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## **NOTICE OF AVAILABILITY OF A DRAFT EIR/EIS FOR PUBLIC REVIEW**

Placer County and the Tahoe Regional Planning Agency (TRPA) have released a Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the project listed below:

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

**PUBLIC REVIEW AND COMMENT PERIOD:** June 15, 2016 to August 15, 2016

**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.

**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).

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR/EIS identified significant or potentially significant effects of one or more of the four alternatives evaluated with respect to cultural and historic resources; scenic resources; transportation and circulation; air quality; greenhouse gas emissions and climate change; noise; geology, soils, land capability, and coverage; hydrology and water quality; and hazards, hazardous materials, and risk of upset. Most adverse effects would be mitigable to less-than-significant levels. However, even with the application of feasible mitigation measures, implementation of one or more of the alternatives would result in significant and unavoidable impacts related to transportation and circulation, air quality, noise, and greenhouse gas emissions and climate change.

**PUBLIC HEARINGS:** Several public meetings and hearings will be held during the public review period to receive comments on the Draft EIR/EIS. These include:

- ▲ July 13, 2016 – TRPA Advisory Planning Commission (APC), Board Room, 128 Market Street, Stateline, Nevada. Meeting begins at 9:30 a.m.
- ▲ July 27, 2016 – TRPA Regional Plan Implementation Committee (RPIC), North Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach, California. Meeting begins at 9:30 a.m.
- ▲ July 27, 2016 – TRPA Governing Board, North Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach, California. Meeting begins at 9:30 a.m.
- ▲ July 28, 2016 – Placer County Planning Commission, North Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach, California. Meeting begins at 10:00 a.m.
- ▲ August 11, 2016 – Placer County North Tahoe Regional Advisory Council, North Lake Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach, California. Meeting begins at 6:00 p.m.

The TRPA APC, RPIC, and Governing Board meetings will begin at 9:30 a.m. and the Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain for any of these meetings. Please refer to the meeting agendas at the following links up to 1 week prior to the meetings for updated information: [www.trpa.org/calendar/](http://www.trpa.org/calendar/) and [www.placer.ca.gov/departments/communitydevelopment/planning/pchearings](http://www.placer.ca.gov/departments/communitydevelopment/planning/pchearings).

**WHERE DRAFT EIR/EIS MAY BE REVIEWED:** The Draft EIR/EIS is available for review during normal business hours at the Kings Beach Library (301 Secline Street, Kings Beach, CA), the Tahoe City Library (740 North Lake Boulevard, Tahoe City, CA), the Placer County Community Development Resource Agency offices in Tahoe City (775 North Lake Boulevard, Tahoe City, CA) and in Auburn (3091 County Center Drive, Auburn, CA), and the TRPA office (128 Market Street, Stateline, NV). The Draft EIR/EIS is also available online at: [www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap](http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/tahoebasinap) and <http://www.trpa.org/document/projects-plans/>.

**SEND COMMENTS TO:** Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) no later than 5:00 p.m. on August 15, 2016.

For more information on the project, please contact the project planner, Crystal Jacobsen, at (530) 745-3085.