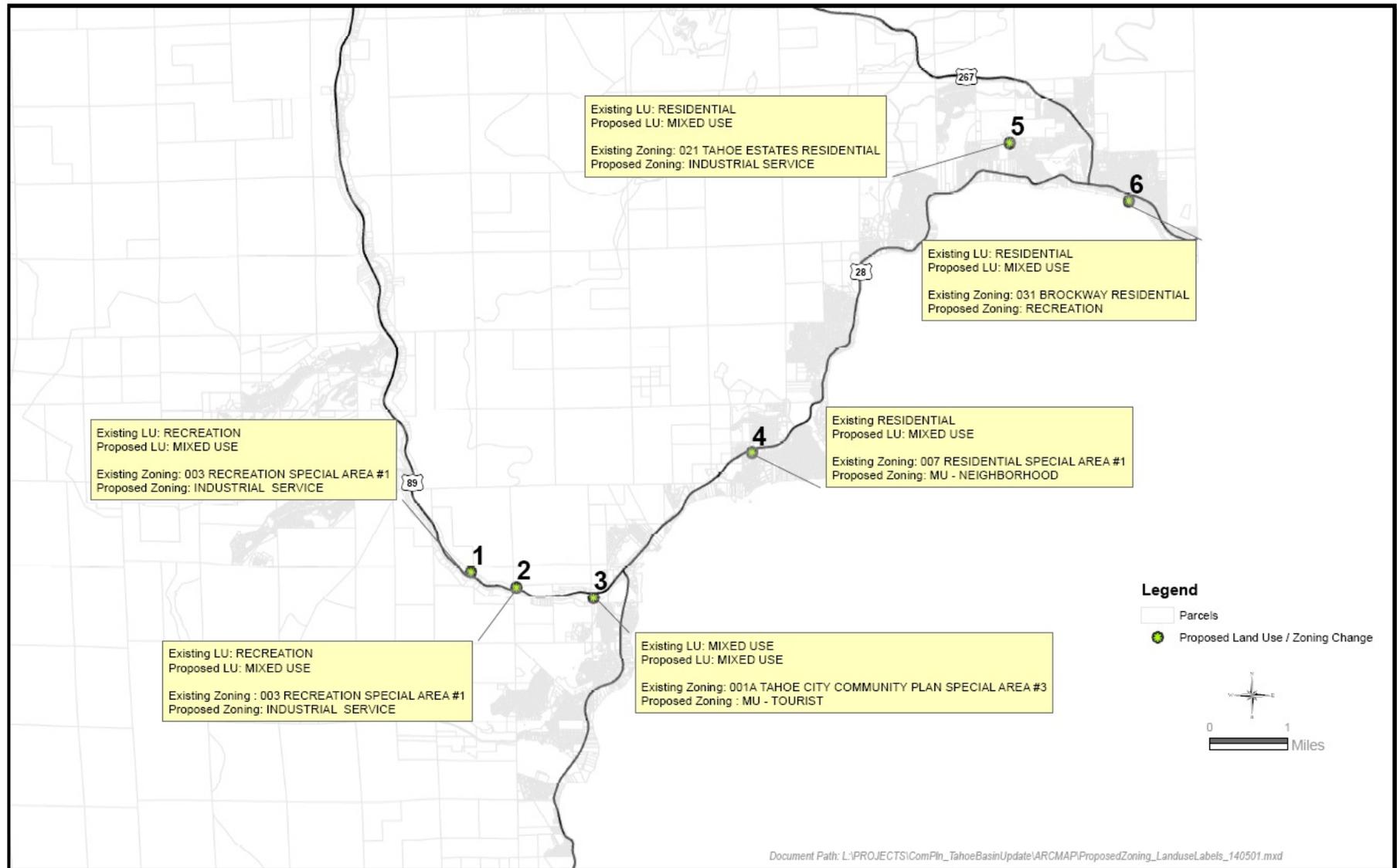
#### Residential

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

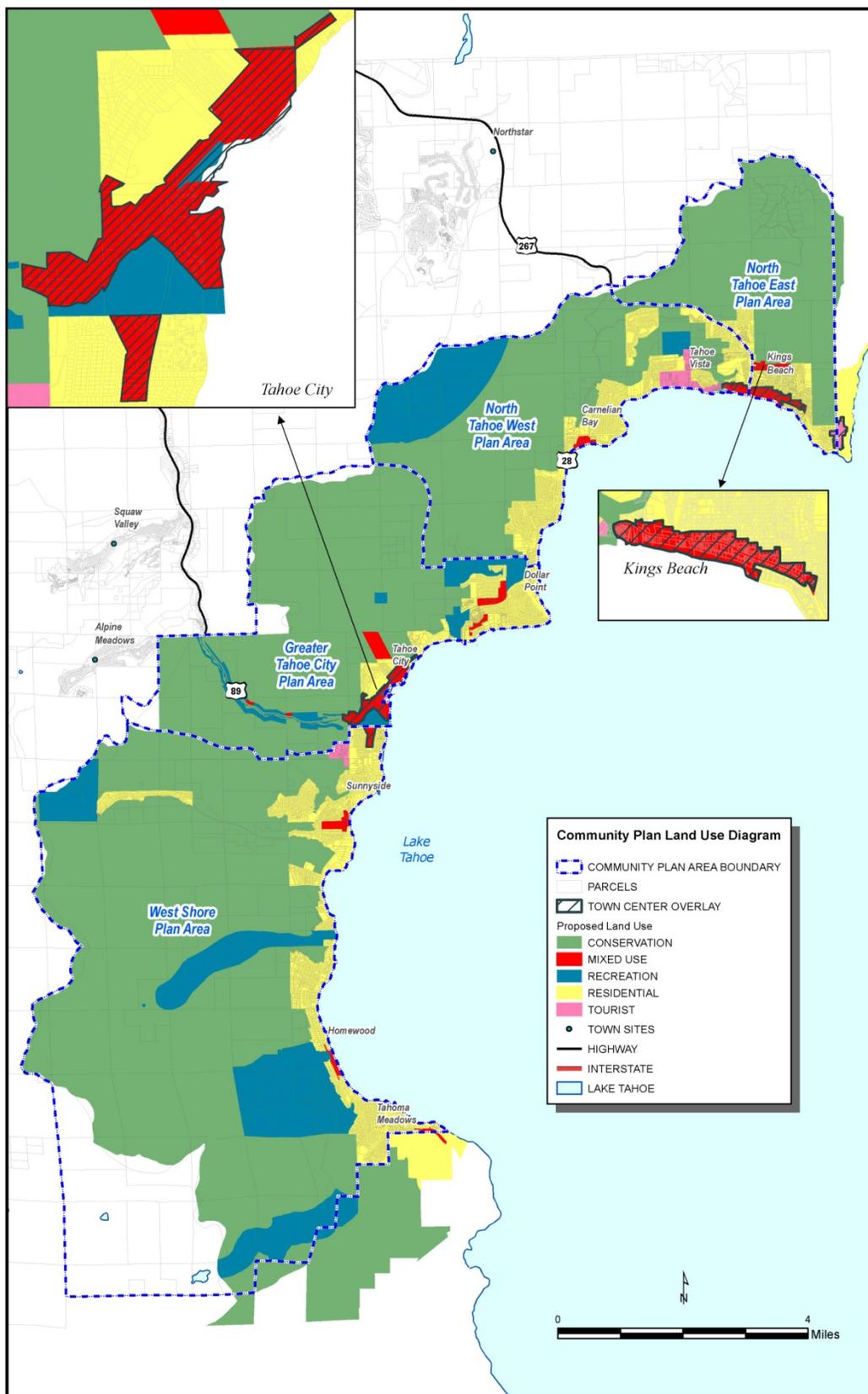
Mixed-use areas are urban areas that have been designated to provide a mix of commercial, public services, light industrial, office, and residential uses to the Placer County Tahoe Basin Community Plan Area or have the potential to provide future commercial, public services, light industrial, office, 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**



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Date Saved: 6/3/2014

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.

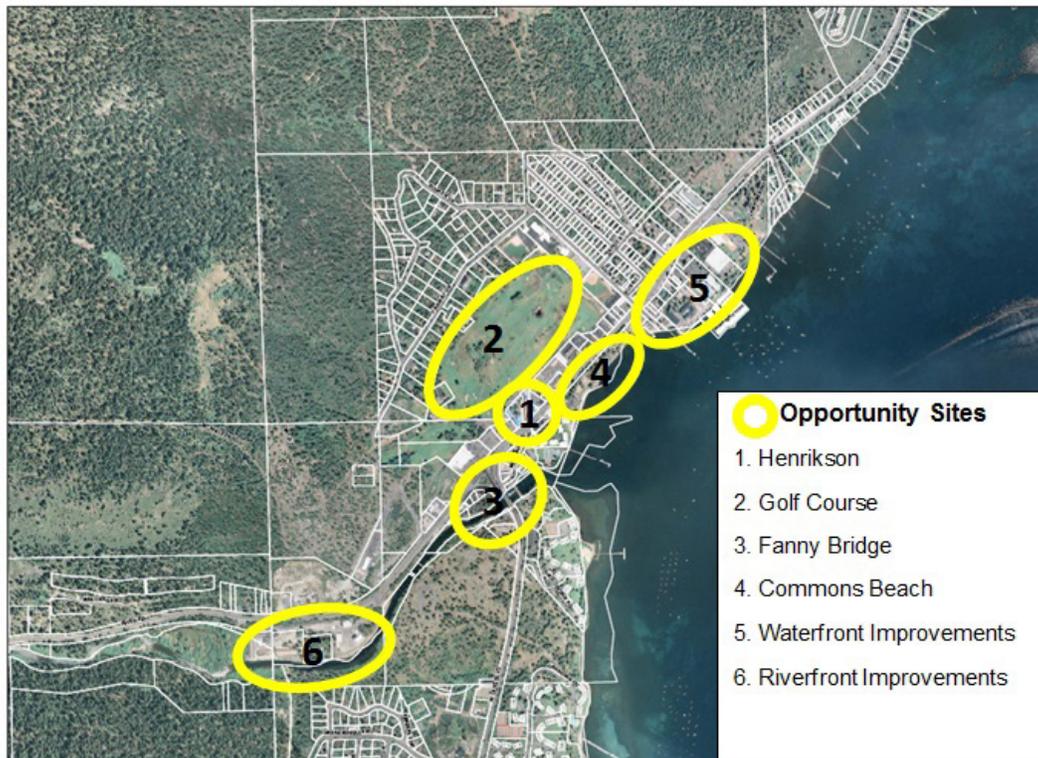
## 1.5 OPPORTUNITY SITES

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

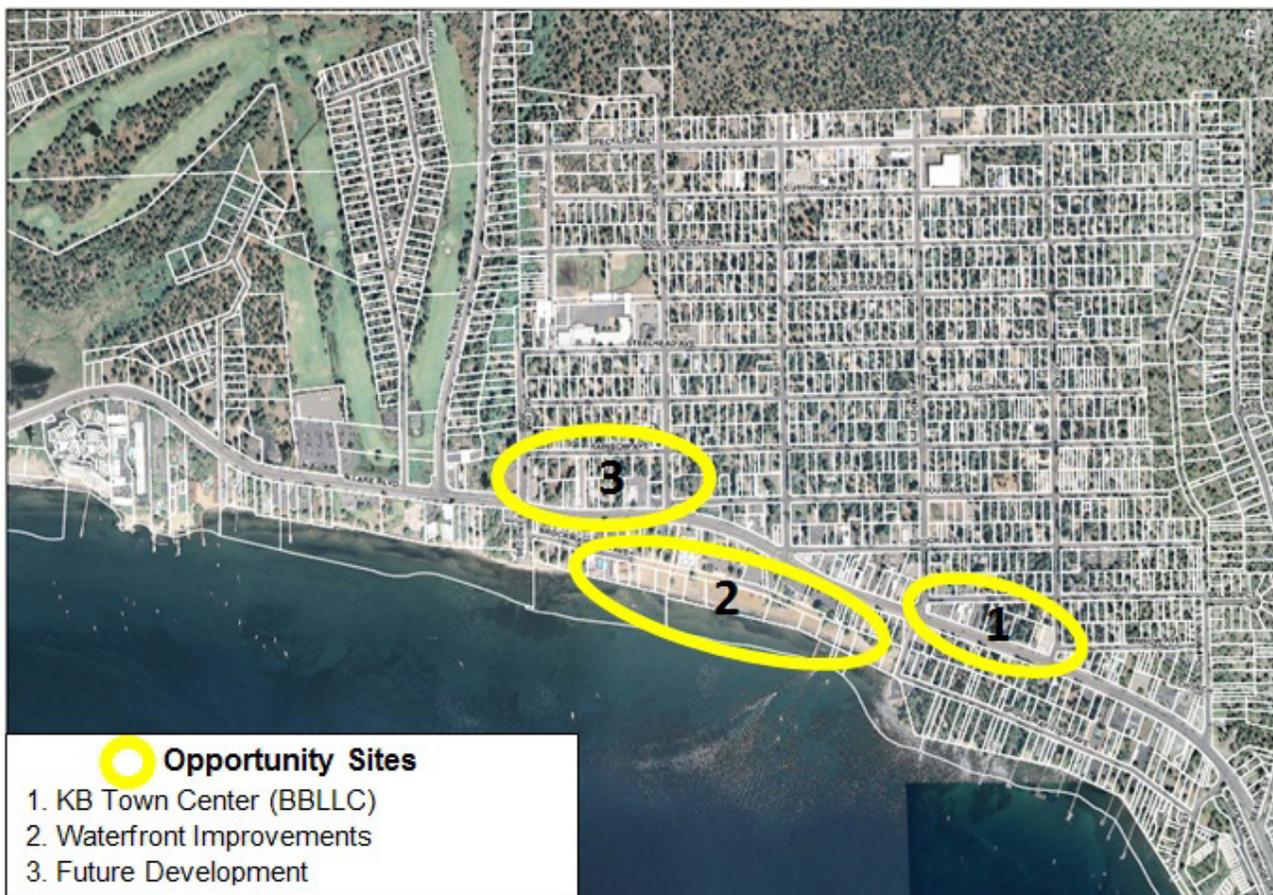
**Exhibit 8**

**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<sub>x</sub>) 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](http://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.