



# **Boatworks at Tahoe**

## **Notice Of Preparation**

### **Environmental Impact Report / Statement**

#### **(EIR/EIS)**

#### **Governing Board**

**February 28, 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.



# Project Location



Regional Vicinity





# 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



# Project Renderings



View of hotel from Lake Tahoe



View of ground floor retail and condominiums from SR28



Interior View - Entrance into hotel and condominiums

# 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

# 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*

# 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

# 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](mailto:cdraecs@placer.ca.gov)





# **Governing Board Comment**

Agenda Item #\_



# Public Comment

Agenda Item #\_





# **Governing Board Deliberation**

Agenda Item #