

Notice of Determination

To: ☒ Office of Land Use and Climate Innovation From: County of Placer
P.O. Box 3044 Community Development Resource Agency
Sacramento, CA 95812-3044 3091 County Center Drive, Suite 190
Auburn, CA 95603
☒ County Clerk Claudia Garcia, CDRA Technician
County of Placer (530) 745-3592
2952 Richardson Avenue
Auburn CA 95603

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: Project #:
2014072039 PLN25-00073

Project Title: APN(s):
Tahoe Basin Area Plan - Phase 2 Housing Amendments Multiple

Project Location:
Unincorporated Placer County within the Tahoe Basin Area Plan (TBAP). The TBAP covers the Tahoe Basin portion of Placer County which is within the jurisdiction of the Tahoe Regional Planning Agency (TRPA), encompasses approximately 46,162 acres (72.1 square miles), and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma.

Project Applicant/Owner:
Placer County

Project Description:
The TBAP Phase 2 Housing Amendments apply to Town Centers and areas zoned for multifamily housing and only apply to projects with 100% deed-restricted achievable housing units. The amendments allow greater coverage, height, number of units per parcel via density, and reduced parking requirements. The developments must demonstrate they are able to meet the environmental standards in the TRPA Regional Plan and Code of Ordinances, including a requirement to connect to a stormwater collection and treatment system and meet the required scenic findings in Chapter 37 (Height) of the TRPA Code of Ordinances.

Entitlement(s):
Placer County and TRPA Area Plan Amendments

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on November 18, 2025, by the Board of Supervisors and has made the following determination regarding the project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report and Addendum was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
☐ The project has been found to be exempt and not subject to the provisions of SB 1535.
☐ \$50 for County processing fees (attach No Effect Determination Form)
☒ The project is not exempt and is, therefore, subject to the following fees:
☐ \$4,173.50 (\$4,123.50 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
☒ \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Environmental Impact Report and Addendum is available to the general public online at [Tahoe Basin Area Plan - Tahoe City Lodge | Placer County, CA.](#)

Signature  Date 11/18/25
Environmental Coordination Services, Placer County