

1 INTRODUCTION

This Final Environmental Impact Report/Environmental Impact Statement (Final EIR/EIS) has been prepared by Placer County as the lead agency in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (CCR Section 15132), and the Tahoe Regional Planning Agency (TRPA) as the lead agency in accordance with Tahoe Regional Planning Compact (Public Law 96-551), 1980 revision (the Compact), Code of Ordinances, and Rules of Procedure. This Final EIR/EIS contains responses to comments received on the Draft Environmental Impact Report/Environmental Impact Statement (Draft EIR/EIS) on the Placer County Tahoe Basin Area Plan and Tahoe City Lodge project. The Final EIR/EIS consists of the Draft EIR/EIS and this document, which includes comments on the Draft EIR/EIS, responses to those comments, and revisions to the Draft EIR/EIS.

1.1 BACKGROUND

The Draft EIR/EIS contains the following environmental analysis sections:

- ▲ Land Use;
- ▲ Population and Housing;
- ▲ Biological Resources;
- ▲ Cultural and Historic Resources;
- ▲ Scenic Resources;
- ▲ Transportation and Circulation;
- ▲ Air Quality;
- ▲ Greenhouse Gas Emissions and Climate Change;
- ▲ Noise and Vibration;
- ▲ Geology, Soils, Land Capability, and Coverage;
- ▲ Hydrology and Water Quality;
- ▲ Public Services and Utilities;
- ▲ Recreation; and
- ▲ Hazards, Hazardous Materials, and Risk of Upset.

The Placer County and TRPA used several methods to solicit input on the Draft EIR/EIS. A Notice of Preparation (NOP) addressing the Area Plan only was initially issued on July 16, 2014, while the Area Plan was still under development. In response to public and stakeholder input, the lead agencies revised and reissued the NOP on June 3, 2015 when the Draft Area Plan was ready for concurrent release. The revised NOP addressed changes to the Area Plan made in response to stakeholder input, and the newly added project-level environmental review of the Tahoe City Lodge project. The NOP was sent to the California and Nevada State Clearinghouses; federal, state, and local agencies; and members of the public. The NOP was circulated for 61 days, through August 3, 2015.

Public scoping meetings were held to provide agencies and the public with the opportunity to learn more about the Area Plan and Tahoe City Lodge project and to provide input as to the issues that should be addressed in the EIR/EIS. The scoping meetings were held as follows:

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|-----------------|--|--|
| ▲ June 10, 2015 | TRPA Advisory Planning Commission (APC) meeting at TRPA offices | 128 Market Street
Stateline, Nevada |
| ▲ June 16, 2015 | Placer County-hosted meeting at North Tahoe Event Center | 8318 North Lake Boulevard
Kings Beach, California |
| ▲ June 16, 2015 | Placer County-hosted meeting at the Tahoe City Public Utility District offices | 221 Fairway Drive
Tahoe City, California |
| ▲ June 24, 2015 | TRPA Regional Plan Implementation Committee (RPIC) meeting at TRPA offices | 128 Market Street
Stateline, Nevada |
| ▲ June 24, 2015 | TRPA Governing Board meeting at TRPA offices | 128 Market Street
Stateline, Nevada |

Placer County also conducted two public workshops on June 22 and June 29 in Kings Beach and Tahoe City, respectively, to seek input on the Draft Area Plan and the proposed Tahoe City Lodge and issues to be addressed during environmental review.

At each of these meetings, Placer County and/or TRPA staff made presentations to describe the proposed project and to discuss key environmental issues identified in preliminary analyses using the CEQA Initial Study Environmental Checklist and TRPA Initial Environmental Checklist.

The Draft EIR/EIS was released on June 15, 2016 for public review and comment for a 60-day period (ending August 15, 2016). The Draft EIR/EIS was submitted to the California and Nevada State Clearinghouses; the Draft EIR/EIS and/or a Notice of Availability (NOA) was distributed directly to public agencies (including potential responsible and trustee agencies), interested parties, and organizations; and the Draft EIR/EIS made available for review during normal business hours at the following locations:

- ▲ Kings Beach Library
301 Secline Street
Kings Beach, California 96143
- ▲ Tahoe City Library
740 North Lake Boulevard
Tahoe City, California 96145
- ▲ Tahoe Regional Planning Agency
128 Market Street
Stateline, Nevada 89449
- ▲ Placer County Planning Services
775 North Lake Boulevard
Tahoe City, CA 96145
- ▲ Placer County Planning Services
3091 County Center Drive
Auburn, California 95603

The Draft EIR/EIS was also available online at the following links:

<https://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>

<http://www.trpa.org/document/projects-plans/>

Five public hearings were held to receive input from agencies, organizations, and the public on the Draft EIR/EIS, as follows:

- | | | |
|-------------------|---|--|
| ▲ July 13, 2016 | TRPA APC meeting at TRPA offices | 128 Market Street
Stateline, Nevada |
| ▲ July 27, 2016 | TRPA Governing Board meeting at the North Tahoe Event Center | 8318 North Lake Boulevard
Kings Beach, California |
| ▲ July 27, 2016 | TRPA RPIC meeting at the North Tahoe Event Center | 8318 North Lake Boulevard
Kings Beach, California |
| ▲ July 28, 2016 | Placer County Planning Commission meeting at the North Tahoe Event Center | 8318 North Lake Boulevard
Kings Beach, California |
| ▲ August 11, 2016 | North Tahoe Regional Advisory Council (NTRAC) meeting at the North Tahoe Event Center | 8318 North Lake Boulevard
Kings Beach, California |

1.2 ORGANIZATION OF THIS FINAL EIR/EIS

This Final EIR/EIS is organized as follows:

Chapter 1, “Introduction,” provides an introduction and overview of the Final EIR/EIS, describes the background and organization of the Final EIR/EIS, lists all parties that submitted written comments on the Draft EIR/EIS during the public review period and summarizes public hearings held during this period.

Chapter 2, “Corrections and Revisions to the Draft EIR/EIS,” presents revisions to the project and the Draft EIR/EIS text made in response to comments, or by the lead agency 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 3, “Comments and Responses,” contains copies of the comment letters received during the public review period, copies of the summary notes from the public hearings, and responses to the comments. The chapter begins with a set of master responses that were prepared to comprehensively respond to multiple comments that raised similar issues. A reference to the master response is provided, where relevant, in responses to the individual comment.

Chapter 4, “Mitigation Monitoring and Reporting Program,” includes a description of the CEQA requirements for monitoring or reporting programs for projects approved by a public agency. In addition, the Mitigation Monitoring and Reporting Program (MMRP) includes the mitigation measures recommended in the Draft EIR/EIS (including revisions to those measures as described in Chapter 2 of this Final EIR/EIS), the party responsible for monitoring implementation of the mitigation measures, and the milestones for implementation and monitoring. The intent of the MMRP is to prescribe and enforce the proper and successful implementation of the mitigation measures identified in the EIR/EIS.

Chapter 5, “Report Preparers,” identifies the lead agency contacts and preparers of the Final EIR/EIS.

Chapter 6, “References,” identifies the organizations and persons consulted during preparation of the Final EIR/EIS and the documents used as sources for the analysis.

1.3 LIST OF COMMENTERS

Table 1-1 identifies the numerical designation for each comment letter received on the Draft EIR/EIS, its author, and the date. The letters are organized alphabetically within groups by agency, organization and individuals, followed by public hearing summary notes.

Table 1-1 List of Commenters

Letter/Hearing #	Commenter	Date of Comment (Date Received, if different)
Agencies		
1	California Department of California Highway Patrol	August 10, 2016
2	California Department of Forestry and Fire Protection (CAL FIRE)	August 8, 2016
3	California Department of Parks and Recreation	August 9, 2016
4	California Department of Transportation	August 15, 2016
5	California Tahoe Conservancy	August 15, 2016
6	North Tahoe Fire Protection District	August 15, 2016
7	Placer County Agriculture Department	August 10, 2016

Table 1-1 List of Commenters

Letter/Hearing #	Commenter	Date of Comment (Date Received, if different)
8	Tahoe City Public Utility District	August 15, 2016
9	Tahoe-Truckee Sanitation Agency	August 1, 2016
Organizations		
10	California Clean Energy Committee	August 15, 2016
11	Contractors Association of Truckee Tahoe	August 15, 2016
12	Friends of the West Shore and Tahoe Area Sierra Club Group	August 15, 2016
13	League to Save Lake Tahoe	August 15, 2016
13a	League to Save Lake Tahoe	August 15, 2016
14	North Tahoe Business Association	August 11, 2016
15	North Tahoe Preservation Alliance	August 7, 2016
16	Tahoe Marina Lakefront	August 14, 2016
17	Truckee North Tahoe Transportation Management Association	August 15, 2016
Individuals		
18	Sally Anderson	August 11, 2016
19	Jamie Arno	July 26, 2016
20	Wally Auerbach	August 12, 2016
21	Sumy Augenstein	July 16, 2016
22	Jeffrey Brekas	August 15, 2016
23	Dana Bridgman	August 14, 2016
24	Wayne Bunker	August 9, 2016
25	Thomas and Sherry Campbell	August 12, 2016
26	Lauren Casparis	August 15, 2016
27	Doug Cole	August 14, 2016
28	Richard and Alexandra Cooper	July 12, 2016
29	Richard and Alexandra Cooper	July 18, 2016
30	William and Jeanne Cooper	August 6, 2016
31	James Cornell	July 23, 2016
32	Laurie Cornell	July 22, 2016
33	Kerry Dantzig	July 17, 2016
34	Christine Davis	July 13, 2016
35	Gary Davis	No date
36	Tray DeGuire	August 12, 2016
37	Jeanne Eber	August 14, 2016
38	Dave and Diane Edwards	July 27, 2016
39	Patsy and Edwards	July 8, 2016
40	Jay Garbarino	August 12, 2016
41	Lorraine and Ralph Gordon	August 11, 2016
42	Lorry Gordon	August 15, 2016
43	Lorraine and Ralph Gordon, and Robert Falconer	August 11, 2016

Table 1-1 List of Commenters

Letter/Hearing #	Commenter	Date of Comment (Date Received, if different)
44	Marsha Handley	July 10, 2016
45	Brad Hester	August 13, 2016
46	Carol Hester	August 12, 2016
47	Donald and Adrienne Hildebrandt	July 19, 2016
48	Martin and Suzanne Hirsch	July 27, 2016
49	Debbie Kelly-Hogan	August 5, 2016
50	June Johnsen	August 16, 2016
51	Ross Kaiser	July 23, 2016
52	Renee Kojane	August 14, 2016
53	Bryan Kreul	August 15, 2016
54	Gregg Lien	August 15, 2016
54A	Gregg Lien	August 22, 2016
55	Amy Loebel	August 14, 2016
56	Fred and Amy Loebel	August 11, 2016
57	Robert Loebel	August 11, 2016
58	Ridge Lundwall	August 9, 2016
59	Kevin and Faye Madigan	August 11, 2016
60	Todd Mather	August 15, 2016
61	John and Janet McClave	August 7, 2016
62	Robert and Brady McClintock	No date
63	Billy and Aileen McDonald	July 27, 2016
64	Richard McDonald	July 28, 2016
65	Rebecca McFadden	August 15, 2016
66	Gary Mendivil	July 24, 2016
67	Alexander Mourelatos	August 15, 2016
68	Carolyn Myrmel	July 8, 2016
69	Vicki O'Gara	August 2, 2016
70	Mitch Packard	August 14, 2016
71	Eleanor Perazzo	August 11, 2016
72	Gary Peterson	August 13, 2016
73	Robert Quandt	July 28, 2016
74	Arthur Ronat	August 10, 2016
75	Jonny Roscher	August 15, 2016
76	Alan Rosenberg	July 24, 2016
77	Ron Rosenberg	July 22, 2016
78	Sue Rosenberg	July 23, 2016
79	Frank Rosman	July 26, 2016
80	Frank Rosman	August 11, 2016
81	Raine Rude	July 18, 2016

Table 1-1 List of Commenters

Letter/Hearing #	Commenter	Date of Comment (Date Received, if different)
82	Aaron Rudnick	August 9, 2016
83	Antoinette Rudnick	August 9, 2016
84	Rachel Rudnick	August 15, 2016
85	Sam Rudnick	No date
86	Nancy Ryan	August 3, 2016
87	William Sage	July 26, 2016
88	Stuart Seiler	August 1, 2016
89	Mary Anne Semrau	August 15, 2016
90	Elizabeth Semrau	August 12, 2016
91	Laurence Shaw	August 10, 2016
92	Leonard and Judith Shaw	July 27, 2016
93	Harold Slear	August 15, 2016
94	Clark Sperry	August 11, 2016
95	Clark Sperry	No date
96	Dan Tester	August 2, 2016
97	Karen Wagner	August 15, 2016
98	Ellie Waller	June 21, 2016
99	Ellie Waller	July 10, 2016
100	Ellie Waller	July 25, 2016
101	Ellie Waller	July 27, 2016
102	Ellie Waller	July 28, 2016
103	Ellie Waller	August 1, 2016
104	Ellie Waller	August 12, 2016
105	Ellie Waller	August 12, 2016
106	Peter Werbel	August 15, 2016
107	Robert and Carole White	August 13, 2016
108	Dave Wilderotter	August 13, 2016
109	Jim Williamson	August 15, 2016
110	Wade Wnuk	August 3, 2016
111	Laurie Woods	August 10, 2016
Public Hearings		
112	Comment summary notes from the TRPA APC meeting	July 13, 2016
113	Comment summary notes from the TRPA Governing Board meeting	July 27, 2016
114	Comment summary notes from the TRPA RPIC meeting	July 27, 2016
115	Comment summary notes from the Placer County Planning Commission meeting	July 28, 2016
116	Comment summary notes from the NTRAC meeting	August 11, 2016

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Appendices

Exhibits

No table of contents entries found.

Tables

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Acronyms/Abbreviations

References

none

Impact and Mitigation Summary

No table of contents entries found.