

**PLACER COUNTY**

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NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT (Public Resources Code Section 21092.5)

Notice is hereby given on November 4, 2016 that Placer County released a Final Environmental Impact Report/Environmental Impact Statement (Final EIR/EIS) for the following project.

PROJECT NAME: Placer County Tahoe Basin Area Plan and Tahoe City Lodge Project (State Clearinghouse No. 2014072039)

PROJECT DESCRIPTION: The proposed Area Plan is a Placer County-initiated update to its land use regulations that apply in the Tahoe Basin. It would update the existing community plans, general plans, plan area statements, maps, and regulations in the Placer County portion of the Tahoe Basin and is being developed to implement the TRPA Regional Plan. Proposed amendments to existing plans, maps, and regulations are primarily focused within the TRPA-designated town centers in Tahoe City and Kings Beach. The proposed Area Plan contemplates one near-term redevelopment project, the Tahoe City Lodge, and one environmental redevelopment design concept, the Kings Beach Center, both identified as opportunities to incentivize and facilitate redevelopment in these areas. The Kings Beach Center design concept is a conceptual mixed-use redevelopment design on parcels owned by Placer County.

The Tahoe City Lodge would redevelop an existing commercial complex into a 118-unit lodge that would include a mix of hotel rooms and 1- and 2-bedroom suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking at the Tahoe City Golf Course. The proposed Area Plan is intended to implement and conform to the TRPA Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization Regional Transportation Plan/Sustainable Communities Strategy, adopted on December 12, 2012, effective February 9, 2013. The Area Plan would satisfy California's comprehensive long-term general plan requirements, and would serve as the General Plan for the Tahoe Basin portion of Placer County (California Government Code Section 65300).

PROJECT LOCATION: The Placer County Tahoe Basin Area Plan addresses that portion of Placer County within the jurisdiction of TRPA, encompassing an area of 46,162 acres (72.1 square miles), and that includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma.

The Tahoe City Lodge Project is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course.

The Final EIR/EIS consists of (1) Revisions to the Draft EIR/EIS text, (2) Comments received during the public comment period on the Draft EIR/EIS and responses thereto, and (3) A Mitigation Monitoring Reporting Program.

The Final EIR/EIS is now available at the following locations:

- Community Development Resource Center public counter, 3091 County Center Drive, Auburn
- Placer County Administrative Offices-Tahoe public counter, 775 North Lake Boulevard, Tahoe City (if Tahoe project)
- Placer County Clerk-Recorder's Office, 2954 Richardson Drive, Auburn
- Kings Beach Library, 301 Secline Street, Kings Beach

- Tahoe City Library, 740 North Lake Boulevard, Tahoe City

An electronic copy of the Final EIR is available online at the Placer County website:

www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap

For further information, please contact:

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Published in Sacramento Bee on November 5, 2016, and Sierra Sun on November 9, 2016