

Boulder Bay

Draft Environmental Impact Statement Briefing and Public Comment

Boulder Bay Open House
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Purpose of EIS

- The proposal has the potential for significantly affecting the quality of the environment.
- An **environmental impact statement (EIS)** is used to assess impacts, both positive and negative, the proposed project may have on the environment.

Comment Period

Official circulation of DEIS began on **November 6, 2009** and will conclude on **February 4, 2010**.

- **Ninety-day (90)** comment period to gather input from the public regarding how well the DEIS addresses:

A. Environmental Impacts; and

B. Proposed mitigation measures.

Additional Public Hearing Comment Opportunities

- December 9, TRPA APC
(TRPA Offices, Stateline)
- December 16, TRPA Governing Board
(The Chateau, Incline Village)

Environmental Review Process

TRPA has prepared an Environmental Impact Statement (EIS) that analyzes:

- Potential environmental effects of the Project, both positive and negative.
- Proposed mitigation measures that reduce any significant potential impacts.
- Community Enhancement Program (CEP) criteria as stated in Table S-2.

Final EIS

The final document will include responses to all written comments received at public hearings and/or in writing during the comment period.

TRPA PROJECT EIS PROCESS

- where we are



Environmental Background

- **5 Alternatives are analyzed based on public and agency input - Proposed Project, No Project and 3 Action Alternatives**
- **Alternatives were analyzed for consistency with applicable goals and policies (e.g., North Stateline CP)**
- **11 environmental resource topics were analyzed including:**
 - Land Use
 - Geology and Earth Resources
 - Hydrology and Water Quality
 - Biological Resources
 - Scenic Resources
 - Cultural and Historic Resources
 - Transportation, Parking and Circulation
 - Air Quality
 - Noise
 - Socioeconomics, Population and Housing
 - Public Services and Utilities

Environmental Impact Summary

- **55 environmental effects were analyzed for the 11 resource topics**
- **Each Alternative but the Proposed Action (Alternative C) would result in Significant and Unavoidable Impacts**

Alternative A - No Project

5 Unavoidable impacts associated with existing conditions

Alternative B - Timeshare Conversion

4 Unavoidable impacts associated with existing conditions

Alternative C - Proposed Project

0 Unavoidable Impacts

Alternative D - Original Application

3 Unavoidable impacts based on scenic quality degradation

Alternative E - Redevelopment without a Height Amendment

2 Unavoidable impacts associated with the existing Biltmore structure

Key Issue Summary

- **Water Quality**
- **Land Coverage**
- **TAU Transfers and Bonus Units**
- **Traffic and Circulation**
- **Density**
- **Population and Visitation**
- **Accessory Uses**
- **Open Space - Tahoe Mariner Settlement Agreement**
- **Affordable Housing**
- **Scenic Resources - TRPA Code Height Amendment**

Water Quality

- Existing storm water systems do not treat TRPA's current standard - the 20 year 1 hour storm event
- The project area contributes an estimated 34,450 lbs of Total Suspended Solids (TSS) per year.
- Alternatives A, B and E would be required to implement TRPA design standards to meet discharge limits using traditional BMP methods.
- Alternatives C and D propose facilities to capture a 50 year, 1 hour storm event and include Low Impact Development (LID) strategies to further reduce and attenuate storm volumes generated from the project area
- Alternatives C and D also propose to treat storm water generated from adjacent Washoe County and NDOT roadway rights of way for the 50 year 1 hour storm

Land Coverage

Proposed Land Coverage By Alternative (square feet)

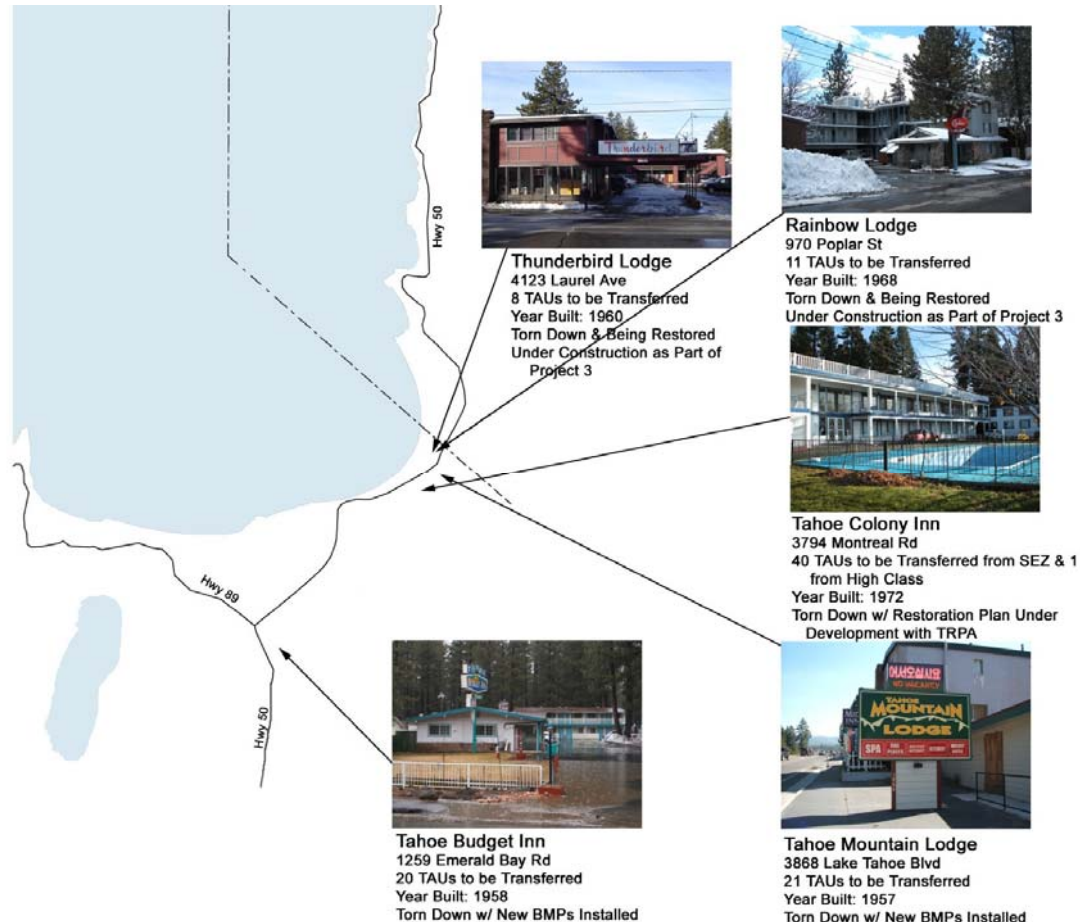
Alternative	Total Proposed Land Coverage in the Project Area ¹	Land Coverage Reduction in Project Area	Net Land Coverage Reduction including NSCP ²	Relocation of Land Coverage from Low Capability LCD to Higher Capability LCD ³
Alternative A	399,884	0 (no reduction)	0 (no reduction)	No
Alternative B	399,884	0 (no reduction)	0 (no reduction)	No
Alternative C	356,043	43,841 (-11%)	68,317 (-15.8%)	Yes
Alternative D	377,875	22,009 (-5.5%)	41,974 (-9.7%)	Yes
Alternative E	399,884	0 (no reduction)	0 (no reduction)	No

Source: HBA 2009 as based on Boulder Bay Project Calculation Workbook dated 9/01/2009 and TRPA LCVs

Notes:

- ¹ TRPA allowable base land coverage for the project area is 73,998 square feet.
- ² Land Coverage reduction when including offsite land coverage located within the NSCP – including the California Parcel APN 090-305-016 and SR 28 ROW land coverage to be removed.
- ³ Banked land coverage to be relocated from LCD 1a (associated with the former Tahoe Mariner) to LCD 2 and LCD 4, as based on site-specific LCVs.

Tourist Accommodation Units



Tourist Accommodation Units

Existing and Proposed Tourist Accommodation Units by Alternative

Units	Alt C	Alt D	Alt E
Tourist Accommodation Units (TAU – Hotel and Timeshare Units)			
Existing Boulder Bay Owned TAU	150	150	150
Bonus TAU from NSCP Pool (NSCP transfer match)	31	31	31
Bonus TAU from TRPA Special Project Pool (SEZ restoration match)	40	40	0
Boulder Bay Purchased TAU available for Transfer ¹	79	139 ²	66
Total Proposed TAU	300	360	247

Source: Boulder Bay, LLC, July 2009

- 1 Boulder Bay has purchased, or has options to purchase, up to 148 TAUs from two properties in Washoe County and six properties in El Dorado County. Forty-two of the assembled El Dorado County TAUs (The Colony Inn, APN 029-441-04-100) include SEZ restoration credits based on the restoration of approximately 1.5 acres of SEZ. These TAUs can be used to qualify for TAUs from TRPA's special project bonus pool (one TAU for each TAU with SEZ restoration credit) and may also be converted to ERUs under the provisions of TRPA Code Chapter 33.7 (one ERU for each TAU with SEZ restoration credit).
- 2 Of the 42 TAU described above that include SEZ restoration, 36 will be used as TAU and 4 will be converted to ERU under Alternative D. The remaining would be available for use in another project.

Traffic and Circulation

- Analysis uses modeled trips to document existing traffic generation
- Analysis compares project and alts to the modeled existing uses as shown in the Table below

Project Alternatives Trip Generation Summary

Trip Generation	Alternative			
	B	C	D	E
“Raw” Daily Project Trip Generation	9,958	7,963	8,842	11,461
Daily Internal Capture and Alternative Mode Trips	(-1,915)	(-3,608)	(-3,827)	(-2,780)
Daily Pass-By Trips	(-445)	(-964)	(-1,153)	(-485)
Existing Tahoe Biltmore (Alternative A) Daily Trips	(-5,581)	(-5,581)	(-5,581)	(-5,581)
Net New External Daily Project Trips	2,017	(-2,190)	(-1,719)	2,615
“Raw” PM Peak Project Trip Generation	662	549	614	782
PM Peak Internal Capture and Alternative Mode Trips	(-144)	(-233)	(-252)	(-211)
PM Peak Pass-By Trips	(-37)	(-57)	(-72)	(-40)
Existing Tahoe Biltmore (Alternative A) Daily Trips	(-350)	(-350)	(-350)	(-350)
Net New External PM Peak Project Trips	131	(-91)	(-60)	181

Source: Fehr & Peers, 2009

Traffic and Circulation

- A Reduction in Daily Trip Generation also Reduces VMT for Alts C and D

VMT Analysis Comparison

Project Alternative	Daily Trip Generation	Project Alternative VMT	Existing Tahoe Biltmore VMT	Total New Project Alternative VMT
A (currently approved uses)	5,581	33,140	(-33,140)	0
B	7,598	45,675	(-33,140)	12,535
C	3,415	23,185	(-33,140)	(-9,955)
D	3,862	23,335	(-33,140)	(-9,805)
E	8,197	50,891	(-33,140)	17,751

Source: Fehr & Peers, 2009

Density

- Alternatives A and B maintain existing gaming and TAU uses
- Alternatives C and D reduce gaming and add additional land uses
- Density must be consistent with TRPA Code Section 21.3 and the NSCP

Alternative C Allowable Density Calculation

Land Use	NSCP Project Area (acres)	Maximum Density ¹	Multiplier ²	Permissible Density	Mixed Use Units ³
Tourist Accommodations (Hotel)	7.50	40.00	1.00	40.00	300
Multi-family dwelling (Whole Ownership)	3.93	15.00	1.00	15.00	59
Multi-family dwelling (Affordable Housing)	0.77	15.00	1.25	18.75	14
	12.20				373

Source: TRPA Code Chapter 21 and Boulder Bay, 2009

- 1 Maximum density is defined in TRPA Code Subsection 21.3 and the NSCP (page A-14).
- 2 The multiplier for Multi-family dwelling (Affordable Housing) includes a 25% density bonus as allowed by Code Section 21.3.B (assuming the necessary findings can be made)
- 3 Calculated by multiplying the project area assigned to the use by the permissible density.

Population and Visitation

Estimated Tourist Accommodation Unit Visitation and Residential Population By Alternative

Proposed Use	Alternative				
	A	B	C	D	E
TAU Visitation ¹	263	263	651	884	529
Residential Population ²	0	0	149	53	83
Affordable Housing Onsite Population ³	0	0	57	41	0
Totals	263	263	857	978	612

Source: Hauge Brueck Assoc. 2009

Notes:

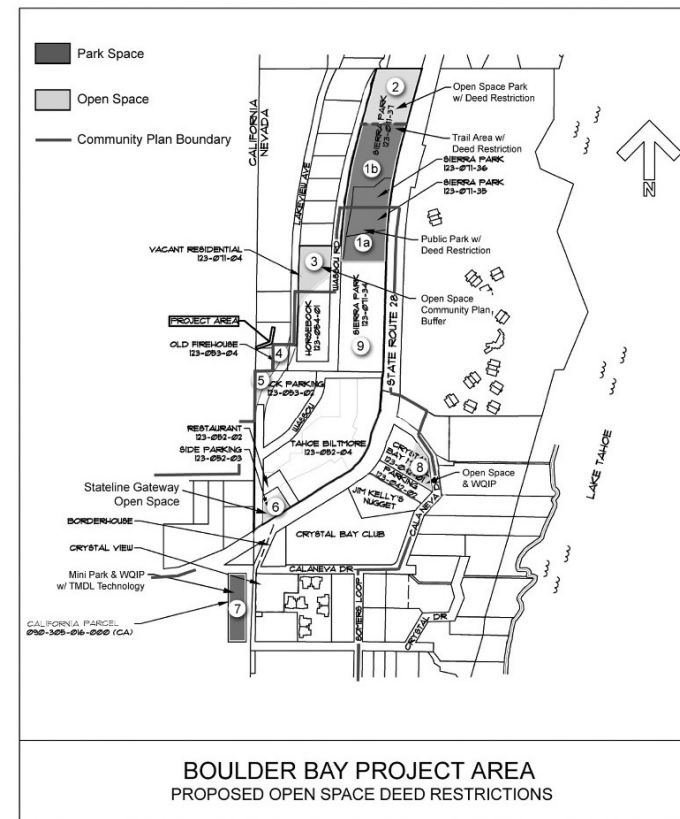
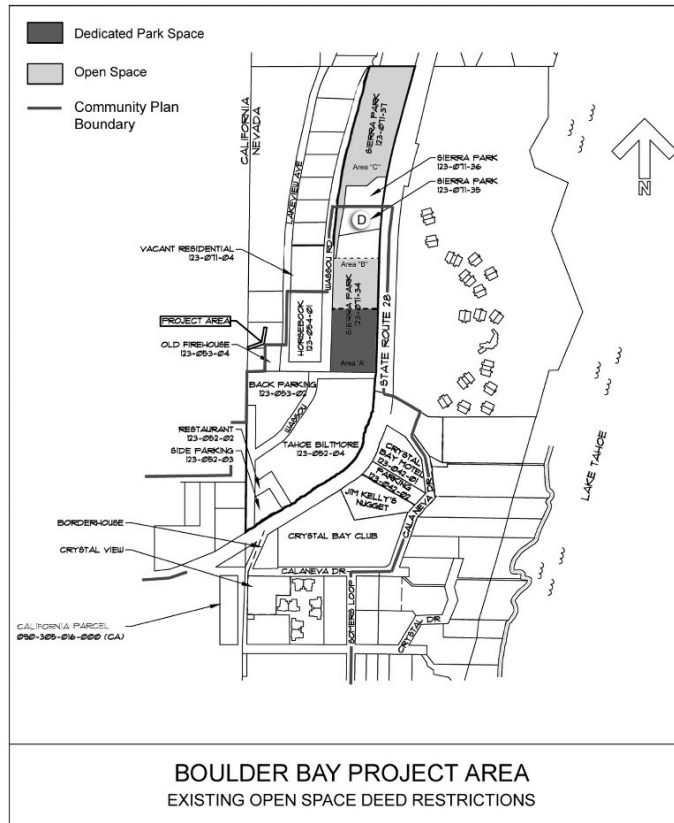
- ¹ Assumes 2 persons per standard room and 3 persons per cottage unit/suite/timeshare unit.
- ² Assumes 2.52 people per residential unit.
- ³ Assumes 1.5 people per bedroom.

Accessory Uses

- Existing accessory uses include meeting space, a restaurant and bar and would be maintained under Alternatives A, B, and E
- Alternatives C and D propose to increase accessory space for conference/meeting use to 21,253 sf and add 19,089 sf of accessory space for a health and wellness use and 9,860 sf for fitness
- The proposed accessory use is consistent with TRPA Code, ITE, other similar developments, and published planning guidelines

Open Space

- Alternatives C and D propose to modify open space deed restrictions included in the existing Tahoe Mariner settlement agreement



Open Space

Existing and Proposed Open Space and Park Acreage by Alternative

Proposed Use	Alternative				
	A ¹	B ¹	C	D	E ¹
Open Space/Buffer Areas	3.51	3.51	2.63	2.39	3.51
Dedicated Park Land ¹	1.27	1.27	0	0	1.27
Hiking Trail/Overlook Area	0	0	1.20	1.20	0
Developed Onsite Park Land	0	0	1.49	1.02	0
Developed Offsite Park Land	0	0	0.38	0.38	0
Total	4.78	4.78	5.70	4.99	4.78

Source: Hauge Brueck Assoc. 2009

Notes:

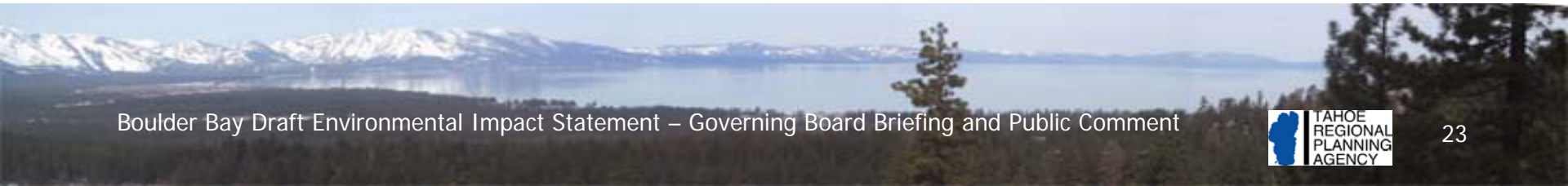
- ¹ The 2001 amendment to the Settlement Agreement permits 1.27 acres of the deed restricted open space to be transferred to Washoe County for potential park uses consistent with the Settlement Agreement (shown as area “A” on Figure 4.6-1).

Affordable Housing

- No affordable housing units are proposed under Alternatives A, B, and E
- TRPA and Washoe County do not have a requirement to provide affordable housing
- 34 housing units affordable to low income persons (80% of Washoe Co medium income) were proposed in the CEP application
- To meet TRPA density calculations, the number of units was reduced to 14 units (38 bedrooms) for Alt C and 8 units (24 bedrooms) for Alt D
- The EIS concluded that proposed affordable housing would be sufficient for anticipated employment growth

Scenic Resources

- **Existing Building Height - The existing Tahoe Biltmore structure is a legally existing non-conforming building measured at 76 feet tall**



Scenic Resources

■ TRPA's Method to Calculate Maximum Building Height



Scenic Resources

- Alternatives C and D propose an amendment to TRPA Code Chapter 22.4



Mitigation Measures

- **The EIS identifies mitigation measures for impacts identified to be significant or potentially significant**
- **Mitigation measures are listed in the Summary and described in detail in Chapter 4**
- **The Mitigation and Monitoring Program included as Chapter 6 documents how and when mitigation measures will be implemented.**