



July 29, 2015

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Sent via email to mkrach@placer.ca.gov

Subject: Public Review Draft Tahoe Basin Area Plan and Notice of Preparation of a Draft Environmental Impact Report

Thank you for submitting the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Draft Tahoe Basin Area Plan (Project) to the Placer County Air Pollution Control District (District) for review. The Project proposes the elimination of multiple, outdated community plans and substituting those plans with one, comprehensive plan. The plan area encompasses 46,162 acres (72.1 square miles) that includes the communities of Kings Beach/Stalene, Tahoe City, Carnelian Bay, Dollar Point, Sunnyside, Homewood, Tahoe Vista, and Tahoma. The environmental document will be in the form of a "Program" level EIR/EIS for the proposed plan, in conjunction with TRPA, which will also include 16 parcels owned by Placer County which are proposed to be converted from the current use (Placer County government land uses) to hotel and commercial land uses.

In addition, the Tahoe City Lodge Pilot Project is located at 255 and 265 North Lake Boulevard in Tahoe City, and includes portions of the Tahoe City Golf Course. The Tahoe City Lodge Pilot Project would redevelop an existing commercial complex into a 120-unit lodge that would include a mix of hotel rooms and 1- and 2-bedroom suites, hotel amenities, and parking. A "Project" level EIR/EIS is proposed for this segment of the project.

Environmental Review

The District developed a California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) in 2012 to assist public agencies with the preparation of air quality analyses for land use projects within Placer County. This Handbook provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available via the District's website at <http://www.placer.ca.gov/departments/air/landuseceqa>. Additional detail relating to the following recommended items can be found within the Handbook.

1. The Project is located within the Lake Tahoe Air Basin (LTAB) and is partially under the jurisdiction of the District. The LTAB is designated as non-attainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). Within the Air Quality section of the EIR, the District recommends the discussion include the area designations for the federal and state standards for the LTAB. Based on the project size, the project may result in significant short-term and long-term air quality impacts and contribute substantially to significant cumulative air quality impacts occurring within Placer County. The District, therefore recommends the air quality analysis prepared for the DEIR provide the following information.

- The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

NOTE: The project includes increases in density from land use designation changes as well as the potential for additional Second Residential Units. The DEIR should analyze any additional traffic generated by the proposed changes and its impact on air quality.

- The District recommends the following Project-level Thresholds of Significance when analyzing the Project's construction and operational activities to determine potential air quality impacts.

PCAPCD Recommended Project-Level Thresholds	
82 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG) Particulate Matter (PM ₁₀)

- The District recommends the following Cumulative-level Thresholds for the purposes of identifying the level at which the Project should identify additional mitigation measures to reduce cumulative impacts. Additional information on the District's Cumulative Threshold can be found in [Chapter 2](#) of the District's CEQA Handbook (October, 2012)¹.

PCAPCD Recommended Cumulative-Level Thresholds	
10 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG)

- Although the District has not formally adopted or approved a (GHG) threshold, the District continues to recommend lead agencies consider use of an adopted or approved threshold when analyzing a project's related GHG impacts and potential to interfere with the Global Warming Solutions Act (AB32)'s GHG reduction goals, including but not limited to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) GHG thresholds adopted October 24, 2014. Additional information on the SMAQMD's GHG Threshold, including screening tables, recommended methodology, and mitigation measures can be found by visiting their webpage at <http://airquality.org/ceqa/ceqaguideupdate.shtml>. Additionally, the CAPCOA white paper "Model Policies for Greenhouse Gases in General Plans" provides additional resources for addressing greenhouse gas emissions in General Plans available at <http://www.capcoa.org/documents/>.
- In the event that the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook.

¹ <http://www.placer.ca.gov/~media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx>

7. The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document if any intersection or roundabout is determined by the traffic study to degrade to a level of service “E” or “F” as a result of this project, alone or cumulatively; or where the total project-level CO emissions exceed 550 lbs/day.
8. The DEIR should identify and analyze potential health risks by locating land uses where sensitive individuals are most likely to spend time (i.e., schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities) within 500 feet to any existing or proposed major road ways (urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day), as well as stationary sources, where there is the potential for exposure to toxic air contaminants (TAC) and other hazardous air pollutants (e.g., such as diesel particulate matter (DPM) from diesel exhaust). The DEIR should describe the level of analysis, such as a Health Risk Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts.

Additionally, the following strategies are recommended by the California Air Resources Board to minimize health related impacts on sensitive receptors proposed within close proximity to any identified major road way or stationary source (i.e. the Highway 65 bypass). Additional guidance is provided within Chapter 4 of the District’s Handbook.

- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- Avoid siting new sensitive land uses within 1,000 feet of a distribution center;
- Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.

9. All projects are subject to District rules and regulations at the time of construction. For a complete list, please visit our website at <http://www.placer.ca.gov/departments/air/rules>.

If you have any questions or concerns, I can be reached at (530)-745-2333 or via email at agreen@placer.ca.gov.

Sincerely,



Angel Green
Associate Planner

Cc: Yu-Shuo Chang, Senior Planner
Tom Thompson, Planning Consultant

Attachments: A. Recommended Mitigation Measures (Construction)
B. District Rules and Regulations (Construction)
C. Recommended Mitigation Measures (Operational)
D. District Rules and Regulations (Operational)

Attachment A
Recommended Mitigation Measures (Construction)

NOTE: Mitigation measures may be different than those listed here based on any agreement between the local jurisdiction and the District.

1. 1a. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District. If the District does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the District, to the local jurisdiction (city or county) that the plan has been submitted to the District. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

1b. Include the following standard note on the Grading Plan or Improvement Plans, or as an attached form: The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

1c. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NO_x and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the District as described above: [Construction Emissions Mitigation](#).
2. Include the following standard note on the Improvement/Grading Plan, or as an attached form: During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
3. Include the following standard note on the Improvement/Grading Plan, or as an attached form: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
4. Prior to the approval of grading or improvement plans, the applicant shall retain a qualified geologist or geotechnical engineer to conduct additional geologic evaluations of the project site to determine the presence or absence of naturally-occurring asbestos onsite. These evaluations shall include the project site and each offsite parcel where infrastructure construction or installation would occur. These evaluations shall be completed and submitted to the District prior to issuance of any grading and/or improvement plans.

5. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.
6. Idling of construction related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor.

Attachment B
District Rules & Regulations (Construction)

District “Rules & Regulations” are required for all projects. While not specifically listed as “mitigation” in an environmental document, District Rules & Regulations may be required as conditions of approval during the entitlement process.

To be included as standard notes, or as an attached form, with all Improvement Plans, Grading Plans, and/or Design Review Permits, including those projects exempt by CEQA.

NOTE: It is up to each lead agency whether or not District rules or other local, state, and federal rules are considered within the baseline of a project, or used as mitigation for an identified impact.

The following is an “all inclusive” list and may not be applicable to every project.

1. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the District to cease operations and the equipment must be repaired within 72 hours. (Based on APCD Rule 202)
2. The contractor shall suspend all grading operations when fugitive dust exceeds District Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed District Rule 228 - Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by the District and the equipment must be repaired within 72 hours. (Based on APCD Rule 228)
3. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. (Based on APCD Rule 228 / section 401.5)
4. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Based on APCD Rule 228 / section 401.2)
5. A) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
6. B) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. (Based on APCD Rule 228 / section 402)
7. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 401.1, 401.4)
8. During construction, no open burning of removed vegetation shall be allowed unless permitted by the District. (Based on District Regulation 3)

9. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions Rule 217. (Based on APCD Rule 217).

10. Any device or process that discharges 2 lbs per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require a District permit. Permits may be required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Based on the California Health & Safety Code section 39013) <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060>

Attachment C
Recommended Mitigation Measures (Operational)

NOTE: Mitigation measures may be different than those listed here based on any agreement between the local jurisdiction and the District.

1. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
2. As mitigation for air quality impacts, a bike lane is required for this project. Prior to approval of a Grading Permit, Improvement Plans, or Design Review approval, the applicant shall show that a Class 1, 2, or 3 bicycle lane(s) is provided in areas as approved by the Engineering Division and/or the Department of Public Works (or similar divisions within each jurisdiction) , as defined elsewhere in these conditions of approval.
3. Wood burning appliances, including fireplaces and woodstoves, shall not be installed within any residential units associated with this project. Wording relating to this restriction shall be included within the project's CC&R's.
4. Prior to Design Review approval, the Site Plan shall show that the applicant has provided _____ (insert number of spaces here) preferential parking spaces for employees that carpool / vanpool / rideshare as required by the District. Such stalls shall be clearly demarcated with signage as approved by the Design Site Review Committee.
5. Diesel trucks shall be prohibited from idling more than five minutes, (Placer County) or _____ minutes (local jurisdictions). Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. A minimum 2'x3' signage which indicates "Diesel engine Idling limited to a maximum of _____ minutes" shall be included with the submittal of building plans.
6. Prior to Design Review approval, the applicant shall show that on-site bicycle racks, as required by the District, shall be reviewed and approved by the Design Site Review Committee.
7. As required by the District, Landscape Plans submitted for Design Review shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area will be allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non- vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Design Site Review Committee.
8. The proposed project exceeds the cumulative air quality thresholds as established by the District (a maximum of 10 lbs per day of ROG and/or NO_x). The estimated total amount of excessive ROG and Nox for this project is _____ lbs per day (equivalent to _____ tons per year). In order to mitigate the projects contribution to long-term emission of pollutants, the applicant shall include one of the following off-site mitigation measures:

- a. Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a “Biomass” program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on road haulers); or other programs that the project proponent may propose to reduce emissions.
- b. Participate in the District's Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NO_x), which exceeds the cumulative threshold of 10 lbs per day. The estimated payment for the proposed project is \$_____ based on \$16,640 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).
- c. Any combination of a, or b, as determined feasible by the Officer of the District.

NOTE: The above mitigation measure(s) must be satisfied prior to (Choose one): [recordation of the Final Map, issuance of a Building Permit]. In addition, local jurisdictions shall work with the District in order to arrange a method of satisfying any Condition(s) of Approval associated with this mitigation measure.

**Attachment D
District Rules & Regulations (Operational)**

District “Rules & Regulations” are required for all projects. While not specifically listed as “mitigation” in an environmental document, District Rules & Regulations may be required as conditions of approval during the entitlement process.

To be included as standard notes, or as an attached form, with all Building Permits, including those projects exempt by CEQA.

NOTE: The following is an “all inclusive” list and may not be applicable to every building permit.

1. Wood burning or pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Based on APCD Rule 225, section 302.2).
2. Stationary sources or processes (e.g., certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the District prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharges 2 lbs per day or more of pollutants. Note that equipment associated with residential structures containing no more than 1 to 4 residential units are exempt from this requirement. Developers / contactors should contact the District prior to construction for additional information. (Based on APCD Rule 501 and the California Health & Safety Code, Section 39013).
3. The demolition or remodeling of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector and that all asbestos materials are removed prior to demolition. For more information, call the California Air Resources Board at (916) 916) 322-6036 or the US. EPA at (415) 947-8704. (Based on Calif. Code Regulations, Title 22):
<http://www.ciwmb.ca.gov/Regulations/Title14/ch35.htm>

Code of Federal Regulations, Title 40:

<http://www.ncdot.org/doh/preconstruct/ps/word/SP2R10.doc> (WORD doc).

4. For those projects which include stationary sources (e.g., gasoline dispensing facility, auto painting, dry cleaning, large HVAC units, etc.), the applicant shall obtain an Authority to Construct (ATC) permit prior to the issuance of a Certificate of Occupancy. NOTE: A third party detailed Health Risk Assessment may be required as a part of the permitting process.
5. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with District Rule 218. (Based on APCD Rule 218)
6. In order to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters, all projects that utilize gas fired water heaters must comply with Rule 246. (Based on District Rule 246).

For complete listing of APCD Rules:

<http://www.placer.ca.gov/Departments/Air/Rules.aspx>