



**Tahoe Regional Planning Agency**  
128 Market Street  
P.O. Box 5310  
Stateline, Nevada 89449-5310  
Phone: (775) 588-4547  
[www.trpa.org](http://www.trpa.org)



**Lake Tahoe Community College**  
One College Drive  
South Lake Tahoe, CA 96150  
Phone: (530) 541-4660  
[www.ltcc.edu](http://www.ltcc.edu)

This notice is being issued jointly by the Tahoe Regional Planning Agency (TRPA) and Lake Tahoe Community College (LTCC) and meets lead agency noticing requirements for a Notice of Preparation.

## **NOTICE OF PREPARATION (NOP)**

- To:** California State Clearinghouse  
Nevada State Clearinghouse  
Cooperating Agencies  
California Responsible and Trustee Agencies  
Interested Parties and Organizations  
Affected Property Owners (within 300 feet of the project boundaries)
- Action:** **NOP to prepare an Environmental Impact Report (EIR) for LTCC and Environmental Impact Statement (EIS) for TRPA for the LTCC Facilities Master Plan 2014-2030 and University Center Project**
- Summary:** The LTCC is preparing a Facilities Master Plan to plan for campus growth over the next 10 to 15 years. Completion and certification of the Facilities Master Plan EIR/EIS will allow the College Board to officially adopt the Facilities Master Plan and the TRPA Governing Board to approve a public service application for the University Center Project and a cumulative impacts review of the remaining FMP projects.
- The LTCC Facilities Master Plan 2014-2030 (LTCC FMP) is intended to create a roadmap for caretaking of LTCC facilities rather than a major expansion of the campus. A LTCC Facilities Council formed to guide the development of the LTCC Master Plan identified 10 capital facility projects based on the operational/educational needs of the College as defined in the draft Educational Master Plan (EMP), the Strategic Plan, and the 2020 Vision. The Council worked through the process of review and feedback with stakeholders and the Board of Trustees (BOT) and identified five of the 10 projects as state capital outlay projects. These five projects were submitted to the California Community College Chancellors Office for approval and to be considered for funding when a state general obligation bond is available to fund projects. These five projects include:
1. Remodel for Efficiency (RFE) and Science Modernization Phase 1
  2. Regional Public Safety Training Center
  3. Main Building Modernization Phase 2
  4. Environmental Studies and Sustainability Center

## 5. Multipurpose Building

The Remodel for Efficiency (RFE) and Science Modernization Phase 1 was developed into a Final Project Proposal (FPP). The Regional Public Safety Training Center, the Main Building Modernization Phase 2, the Environmental Studies and Sustainability Center, and the Multipurpose Building projects were developed into Initial Project Proposals (IPPs). The FPP and IPPs were submitted to the Chancellor's Office on July 1, 2013, as part of the Five Year Construction Plan (5YCP). The other five projects, which currently do not qualify for state capital outlay funding, must be locally funded and/or funded through other funding sources, such as grants and partnerships:

6. Student Commons Enhancement
7. University Center
8. Residential Student Living
9. Early Learning Center Expansion
10. Renewable Energy Generation Storage Facility

Other proposed LTCC FMP projects related to the development of the capital projects referenced above include the following:

11. North Parking Lot (to be included with the University Center)
12. South Parking Lot
13. Monument Sign on US 50

In the period since the Board's acceptance of the LTCC FMP, the College has developed a list of additional facilities for study through their standard governance process where a need is identified and reviewed before the Facilities Council and Board. These additional projects include:

14. North-South Campus Bike Trail and Transit Center
15. Land Exchange
16. Fire Access Roadway
17. Emergency Access Roadway to Meadow Crest Drive
18. Boiler Mechanical buildings

Related Campus Projects (permitted separate from the LTCC FMP and considered approved but not constructed – part of the environmental baseline)

19. Soccer Field Renovation and City Soccer Fields (2016)
20. Main Parking Lot Replacement (2016)

The LTCC expects to see steady, moderate growth in the coming years. While this will certainly require new facilities; in the short term, the bulk of resources will be focused on raising the efficiency of and maintaining existing assets. Although aesthetically the campus is in good shape, the infrastructure is in need of upgrade and replacement to meet the ever-increasing demands for efficiency and sustainability.

The LTCC FMP EIR/EIS will use information taken where appropriate from the LTCC Master Plan EIR/EIS certified in 1986. The LTCC Board of Trustees will use the EIR/EIS when they consider the adoption of the LTCC FMP. The TRPA Governing Board will use the EIR/EIS when they consider the approval of the University Center

Project permit application, which is being processed concurrently with a programmatic review of the LTCC FMP by the LTCC.

The LTCC campus is located within the City of South Lake Tahoe and is accessed from both US Highway 50 and Pioneer Trail by way of Al Tahoe Boulevard (Figure 1).

Figure 1: Project Location Map



**Dates:** Comments concerning the scope of the EIR/EIS analysis must be received by May 16, 2016. The draft EIR/EIS is expected to be released for public review in October 2016 and the final EIR/EIS in early 2017.

Two public scoping meetings are being held to provide you with an opportunity to learn more about the proposed action and to express oral comments about the content of the EIR/EIS, in addition to providing opportunity to submit written comments. The scoping meetings will be held at the following times and locations:

**Tuesday, May 10, 2016**

**6:00 PM to 7:30 PM**

Public Scoping Workshop  
Lake Tahoe Community College  
Board Meeting Room - L104  
One College Drive  
South Lake Tahoe, CA 96150

**Wednesday, May 11, 2016**

**Meeting Begins at 9:30 AM**

TRPA Advisory Planning Commission Hearing  
TRPA Board Rooms  
128 Market Street  
Stateline, NV 89449

**Address:** Please send your written comments to: Theresa Avance, TRPA, P.O. Box 5310, Stateline, NV 89449, or by email: [tavance@trpa.org](mailto:tavance@trpa.org).  
If applicable, responses should include the name of a contact person at your agency or organization.

**For further information contact:**

**Tahoe Regional Planning Agency**

P.O. Box 5310  
128 Market Street  
Stateline, NV 89448  
Contact: Theresa Avance  
Phone: (775) 589-5224  
Fax: (775) 588-4527  
Email: [tavance@trpa.org](mailto:tavance@trpa.org)

**Lake Tahoe Community College**

One College Drive  
South Lake Tahoe, CA 96150  
Contact: Jeff DeFranco  
Phone: (530) 541-2660, #219  
Fax: (530) 541-7852  
Email: [defranco@ltcc.edu](mailto:defranco@ltcc.edu)

## **SUPPLEMENTARY INFORMATION**

### **LTCC FMP Objectives**

The LTCC FMP is a vision for the future development of the campus. It ensures that the physical environment, both built and natural, serves the needs of the College community, enables the institution to realize its goals, provides an effective place to work and study, and welcomes its neighbors and partners. The FMP allows the College to plan its growth so physical improvements support the strategic vision. A majority of the Projects shown in the FMP should be considered conceptual and only intended to convey general location and purpose. Project programs will develop in detail as funding becomes available and through the planning process set in place by the College and California Community College Chancellors Office. Detailed plans for the University Center and north parking lot have been developed for analysis in the EIR/EIS at a project level based on a private donation provided by Lisa Maloff. The detailed plans will allow for permitting and eventual construction following EIR/EIS certification.



## Existing Conditions

The LTCC campus is comprised of twelve campus buildings (six of which are temporary modular buildings on campus and one off-campus modular building that is leased) covering approximately 107,578 assignable square feet (ASF) and 165,000 outside gross square feet (OGSF). The permanent structures are clustered on approximately 22 of the 164 acres that comprise the campus project area. These buildings provide the space for the support of instruction at a community college: laboratories, classroom lectures, meetings, staff support, library, student services, bookstore, and student center. Since 1988, when the College opened at its current location, it has added to its space inventory to meet the ever-increasing and changing needs of the District.

Beyond the classrooms and labs, the 164-acre wooded campus features a 192-seat black box theater, extensive art labs, and a demonstration garden. The 24,947-square-foot Physical Education Center houses a gymnasium, dance studio, and a fitness education center. The 11,167-square-foot Student Center includes a café, Associated Student Council ASC offices, and a professional-grade teaching kitchen for the culinary arts program. In 2005 the College opened a new 27,000-square-foot library and adjoining art gallery. The library is equipped with study rooms for student use to further promote a collaborative learning environment.

Five parking areas currently serve the needs of the campus. The Main Building parking lot has 393 parking stalls, the Arts Building parking lot has 50 parking stalls, the Garden Parking lot has 50 parking stalls, the Child Development Center parking lot has 9 stalls, and there are 8 temporary parking stalls along the main road near the turnabout.

Historically, the LTCC has shown growth in full-time equivalent student counts. Although there was a purposeful decline for the 2012–13 fiscal year due to state budget uncertainties, the full time equivalent student count has steadily grown over the last two decades from approximately 1,000 in the early 1990s to an average of approximately 1,700 in the early 2010s. Enrollment is projected to continually grow over the next decade.

## Proposed Action

The following projects are included in the FMP to fulfill LTCC's stated objectives of matching physical improvements to educational needs. The University Center and North Parking Lot will be the first FMP projects implemented and will be evaluated at project-level of detail in the EIR/EIS. Figure 2 shows the location of existing and proposed facilities. Figure 3 shows the detailed layout of the proposed University Center Project (that includes the North Parking Lot).

<b>FMP Component</b>	<b>Location</b>	<b>Description</b>
1. Remodel for Efficiency (RFE) and Science Modernization Phase 1	Main Building – Art and Technology laboratories and some faculty offices (Fig 2: building 1)	Upgrades to existing facilities to meet modern standards and address capacity load ratio issues and position the College to apply for future funding opportunities from the state. This project will remodel and modernize 18,070 ASF for the Remodel for Efficiency (RFE) and Science Modernization (LTCC Main Building) project. This project is comprised of 10,398 ASF of laboratory space; 6,302 ASF of office space; and 1,370 ASF of other space. The project will match the existing construction and space standards set by the district. This project is completely within the existing interior spaces and requires no change to building footprints or rooflines.

<b>FMP Component</b>	<b>Location</b>	<b>Description</b>
2. Regional Public Safety Training Center	New Facility between Main Campus buildings and USFS Offices (Fig 2: building 12)	Construction of a new instructional center and parking lot to integrate and expand existing programs in support of fire science and wilderness education. LTCC has recently been invited to meet with the South Bay Regional Public Safety Training Consortium (SBRPSTC) JPA, who would like to see a joint public safety facility in South Lake Tahoe. The College already has a regionally accredited fire academy and has benefitted from the partnerships with all of the local fire departments to help support the learning environment. In addition, the FMP is showing the location of a proposed active municipal fire station (non-district) adjacent to the Regional Public Safety Training Center (RPSTC). In addition to providing services to the City of South Lake Tahoe, this facility would also provide an excellent opportunity to host onsite training and support educational programs offered by the College.
3. Main Building Modernization Phase 2	Main Building and Arts Building/Theater (Fig 2: building 1)	Remodel of approximately 28,000 ASF of the Main Building not renovated during the RFE and Science Modernization Phase I project. Art laboratories, classrooms, and office spaces will be remodeled into more efficient spaces to allow for better utilization.
4. Environmental Studies and Sustainability Center	New Facility north of Main Building (Fig 2: building 8)	Construction of a new facility to support an interdisciplinary academic field that systematically studies human interaction with the environment in the interests of solving complex problems. The new facility will be located adjacent to the Main Building science wing as well as the Demonstration Garden in order to support and share program resources.
5. Multipurpose Building	New Facility south of Physical Education Center (Fig 2: building 13)	Construction of a new facility to provide a large flexible space to support educational programs as well as community events on campus. Some existing programs will move from the current temporary modular units to the new multipurpose building in order to make way for the removal of those buildings. The facility will also provide space to support the growth and expansion of athletic programs on campus, including home and away locker rooms and other needed support spaces.
6. Student Commons Enhancement	Main Building (Fig 2: building 1)	Enhance the core area currently referred to as “the Commons,” centrally located in the Main Building and immediately adjacent to the main entrance. Academic support services will be reconfigured around this central core area. By doing so, LTCC will create a seamless connection between academic services and “the Commons” for a more engaging and stronger informal learning environment. This project is completely within the existing interior spaces and requires no change to building footprints or rooflines.

<b>FMP Component</b>	<b>Location</b>	<b>Description</b>
7. University Center	New Facility east of the Main Building (Fig 2: building 7)	To support the vision in the Educational MP of a seamless preschool-to-postsecondary educational pathway, the University Center is proposed to establish local access to a baccalaureate education through either becoming a four-year-degree-granting institution and/or establishing partnerships with California State University (CSU) and University of California (UC).
8. Residential Student Living	New Facility south of the Main Building (Fig 2: building 11)	Residential Student Living would provide affordable student housing on campus as an option to a limited off-campus market for both students living in the area and for students looking to attend LTCC from outside the Lake Tahoe Basin. Adding Residential Student Living was a key recommendation of the LTCC 2020 Vision. Residential living is a cornerstone project for LTCC to achieve its vision of becoming “California’s premier destination community College.” The first phase would provide approximately 150 student-focused living units with amenities to support full student living on campus.
9. Early Learning Center Expansion	New Facility north of the CDC (Fig 2: building 9)	Expansion of the existing Child Development Center (CDC) to provide space for bringing the Tahoe Parents Nursery School (TPNS) program on campus. The location adjacent to the CDC will provide the ability to share existing staffing resources and shared physical spaces such as a preschool playground, outdoor learning space, resource library, and meeting spaces. The Early Learning Center would include educational components in support of the College’s early childhood education program, such as an additional classroom space, an observation area, and an opportunity to observe and participate in the Tahoe Parents Nursery School (TPNS) program.
10. Renewable Energy Generation Storage Facility	New Facility immediately south of Main Building (Fig 2: building 10)	Provision of a storage facility and corporation yard that will provide secure and covered storage for College vehicles and for a variety of equipment used to maintain the facilities and grounds of the College. This facility will receive some power from renewable energy sources that will also provide an educational demonstration of the feasibility and application of such systems.
11. North Parking Lot	East of the Child Development Center (Fig 2: building 5)	The North Parking lot will provide parking on the north end of the campus to account for future campus growth and the loss of the Fine Arts parking lot with the construction of the new University Center. The project will also provide a more direct connection of the existing bike pathway coming from the north end of the campus to the proposed Bicycle Transit Center located at the center of the campus and adjacent to the current BlueGo bus drop off and pick up. The parking lot will provide accessible parking and electric vehicle charging stations. Night sky compliant LED lighting will provide necessary lighting and safety within the parking lot. An east west walk will be provided through the lot to provide a more direct and convenient route to the University Center and Fine Arts

<b>FMP Component</b>	<b>Location</b>	<b>Description</b>
		building.
12. South Parking Lot	Southwest of the Physical Education Center (Fig 2: building 3)	The South Parking Lot will provide parking for the proposed Residential Student Living on the south end of the campus as well as the proposed Multi Purpose building located to the south of the existing Physical Education Center. The parking lot will provide accessible parking and electric vehicle charging stations. Night sky compliant LED lighting will provide necessary lighting and safety within the parking lot.
13. Monument Sign on US 50	Al Tahoe entrances and US 50 near Trout Creek	The College wishes to construct new monument signs to replace the two existing entrance signs along Al Tahoe Blvd and to construct a new sign along Highway 50 (Lake Tahoe Blvd) where the College property currently fronts the highway just east of Trout Creek. The monument signs will identify the College and may incorporate a digital display board in order to inform and communicate to the local community events and happenings on the campus as well as other information as deemed important.
14. North-South Campus Bike Trail and Transit Center	Through center of Campus and connection to Greenway Shared-Use Trail at southern Campus boundary	The College intends to expand its bicycle trails on campus by installing new pathways that will provide more convenient and direct access to facilities on campus as part of the College's goal to become more bike friendly. The Main Parking Lot Replacement and the North and South Parking Lot projects will further connect the bicycle trails running from the north side of the campus to the south side and improve the connection to the Greenway shared-use trail. The Bicycle Transit Center will be located at the center of the campus near the current BlueGo bus stop to interconnect the vehicle and bus drop areas with the bicycle trails running north, east and south. The Transit Center will provide a covered area for safe and secure bicycle parking.
15. Land Exchange	Land adjacent to Trout Creek west and south of the Campus	The College has partnered with the California Tahoe Conservancy and the City of South Lake Tahoe in a land deal to complete the South Shore Greenway Trail that currently runs south of and adjacent to the Campus. Existing College meadow acreage adjacent to Trout Creek will be exchanged for higher capability land abutting the south property line of the Campus. Acquiring this acreage will provide connectivity of the Greenway shared-use trail from the South Shore community to the Campus and City of South Lake Tahoe Community play fields. The partnership will maintain College use of the acreage along Trout Creek as an environmental study area as part of the College's goal to further develop programs in this area of study. As part of this goal, a new Environmental Studies and Sustainability Center is being planned at the northwest side of the main Campus buildings.



<b>FMP Component</b>	<b>Location</b>	<b>Description</b>
16. Fire Access Roadway	West of Main Campus buildings	The fire access roadway will provide required access for the local fire department to the west side of the main campus buildings. The roadway will connect the existing fire lane that terminates on the north to the existing fire lane on the south that serves the Student Center/Dining Hall and the Library.
17. Emergency Access Roadway	South of Main Campus to Meadow Crest Drive	The emergency access roadway will provide the College an option for emergency access should the campus roadway entering from Al Tahoe Blvd become unusable. The roadway will run south from the main parking lot along the west side of the gymnasium following the STPUD utility easement and tie to Meadow Crest Drive at the south end of the campus. The roadway will use removable bollards or gate to limit the roadway to a secondary means of emergency access.
18. Boiler Mechanical Building(s)	North and south of Main Campus buildings	The Mechanical Building(s) will house multiple boilers and associated equipment in order to provide heated water to serve hydronic snow melt systems installed at key pathways on Campus. The buildings would be located at strategic locations in order to maximize the efficiency of system coverage on the site. The building's exterior design will compliment the current architecture on Campus.
19. Soccer Field Renovation and City Multi-Purpose Field Expansion Project (2016)	South Campus	The Soccer Field Renovation project will replace the existing worn synthetic athletic surface that is currently shared by the College and the City of South Lake Tahoe within the Joint Powers Authority (JPA) area south of the LTCC campus. The renovation will provide accessible concrete pathways leading to and around the perimeter of the field. Bleachers with accessible seating will be provided along the field as well as a replacement scoreboard to serve the field. In addition, the City proposes to construct two new natural turf multi-purpose fields within the JPA boundary, northeast of the existing LTCC soccer field. These projects are being permitted in advance of the FMP, and will be considered part of the approved, but not constructed baseline condition.
20. Main Parking Lot Replacement (2016)	East of Main Campus buildings	The Main Parking Lot Replacement project will replace the existing main parking lot asphalt paving along with the associated concrete curbs and gutters. A new concrete walkway will be provided through the center of the parking lot to provide a more convenient and safe pedestrian access to the College facilities. The renovated parking lot will also provide accessible parking and stalls with charging stations for electric vehicles. The portion of the lot closest to the Learning Resource Center will be repurposed to provide an outdoor plaza and bike pathway. The bike pathway will connect the existing bike path near the drop off circle to the Greenway shared-use trail on the south end of the campus. The plaza will provide outdoor space currently lacking on the campus. This project is being permitted in advance of the FMP, and will be considered part of the approved, but not constructed baseline condition.

## Possible Alternatives

In order to address substantive issues identified during scoping, project alternatives may be considered and developed by lead agency staff, following completion of the public scoping period. If necessary, the alternatives shall fulfill the identified FMP objectives while addressing one or more significant environmental issues related to the proposed project.

## Preliminary Issues/Potential Environmental Impacts

Potential environmental impacts will be explored during project scoping and during preparation of the EIR/EIS. In addition to the potential environmental impacts outlined below, the EIR/EIS will analyze the full range of resource topics required by the lead agencies (e.g., public services and utilities, land use), cumulative impacts, and maintenance and attainment of the TRPA Environmental Threshold Carrying Capacities.

**Water Quality and Hydrology.** The EIR/EIS will evaluate potential water quality impacts associated with existing and proposed stormwater facilities and their proximity to natural drainages such as the Trout Creek meadow.

**Biological Resources.** The EIR/EIS will evaluate potential impacts to plant and wildlife habitat within the LTCC campus. No known occurrences of special status plant or wildlife species are recorded within the Campus boundary. The evaluation will also address potential impacts to migratory birds, noxious weeds/invasive species, and adjacent stream environment zones.

**Scenic Resources.** The EIR/EIS will evaluate potential impacts to TRPA and City designated scenic resources and from viewpoints within adjacent recreational sites (e.g., Bijou Park).

**Transportation and Parking.** Using trip generation methodology developed for the LTCC, the EIR/EIS will evaluate potential impacts to US Highway 50, Al Tahoe Boulevard, Pioneer Trail and other local roadways and intersections during peak hour traffic conditions. The analysis will discuss the Project's parking needs and identify strategies to accommodate anticipated demand.

**Air Quality and Climate Change.** Using estimates of construction-related and operational emissions and the results of the transportation analysis, the EIR/EIS will evaluate potential impacts to applicable air quality standards and greenhouse gas emissions.

**Noise.** Using results from the transportation analysis, the EIR/EIS will evaluate potential impacts to applicable noise standards for both construction and operational conditions.

**Recreation.** The EIR/EIS will evaluate potential impacts to existing recreation resources that may occur from the expansion of Campus facilities and potential for onsite Student Living.

## Scoping Process

This NOP initiates the scoping process, which guides the development of the EIR/EIS. It is important that reviewers provide their comments at such times and in such a manner that they are useful in the lead agency's preparation of this EIR/EIS. Therefore, comments should be provided prior to the close of the comment period and should clearly articulate the reviewer's concerns and contentions.

Comments received in response to this solicitation, including names and addresses of those who comment, will be part of the public record for this proposed action. Comments submitted anonymously will also be accepted and considered.

Figure 2: LTCC Campus Master Site Plan



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