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STAFF REPORT

Date: February 7, 2024

To: TRPA Advisory Planning Commission

From: TRPA Staff

Subject: Notice of Preparation of an Environmental Impact Report/Environmental Impact Statement for the Proposed Boatworks Redevelopment Project; 740, 760, and 790 North Lake Boulevard, Tahoe City, Placer County, California; APNs 094-090-001, -033, -036, -042, and 065; TRPA File # ERSP2022-0953

Summary:

Boatworks at Tahoe LLC (project applicant) is requesting approval of various discretionary entitlements in support of the proposed Boatworks at Lake Tahoe project (proposed project), located on a 3.8-acre site at the eastern gateway to Tahoe City. Placer County and the Tahoe Regional Planning Agency (TRPA) are planning to prepare a joint Environmental Impact Report /Environmental Impact Statement (EIR/EIS) for the proposed project that 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.

In accordance with State CEQA Guidelines Section 15082 and TRPA Rules of Procedure Section 6.9, a notice of preparation (NOP) has been issued to inform agencies and interested parties that an EIR/EIS will be prepared for the proposed project. The purpose of a NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide meaningful comments regarding the scope and content of the EIR/EIS, including mitigation measures that should be considered and alternatives that should be evaluated.

At the meeting, the project team will provide an overview of the proposed project and request input on the scope and content of the proposed EIR/EIS from members of the Advisory Planning Commission and the public. This item will also be placed on the Governing Board meeting consent calendar on February 28, 2024.

Regional Plan Compliance:

LU-1.2 REDEVELOPING EXISTING TOWN CENTERS IS A HIGH PRIORITY

Many of the Region's environmental problems can be traced to past and existing development which often occurred without recognition of the sensitivity of the area's natural resources. To correct this, environmentally beneficial redevelopment and rehabilitation of identified Centers is a priority.

Contact Information:

For questions regarding this agenda item, please contact Brandy McMahon, Local Government Coordinator, at (775) 589-5274 or bcmcmahon@trpa.gov. To submit a written public comment for the meeting, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.

To submit written public comment on the NOP, please refer to the instructions in the NOP.

Attachment:

- A. Notice of Preparation

Attachment A
Notice of Preparation