



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

## Memorandum

**Date:** June 9, 2015  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2014072039  
**Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project**

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The Lead Agency has extended the review period for the above referenced project to **August 3, 2015** to accommodate the review process. All other project information remains the same.

cc: Maywan Krach  
Placer County and TRPA  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Denise Peterson

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Lisa Johansen

Dept. of Conservation  
Elizabeth Carpenter

California Energy Commission  
Eric Knight

Cal Fire  
Dan Foster

Central Valley Flood Protection Board  
James Herota

Office of Historic Preservation  
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

California Department of Resources, Recycling & Recovery  
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

Dept. of Water Resources Agency  
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Fish and Game

Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

Fish & Wildlife Region 1  
Curt Babcock

Fish & Wildlife Region 1E  
Laurie Harnsberger

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Julie Vance

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Leslie Newton-Reed  
Habitat Conservation Program

Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

Fish & Wildlife Region 6 IM  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

Dept. of General Services  
Public School Construction

Dept. of General Services  
Anna Garbeff  
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Kevan Samsam

Housing & Comm. Dev.  
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CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
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RWQCB 2  
Environmental Document Coordinator  
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RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

\_\_\_\_\_  
Conservancy



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STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

June 3, 2015

To: Reviewing Agencies  
Re: Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project  
SCH# 2014072039

Attached for your review and comment is the Notice of Preparation (NOP) for the Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Maywan Krach  
Placer County and TRPA  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014072039  
**Project Title** Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project  
**Lead Agency** Placer County

**Type** NOP Notice of Preparation

**Description** The proposed Area Plan is a Placer County-initiated update to its land use regulations that apply in the Lake 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 2012 Regional Plan. The EIR/EIS will analyze impacts of the Area Plan at a program level. Proposed amendments to existing plans, maps, and regulations are primarily focused within the TRPA-designated Town Centers in Tahoe City, Kings Beach, and North Stateline. The proposed Area Plan contemplates one near-term redevelopment project, the Tahoe City Lodge Pilot Project, and one environmental redevelopment design concept, the Kings Beach Center, both identified as opportunity sites intended to incentivize and facilitate redevelopment in these areas. The Kings Beach Center is a conceptual mixed-use redevelopment design on parcels owned by Placer County. The design concept will be considered programmatically in the EIR/EIS.

**Lead Agency Contact**

**Name** Maywan Krach  
**Agency** Placer County and TRPA  
**Phone** 530 745 3132 **Fax**  
**email**  
**Address** 3091 County Center Drive, Suite 190  
**City** Auburn **State** CA **Zip** 95603

**Project Location**

**County** Placer  
**City**  
**Region**  
**Cross Streets** Includes all of County within the Tahoe Basin, and ~4 acre lodge site  
**Lat / Long**  
**Parcel No.** Numerous  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** SR 28, 89  
**Airports**  
**Railways**  
**Waterways** Lake Tahoe, Truckee River, Blackwood Cr., etc.  
**Schools** Numerous  
**Land Use** As specified in existing general plans, community plans, and plan area statements

**Project Issues** Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual

**Reviewing Agencies** Resources Agency; Department of Conservation; California Energy Commission; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3 N; Air Resources Board; Regional Water Quality Control Bd., Region 6 (So Lake Tahoe)

**Document Details Report  
State Clearinghouse Data Base**

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*Date Received* 06/03/2015

*Start of Review* 06/03/2015

*End of Review* 07/02/2015

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2014072039**

**Project Title:** Placer County Tahoe Basin Area Plan and Tahoe City Lodge Pilot Project

**Lead Agency:** Placer County (and TRPA)

**Contact Person:** Maywan Krach

**Mailing Address:** CDRA, ERS, 3091 County Center Drive, Suite 190

**Phone:** (530) 745-3132

**City:** Auburn, CA

**Zip:** 95603

**County:** Placer County, California

**Project Location:** County: Placer Co. portion of Tahoe Basin City/Nearest Community: Kings Beach, CA & Tahoe City, CA

**Cross Streets:** Includes all of County within the Tahoe Basin, and ~4-acre lodge site

**Zip Code:** 96145, etc.

**Longitude/Latitude (degrees, minutes and seconds):** \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W

**Total Acres:** ~50,000, 4 for lodge

**Assessor's Parcel No.:** Numerous

**Section:** \_\_\_\_\_

**Twp.:** \_\_\_\_\_

**Range:** \_\_\_\_\_

**Base:** \_\_\_\_\_

**Within 2 Miles:** State Hwy #: SR 28, SR 89

**Waterways:** Lake Tahoe, Truckee River, Blackwood Cr, etc.

**Airports:** N/A

**Railways:** N/A

**Schools:** Numerous

### Document Type:

**CEQA:**

- NOP
- Early Cons
- Neg Dec
- Mit Neg Dec

- Draft EIR
- Supplement/Subsequent (Prior SCH No.)
- Other:** \_\_\_\_\_

**RECEIVED**  
JUN 03 2015  
STATE CLEARING HOUSE

**NEPA:**

- NOI
- EA
- Draft EIS
- FONSI

**Other:**

- Joint Document
- Final Document
- Other: NOP for TRPA (Joint EIR/EIS)

### Local Action Type:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan

- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan

- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)

- Annexation
- Redevelopment
- Coastal Permit
- Other: Area Plan

### Development Type:

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
- Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Educational: \_\_\_\_\_
- Recreational: \_\_\_\_\_
- Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

- Transportation: Type \_\_\_\_\_
- Mining: Mineral \_\_\_\_\_
- Power: Type \_\_\_\_\_ MW \_\_\_\_\_
- Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Hazardous Waste: Type \_\_\_\_\_
- Other: Update to existing planning documents, 120 unit lodge

### Project Issues Discussed in Document:

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: \_\_\_\_\_

### Present Land Use/Zoning/General Plan Designation:

As specified in existing general plans, community plans, and plan area statements; commercial for lodge project.

**Project Description:** (please use a separate page if necessary)

Please refer to the attached Notice of Preparation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Elizabeth Carpenter
- California Energy Commission  
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- Fish & Wildlife Region 1E  
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- Fish & Wildlife Region 2  
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- Fish & Wildlife Region 3  
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Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed
- Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis
- Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert
- Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
George Isaac
- Marine Region

Other Departments

- Food & Agriculture  
Sandra Schubert
- Dept. of Food and Agriculture
- Depart. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff
- Environmental Services Section
- Delta Stewardship Council  
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Cal EPA

- Air Resources Board
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Other \_\_\_\_\_

Conservancy \_\_\_\_\_