

Boatworks at Tahoe Notice Of Preparation Environmental Impact Report / Statement (EIR/EIS)

Advisory Planning Commission

February 14, 2024

Placer Count Planning Staff: Heather Beckman
TRPA Staff: Brandy McMahon

Purpose of Scoping Meeting

- Obtain public and agency input regarding the potentially significant environmental issues, reasonable alternatives, and mitigation measures to be evaluated in the project's joint EIR/EIS.
- Discuss potential project impacts as they relate to the physical environment and how these impacts should be analyzed in the joint EIR/EIS.
- Comments received are considered in preparing the joint EIR/EIS analysis.
- Merits of project to be discussed at future public meetings and hearings.

Joint EIR / EIS

Placer County/Tahoe Regional Planning Agency

Scoping Dates: January 31, 2024 through February 29, 2024

Placer County Scoping:

- February 26, 2024; 4:00 – 6:00 pm
- Tahoe City PUD; hybrid option available

TRPA Scoping (TRPA offices and Hybrid)

- Advisory Planning Commission: February 14, 2024
- Governing Board (Consent Item): February 28, 2024

Scoping Meeting Notification

- Property owners within 300 feet of project boundaries
- Distribution list for individuals interested in the project who reside more than 300 feet from the project boundaries
- State and Federal Agencies and Tribes
- County Departments
- Public Agencies including School Districts
- Sierra Sun / Sacramento Bee

Town Center Redevelopment

- Regional Plan (2012)
- Tahoe Basin Area Plan (2017)

Town Centers contain most 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 for the region.

Project Objectives

- Town Center redevelopment
- Build high quality/energy efficient tourist accommodations
- Provide environmental improvements
- Promote economic revitalization
- Enhance connectivity
- Reduce land coverage and improve water quality

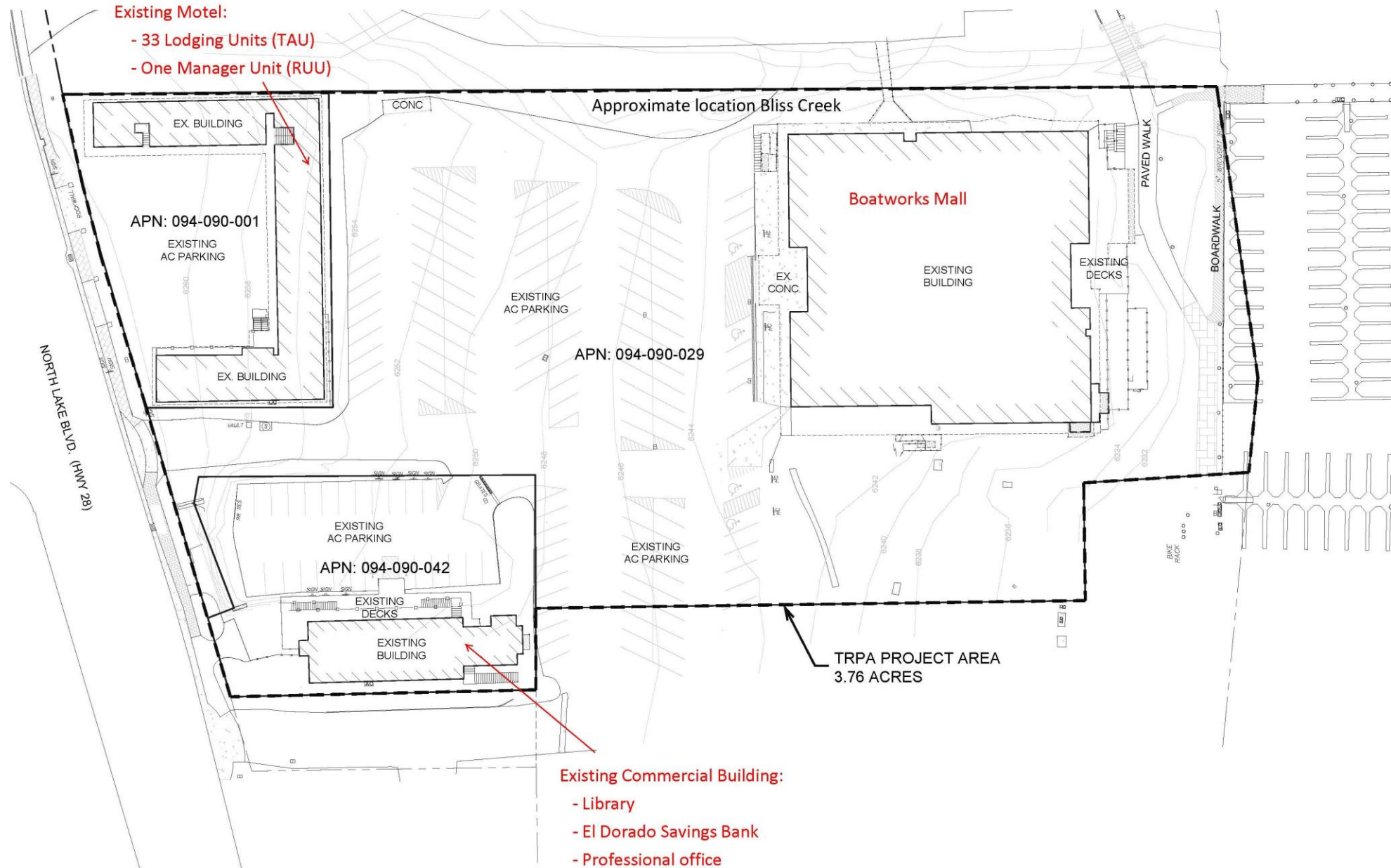
Project Location



Regional Vicinity



Existing Site Plan



Existing Conditions



Proposed Project



Project Programming

Five Star Hotel

- 79 lodging units
- Spa, three restaurants, roof top bar, event space (all open to public)
- Pool (hotel guests only)

Branded Residential Condo – Part of Hotel Rental Pool

- 29 condo + 29 lock-off

Commercial

- 7,063 sq ft fronting SR 28

Additional Project Elements

- **Water quality improvements/Best Management Practices**
- **Underground parking: 155 spaces; valet & self park; Electric Vehicle (EV) charging**
- **Trip reducing elements: employee bicycle parking/storage; guest bicycles; private and public transit connectivity/shuttles to recreation**
- **Bliss Creek Stream Environment Zone (SEZ) enhancements and coverage reduction**
- **Shoreland and roadway scenic improvement**
- **Housing: Anticipated payment of in-lieu fee in accordance with Placer County Housing Element**

Project Renderings



View of hotel from Lake Tahoe



View of ground floor retail and condominiums from SR28



Interior View - Entrance into hotel and condominiums

Project Option

Increased Underground Parking

Project Option to Be Analyzed

- Increase underground parking by 20 stalls (155 increased to 175)

Groundwater Interception - Approval required for Project Option

- Tahoe Basin Area Plan Proposed Amendment – Allow for interception of groundwater for underground parking if mitigated
- Pending TRPA final hearings

Project Entitlements

Placer County

- Certification of EIR
- Conditional Use Permit
- Tentative Map
- Administrative Review Permit(s)
- Voluntary Merger
- Design Site Review

Tahoe Regional Planning Agency

- Certification of EIS and project

EIR / EIS Process

- Notice of Preparation / Scoping (Placer and TRPA Meetings)
- Draft EIR/EIS released for Public Comment and Public Hearings
 - ❑ Placer County Planning Commission
 - ❑ TRPA Advisory Planning Commission and Governing Board (TBD)
- Final EIR/EIS responds to comments
- Final EIR/EIS Hearings
 - ❑ NTRAC Action for recommendation to Planning Commission
 - ❑ Placer County Planning Commission
 - ❑ TRPA Advisory Planning Commission and Governing Board

Impacts Analyzed in Detail

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Cultural Resources
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Population and Housing
- Traffic and Circulation
- Tribal Cultural Resources
- Utility and Service Systems
- Statutorily Required Sections
- Alternatives

Impacts Covered with Brief Discussion and Analysis

- Agricultural and Forestry Resources
- Biological
- Energy
- Hazards
- Hazardous Materials
- Risk of Upset
- Land Use
- Mineral Resources
- Public Services
- Recreation
- Wildfire

Potential Alternatives

1. No Project Alternative (Required Alternative)
 - Existing Conditions Remain the Same
2. Reduced Height (Possible Alternative)
 - Remove one floor; retain as many units and uses as possible
3. Reduced Units & Shared Access Tahoe City Marina (Possible Alternative)
 - Reconfigure mix of uses

Final range of alternatives will be developed following input and comments received during scoping

Comment Submittal Placer County & TRPA

- ✓ At today's meeting
- ✓ In Writing by **February 29, 2024** to:
Shirlee Herrington
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
- ✓ Via Email at cdraecs@placer.ca.gov



Application Documents

Lake Tahoe Info (Ltinfo.org) Parcel Tracker

ERSP2022-0953

<https://parcels.laketahoeinfo.org/AccelaCAPREcord/Detail/ERSP2022-0953>

APC Comment

Agenda Item #_



Public Comment

Agenda Item #_



APC Deliberation

Agenda Item #