

1 Introduction

1.1 Overview

The Kings Beach State Recreation Area (KBSRA) Preliminary General Plan Revision and Final Environmental Impact Report/Kings Beach Pier Rebuild Project Final Environmental Impact Report/Environmental Impact Statement (Final EIR/EIS) has been prepared by California State Parks (CSP), as California Environmental Quality Act (CEQA) lead agency, in accordance with the requirements of CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000 et seq.), and by the Tahoe Regional Planning Agency (TRPA) as the lead agency in accordance with the Tahoe Regional Planning Compact (Public Law 96-551), as amended (Compact), Code of Ordinances, and Rules of Procedure. This Final EIR/EIS contains responses to comments received on the KBSRA Preliminary General Plan Revision and Draft EIR and Kings Beach Pier Rebuild Project Draft EIR/EIS (Draft EIR/EIS). The Final EIR/EIS consists of the Draft EIR/EIS and this document (response to comments document), which includes comments received from agencies, organizations, and the public on the Draft EIR/EIS, responses to those comments, and revisions to the Draft EIR/EIS.

CSP is proposing a revision to the General Plan for KBSRA and, along with California Tahoe Conservancy (Conservancy), a pier rebuild project. The current General Development Plan was approved in 1980 and the current pier was in place in 1977 when CSP acquired the property. The General Plan revision planning process has provided an opportunity to identify and implement improvements to park facilities and management strategies for a more cohesive character that exemplifies KBSRA as a resource of statewide significance. KBSRA is a unique park in that it is centrally located within the commercial core of Kings Beach, serves as a gateway between Lake Tahoe and Kings Beach, and not only serves out-of-town visitors but also meets the needs of local residents.

The Conservancy is a project partner and CEQA Responsible Agency working with CSP as part of the core planning team in developing the General Plan Revision and Pier Rebuild Project. Through the management agreement between CSP and the Conservancy, CSP takes care of everyday management of KBSRA, including the Conservancy parcel.

The General Plan revision includes conceptual plans for future development of and improvements to all of the property managed as KBSRA, including the boat ramp, boat trailer parking lot, and the Conservancy plaza parcels near the intersection of Coon Street and State Route 28 (North Lake Boulevard). Future projects identified in the General Plan revision include a public pier at KBSRA that is functional for multi-use recreational benefits at a wide range of water levels (i.e., reaching the 6217-foot lake bed elevation navigational target).

1.2 CEQA and TRPA Public Review Process

On May 1, 2018, CSP and TRPA released the Draft EIR/EIS for public review and comment for a 60-day period ending June 29, 2018. The Draft EIR/EIS was submitted to the California and Nevada State Clearinghouses for distribution to reviewing agencies; posted on the KBSRA General Plan website (www.parks.ca.gov/plankbsra); and was made available at the CSP Sierra District and TRPA offices, Kings Beach Library, North Tahoe Event Center, North Tahoe Public Utility District offices, and

Donner Memorial State Park. A notice of availability of the Draft EIR/EIS was published in the Truckee Sun on May 4, 2018 and distributed by CSP to a project-specific mailing list.

Public hearings were held on June 13, 2018 and June 27, 2018, during the TRPA Advisory Planning Commission and Governing Board meetings, respectively, to receive input from agencies and the public on the Draft EIR/EIS. The hearings were recorded and a summary of comments was prepared.

As a result of these notification efforts, written and oral comments were received from local agencies, organizations, and individuals on the content of the Draft EIR/EIS. Chapter 2, Responses to Comments, identifies these commenting parties, their respective comments, and responses to their comments. None of the comments received, or the responses provided, constitute “significant new information” by CEQA standards (State CEQA Guidelines CCR Section 15088.5), which would otherwise require recirculation of the Draft EIR/EIS.

1.3 Purpose and Intended Uses of the GP EIR/ Pier EIR/EIS

CEQA requires a lead agency that has prepared an EIR to consult with and obtain comments from responsible and trustee agencies that have jurisdiction by law over resources affected by the project, and to provide the public with an opportunity to comment on the document. The Final EIR/EIS is the mechanism for responding to these comments. This Final EIR/EIS has been prepared to respond to comments received on the Draft EIR/EIS, which are reproduced in this document; and to present corrections, revisions, and other clarifications in response to these comments and as a result of the ongoing planning and design efforts. The Final EIR/EIS will be used to support CSP and TRPA decisions regarding whether to approve the project.

As a potential funding source for the pier rebuild project, as a decision-making agency for project elements located on land under its ownership, and as a landowning agency that may potentially transfer all or some of its parcels located within KBSRA to CSP, the Conservancy is a responsible agency under CEQA and will use the environmental document as the basis for future decisions (CCR Section 15050[b]). This document may also be used by other CEQA responsible and trustee agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit project elements over which they have jurisdiction (see the discussion beginning on page 1-13 of the Draft EIR/EIS).

1.4 GP Final EIR/Pier Final EIR/EIS Certification and Plan and Project Approval

This document and the Draft EIR/EIS together constitute the Final EIR/EIS, which will be considered by CSP for certification before a decision as to whether to approve the General Plan revision and Pier Rebuild Project. CSP is required by the CEQA Guidelines (Section 15090) to certify that the GP Final EIR/Pier Final EIR was completed in compliance with CEQA, was reviewed and considered by CSP decision makers, and reflects CSP’s independent judgment and analysis before approving the KBSRA Preliminary General Plan Revision and Pier Rebuild Project. CSP will also adopt findings of fact on the disposition of each significant environmental impact, as required by CEQA Guidelines Section 15091(a). Because the Draft EIR/EIS found that no significant and unavoidable impacts would occur, a statement of overriding considerations, which is otherwise required when a project would cause an unavoidable

significant effect on the environment, is not needed. A Mitigation Monitoring and Reporting Program, as required by CEQA Guidelines Section 15091(d), will also be adopted for monitoring the implementation of mitigation measures adopted to address significant effects.

A TRPA permit application has been prepared for the pier rebuild and will be considered for approval by TRPA after certification of the Pier Rebuild Project EIS.

1.5 Organization of the GP Final EIR/Pier Final EIR/EIS

This Final EIR/EIS is organized as follows:

Chapter 1, Introduction, describes the purpose of the Final EIR/EIS, summarizes the project, provides an overview of the CEQA public review process, and describes the content of the Final EIR/EIS.

Chapter 2, Responses to Comments, contains a list of all parties who submitted comments on the Draft EIR/EIS during the public review period, copies of the comment letters received, a copy of the comment summaries from the June 2018 public hearings, and responses to the comments.

Chapter 3, Revisions to the GP Draft EIR/Pier Draft EIR/EIS, presents revisions to the Draft EIR/EIS text made in response to comments, or to amplify, clarify or make minor modifications or corrections. Changes in the text are signified by ~~strikeouts~~ where text is removed and by underline where text is added.

Chapter 4, References, identifies the documents used as sources for the analysis.

Chapter 5, List of Preparers, identifies the lead agency contacts as well as the preparers of this Final EIR/EIS.

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