

# 7 RECREATION

This chapter provides a summary of the regulatory and planning processes that address recreation in the Lake Tahoe Basin, describes existing recreational facilities in the vicinity of the project site, presents an analysis of potential impacts resulting from Alternatives A through D, and identifies mitigation measures for those impacts determined to be significant. In particular, it addresses impacts on recreational facilities located at the project site and in the vicinity of Tahoe Vista.

## 7.1 AFFECTED ENVIRONMENT

Recreational opportunities in the Lake Tahoe Basin are abundant and diverse, with activities generally associated with the lake's open water (e.g., swimming, boating, personal watercraft use, and fishing), shoreline (e.g., sunbathing, camping, bicycling, and sightseeing), and the terrain surrounding the lake (e.g., hiking, mountain biking, skiing, and snowboarding). Because of Tahoe Vista's immediate proximity to Lake Tahoe's north shore, recreational facilities in the project area primarily provide opportunities for water- and shoreline-oriented recreation, including public beaches, state/local parks, and bicycle trails. Exhibit 7-1 illustrates recreation facilities in the Tahoe Vista area.

### 7.1.1 PROJECT SITE

The project site is largely unpaved and includes Sandy Beach Campground, a privately-owned and operated campground, and recreational vehicle (RV) park. A 2-story commercial building fronts SR 28 and houses Spindleshanks Restaurant. Eight smaller ancillary buildings on the project site range in size from about 65 to 600 square feet. Buildings supporting recreational activities include a 243 square-foot building housing Enviro-Rents (a kayak and bicycle rental office), the campground's 299 square-foot office building, and a 545 square-foot restroom/shower building.

The Sandy Beach Campground occupies roughly 80–90% of the project site and includes tent campsites, RV sites, and an RV dump station. The RV dump station is available for use only by campground patrons (Ogilvy, pers. comm., 2006). Although the campground includes space for approximately 47 tent and RV sites<sup>1</sup>, the northern half of the campground is currently closed and unavailable to campground patrons, leaving only 27 camping/RV sites and associated gravel pads in use today. TRPA recognizes that the campground has an existing capacity of 135 (27 sites at 5 persons per site) persons at one time (PAOTs). The PAOT system is discussed in Section 7.2, "Regulatory Setting," below.

In recent years, the campground has accommodated both tent and RV patrons. Gross receipts totaled \$34,991 in 2003, \$41,598 in 2004, and \$35,505 in 2005. Based on gross receipt and campground fee information, the applicant determined that monthly campground occupancy rates averaged 43% in 2005; however, this figure reflects both weekday and weekend use and does not reflect weekend occupancy rates, which are typically higher than weekday usage. While information is not available to calculate weekend usage rates, it is reasonable to assume that the campground is fully occupied (100%) during peak summer periods. The existing RV spaces have water, electricity, and bathhouse availability, and the campground includes one common RV dump station for sewer service. Telephone, cable television, and internet services are not available to campground patrons.

As shown in Exhibit 7-1, the Sandy Beach Campground is located directly north of SR 28 and the Sandy Beach Recreation Area. The Sandy Beach Recreation Area, discussed in detail below, is a day use recreation area owned by the California Tahoe Conservancy (Conservancy) and operated by the North Tahoe Public Utilities District

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<sup>1</sup> At that time in which TRPA completed its land capability and coverage verification, the campground was operating 44 campsites.

(NTPUD). The campground's proximity to the Sandy Beach Recreation Area provides campground patrons with direct and walkable access to Lake Tahoe. Additionally, the on-site Enviro-Rents kayak rental shop provides the opportunity for water-oriented recreation activities, and the bicycle rental shop allows patrons to rent bicycles and tour the local Tahoe Vista/Kings Beach area without an automobile.

## **7.1.2 TAHOE VISTA COMMUNITY PLAN AND TAHOE VISTA VICINITY**

A variety of parks, beaches, and other recreation facilities exist in the vicinity of Tahoe Vista as well as within the boundaries of the Tahoe Vista Community Plan (TVCP). These facilities are shown in Exhibit 7-1.

### **NORTH TAHOE REGIONAL PARK**

The North Tahoe Regional Park, which is owned and operated by NTPUD's North Tahoe Recreation and Parks Department, is located approximately 1,000 feet north of the project site and encompasses approximately 124 acres. The Regional Park is open from 6:00 AM to 10:00 PM and provides the following services, facilities, and recreational opportunities:

- ▶ Summer trails: hiking, interpretation (fauna and flora), exercise course, paved and unpaved bicycle paths;
- ▶ Sports: tennis, handball, disc golf, horseshoes, track and soccer (being developed), softball and baseball, basketball, and volleyball;
- ▶ Winter trails: cross-country skiing, snowshoeing, snowmobiling, and sledding; and
- ▶ Picnic areas: individual barbecues in playground areas, children's garden space, and covered ramada (NTPUD 2006a; NTPUD 2007).

### **TAHOE VISTA RECREATION AREA**

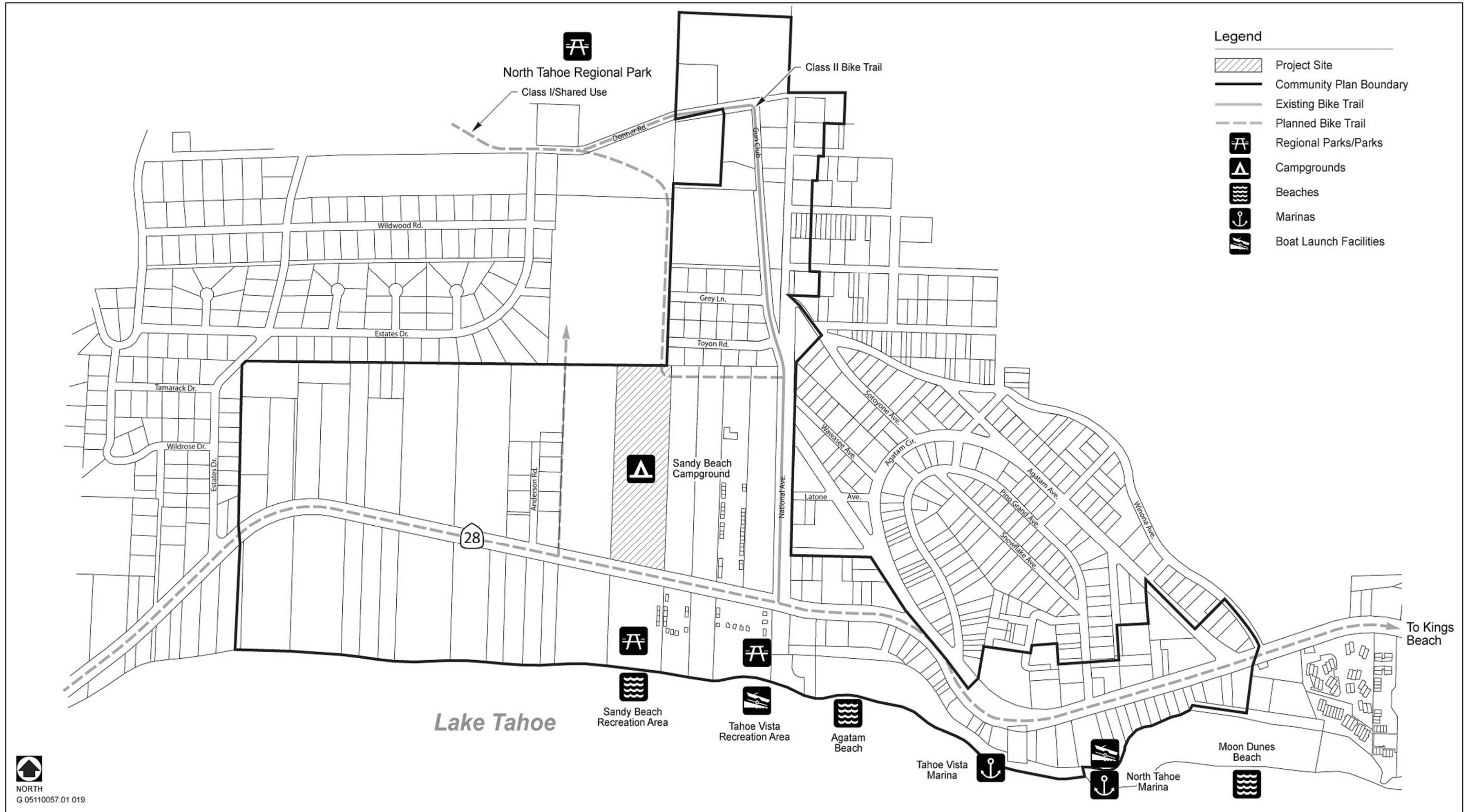
The Tahoe Vista Recreation Area, which is also owned and operated by the NTPUD North Tahoe Recreation and Parks Department, is a 2.7-acre park area located at National Avenue in Tahoe Vista (NTPUD 2007). Lakeside improvements (including the addition of parking and a boat launch) were completed in July 2006. The Tahoe Vista Recreation Area now has a major boat launch facility, temporary kayak storage area, picnic areas with tables, interpretative signage, access to the beach, bike racks, restrooms, and 800 feet of lakeshore frontage.

### **BEACHES**

NTPUD operates three other public beaches within Tahoe Vista. The Sandy Beach Recreation Area, located south of SR 28 near the project site, is a small 200-foot beach and park located in the center of Tahoe Vista. This recreation area is lightly wooded and contains site amenities such as unpaved walking paths, benches, trash receptacles, and picnic tables. The site does not provide for motorized boat access to Lake Tahoe from SR 28.

Parking for the Sandy Beach Recreation Area is limited to on-street parking. While the TVCP and TRPA Environmental Improvement Program (EIP) call for the addition of parking facilities and other day-use amenities (e.g., restroom facilities) at Sandy Beach (EIP Project #623), there are currently no plans to construct such facilities in the near future given the lack of funding, EIP prioritization, and the resources invested in the recent Tahoe Vista Recreation Area improvements at National Avenue. The beach is owned by the Conservancy (NTPUD 2006a).

Adjoining Sandy Beach is Moon Dunes Beach. Owned by the Conservancy, this 600-foot beach has picnic tables, restrooms, and roadside parking. NTPUD also maintains Agatam Beach in Tahoe Vista, which includes 300 feet of beach, rest rooms, and a picnic area.



Source: TRPA/MPO 2003; TRPA 1996; NTPUD 2006a; EDAW 2006

**Existing and Planned Recreational Facilities in Tahoe Vista Area**

**Exhibit 7-1**

## **BICYCLE TRAILS**

The North Tahoe Regional Park currently includes a paved bicycle path with access to nearby National Forest land and Highway 267. As part of NTPUD's ongoing Tahoe Vista Recreation Area and Boat Launch Project, a new bicycle trail, sidewalk, and pedestrian trail will be constructed near the intersection of SR 28 and National Avenue as part of the mountainside improvements phase of the project (NTPUD 2006b). In addition, the 2003 Lake Tahoe Regional Bicycle and Pedestrian Master Plan Final Report identifies existing and proposed bikeway facilities. Exhibit 7-1 shows these existing and proposed bicycle trails (TRPA 2003).

## **MARINAS AND BOAT LAUNCH FACILITIES**

Three marinas are located in Tahoe Vista: the North Tahoe Marina, the Tahoe Vista Inn and Marina, and the National Avenue Marina (recently renamed the Tahoe Vista Recreation Area and Boat Launch). The North Tahoe Marina offers 27 boat slips, power boat rentals, boat sales, a service department, and gas dock (Von Ziegesar 2006). An expansion of the marina has been proposed that would increase the number of slips by 173 and add a sheet pile wall and other facilities that would extend 800 feet out into Lake Tahoe (TRPA 2006a). The Tahoe Vista Inn and Marina is a private resort offering four guest slips and a small boat launch ramp (Lake Tahoe Concierge 2006).

As discussed above, the National Avenue Marina or Tahoe Vista Recreation Area and Boat Launch is owned and operated by the NTPUD. The Tahoe Vista Recreation Area and Boat Launch Project is a collaborative effort between the NTPUD, the California Department of Boating and Waterways, and the Conservancy. It consists of a 2.7-acre lakeshore property with approximately 800 feet of lakeshore frontage and a 3.6-acre mountainside support parcel connected to the lakeshore property near the intersection of SR 28 and National Avenue. Construction of the proposed lakeside improvements (parking and boat launch) commenced in August 2004 and was completed in July 2006, and the mountainside elements were approved at an April 2004 NTPUD Board of Directors meeting. The District will gather funding for the mountainside improvements before moving forward with permitting and the construction bid process (NTPUD 2006b).

### **7.1.3 NORTH LAKE TAHOE AREA**

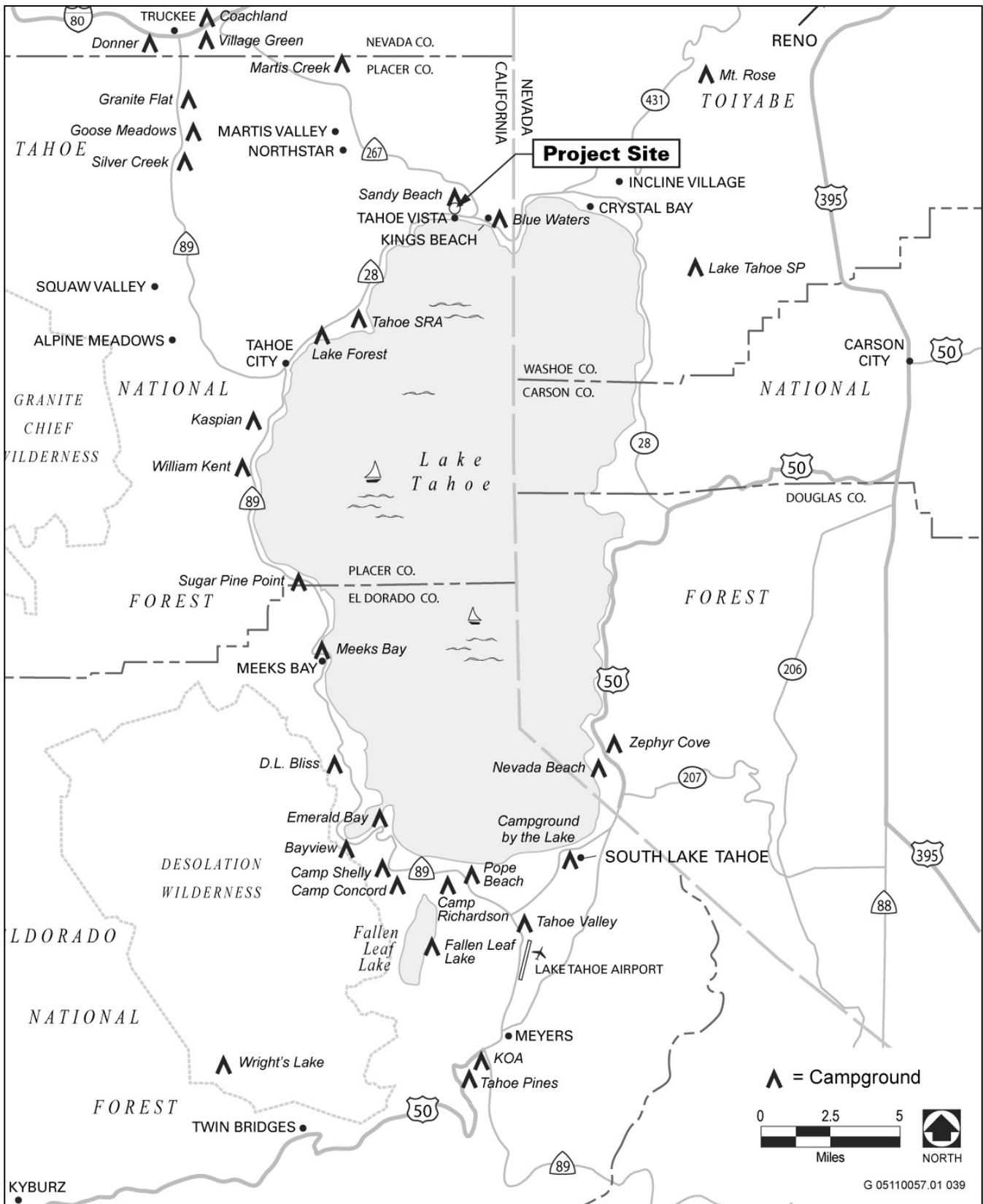
A variety of campgrounds, parks, beaches, bicycle trails, and other recreation facilities exist in the north Lake Tahoe area, and are described below.

#### **CAMPGROUNDS AND PARKS**

Nearby public and private campgrounds available for RV use include: Blue Waters Lodge and RV Park in Kings Beach, Tahoe State Recreation Area in Tahoe City, Coachland RV Park in Truckee, Meeks Bay Resort and Marina in Tahoma, Sugar Pine Point Campground in Tahoma, and the Village Green Mobile Home Park in Truckee (Exhibit 7-2). Other nearby campgrounds include: Martis Creek Campground off of Highway 267; Granite Flat, Goose Meadows, and Silver Creek Campgrounds off of SR 89; William Kent Campground and Kaspian Campground and Picnic Area south of Tahoe City; and Lake Forest Campground east of Tahoe City.

TRPA assigned PAOTs to several north Lake Tahoe campgrounds in 1986, including the Lake Forest Campground (105 PAOTs), Tahoe State Recreation Area (195 PAOTs), and William Kent Campground (475 PAOTs). While no PAOTs were formally assigned to the Sandy Beach Campground in 1986 by TRPA (TRPA 1983), TRPA now recognizes that the campground has an existing capacity of 135 PAOTs.

Burton Creek State Park in Tahoe City includes hiking and bicycle trails. Although the possibility exists for the development of a campground in the future, as a campground containing up to 200 sites was envisioned in the recent Burton Creek State Park General Plan, there are currently no near-term plans to develop the campground in the park (Eichar, pers. comm., 2006).



Source: EDAW 2007

**Public and Private Campgrounds near Lake Tahoe**

**Exhibit 7-2**

## **BEACHES**

The North Tahoe Recreation and Parks Department operates and maintains various beaches in North Tahoe, with designated swimming areas, sandy beaches, boat launching, boat rental concession, and playground areas. These beaches include Carnelian Beach, Patton Beach, North Tahoe Beach Center, Speedboat Beach, and the Kings Beach State Recreation Area (NTPUD 2006a).

## **BICYCLE TRAILS**

There are several bicycle trails located in the area. Some of these trails are maintained by the Tahoe City Department of Parks and Recreation and are generally located around Tahoe City, extending from Tahoe City to Dollar Point, Tahoe City to Sugar Pine Point State Park, and from Tahoe City to Squaw Valley.

## **7.2 REGULATORY SETTING**

### **7.2.1 FEDERAL**

No federal recreation plans, policies, ordinances, laws, or regulations are applicable to the proposed project.

### **7.2.2 STATE**

The Quimby Act (California Government Code Section 66477) was established by the California legislature in 1965 to preserve open space and parkland in the rapidly urbanizing areas of the state. This legislation was in response to California's increased rate of urbanization and the need to preserve open space and provide parks and recreation facilities for California's growing communities. The Quimby Act authorizes local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two.

The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres per 1,000 persons, then the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

On May 11, 2004, the Placer County Board of Supervisors passed a new parks fee that includes both a Quimby Act fee that is collected at the final map recording and an Assembly Bill 1600 fee that is collected at the building permit stage. That fee structure went into effect on July 11, 2004 and has since been adjusted for cost of living increases. The County would, at the time of subdivision, collect \$555 per single family-zoned parcel, and \$405 per multifamily unit. At the time that building permits are issued, the County would collect an additional \$2,925 per parcel for an overall total of \$3,480 per single-family parcels, including modular homes and an additional \$2,130 per unit for multifamily units for a total of \$2,535 per unit. These funds can be used for acquisition, development, or for major repairs of park facilities. The Tahoe Vista Partners LLC Affordable Housing and Interval Ownership Development Project would be conditioned to pay its fair-share of fees necessary to offset its demand for recreational facilities.

### **7.2.3 TAHOE REGIONAL PLANNING AGENCY**

TRPA implements its authority to regulate growth and development in the Lake Tahoe region through the Regional Plan for the Lake Tahoe Basin (Regional Plan). The Regional Plan, initially adopted in 1987, includes several relevant documents including the Goals and Policies, Code of Ordinances, Environmental Threshold Carrying Capacities, and Plan Area Statements. Chapter 6, “Land Use,” of this EA/EIR provides additional information on TRPA and other agency regulatory and planning processes for the Lake Tahoe Basin.

#### **TRPA PATHWAY PROCESS**

TRPA is currently working with several Lake Tahoe public agencies on a Regional Plan update process referred to as Pathway. The process is a collaborative effort between TRPA, the U.S. Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection. Completion of a Pathway report is expected in 2008. As part of the Pathway process, TRPA is evaluating all nine thresholds, including recreation. New research, science, and collaboration at the community level will help inform the process.

#### **TRPA GOALS AND POLICIES**

The Goals and Policies portion of the Regional Plan establishes an overall framework for development and environmental conservation in the Lake Tahoe region. This framework allows development of master plans to refine and implement Regional Plan policies appropriate to specific uses. Chapter 5, “Recreation Element,” of the Goals and Policies document considers dispersed recreational activities, urban recreational facilities, and developed recreational facilities (including campgrounds). Goals for developed recreation include the provision of a fair share of the total basin capacity for outdoor recreation (Goal #1), and the provision of efficiently utilized outdoor recreation resources (Goal #4). The recreation element recognized a baseline of 21 campgrounds (not including the Sandy Beach Campground) with more than 2,000 campsites (TRPA 1986). Pathway visioning workshops and recreation user perception surveys of areawide recreation demand and existing use have demonstrated the continued need for more campgrounds and recreation facilities in the Lake Tahoe region.

#### **TRPA CODE OF ORDINANCES/PAOT SYSTEM**

Chapter 33, “Allocation of Development,” of the TRPA Code of Ordinances includes a section on the regulation of additional recreational facilities. As described in Chapter 33, TRPA regulates the expansion of recreational use in the Lake Tahoe region by identifying targets for recreational use and regulating development to maintain them. TRPA has identified targets for outdoor recreation measured in PAOT for overnight facilities, summer day-use facilities, and winter day-use facilities. Developed campgrounds and RV parks are classified as overnight-use facilities. TRPA regulates the rate and distribution of expanding recreational uses in the Lake Tahoe region through what is referred to as the allocation of PAOTs.

TRPA allocates PAOTs to plan area statements (PAS) and community plans and to a pool where PAOTs are held in reserve for overnight and summer day-use facilities. Prior to 1987, 2,080 overnight-use campsites (or 10,400 PAOTs) were recognized for campgrounds throughout the Basin (Eichar, pers. comm., 2006). If a proposed new or expanded recreational facility meets TRPA’s criteria and the project is approved, then the number of PAOTs necessary to accommodate the increased level of activity associated with the project will be assigned or allocated to the project from the post-1987 PAOTs allocated to the relevant PAS, community plan or reserve pool. As of September 2007, there were a total of 6,114 overnight-use PAOT allocations, with 5,114 PAOTs allocated to PAS or community plans, and 1,000 PAOTs allocated to the reserve pool (TRPA 2007). The majority (94%) of the post-1987 PAOTs, 5,052 PAS or community plan and 668 reserve pool PAOTs, remain unassigned (TRPA 2007). These post-1987 allocations remain far below TRPA’s 20-year, 6,114 PAOT allocation target.

Through the PAOT assignment process, TRPA grants permission for use of a recreational facility by a specific number of people. PAOT disposition allows agencies to quantitatively measure recreation facility development and to determine how well the development of recreation facilities is keeping pace with other urban development trends in the Basin, such as residential and commercial development. Furthermore, in accordance with TRPA Code of Ordinances Chapter 38, Section 38.2.C, PAOTs that have been allocated to a parcel may be banked and then transferred to another parcel.

## **ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES**

The provision of recreation facilities in the Lake Tahoe Basin is governed primarily by TRPA, which provides basinwide planning and policy direction related to recreation. TRPA has established environmental thresholds for nine indicators, including recreation. Two recreation thresholds (i.e., indicators) were analyzed in the TRPA 2006 Threshold Evaluation Report; these correspond to the two policy statements in the Recreation Element of the TRPA Goals and Policies document:

- ▶ Recreation Threshold Indicator 1 (R1) – Quality Experience and Additional Access. It shall be the policy of the TRPA Governing Body in development of the Regional Plan to preserve and enhance the high-quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Body shall consider provisions for additional access, where lawful and feasible, to the shorezone and high-quality undeveloped areas for low density recreational uses.
- ▶ Recreation Threshold Indicator 2 (R2) – Fair Share of Resource Capacity. It shall be the policy of the TRPA Governing Body in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public.

R1 consists of two parts: (1) preservation and enhancement of a high-quality recreation experience and (2) the provision of additional high-quality, undeveloped lands for recreation, including lake access. R1 is a policy standard and no numerical standards have been established to determine attainment status of the threshold. However, various numerical indicators, such as linear feet of shoreline or miles of bike trail, are used to gain insight into whether or not the desired standard is being met. In and of themselves, these quantifiable features do not express the quality of the recreation experience at Tahoe, nor are they a true expression of access to the shorezone or other undeveloped lands but collectively they provide insight on threshold status (TRPA 2007). The measures used to assess R1 threshold attainment are described below.

The quality of recreation experiences is measured in surveys conducted by TRPA and other recreation providers. Such surveys compare the importance of an identified recreation attribute, such as recreation facilities and conditions, with the experience that the recreationists perceive.

A second part of the threshold indicator is the provision of additional access to the lake and other natural features by the general public. This indicator is supported by public land acquisition programs, as well as through the provision of additional trails and trailheads, including bicycle trail segments, and their supporting amenities.

Overall, the R-1 threshold is considered to be in attainment with respect to Quality Experience and Additional Access (TRPA 2007). Because of the threshold's subjective nature, it is difficult to evaluate the attainment status of R1. However, based on recreation user perception surveys completed since the 2001 Threshold Evaluation, recreational expectations of visitors and residents are being met, and therefore the recreation experience component of the threshold indicator is considered to be in attainment in the 2006 Threshold Evaluation Report (TRPA 2007).

R2 is intended to ensure that a fair share of the region's outdoor recreation capacity is available to the general public. The threshold indicators for the R2 threshold are more quantifiable than for R1. Three indicators provide a mechanism for evaluation: cumulative accounts of PAOT allocations, when applicable; facilities development for recreation projects that do not require PAOT allocations; and land acquisition of new public lands that support recreation purposes. Overall, the TRPA 2001 and 2006 Threshold Evaluation Reports concluded that an appropriate level of outdoor recreation facility development that is controlled by the PAOT capacity system has been planned (TRPA 2002, 2007). Therefore, this recreation capacity indicator is considered to be in attainment. However, as discussed above, only a small number of the overnight-use recreation PAOTs have been assigned to date (far below TRPA's 20-year target of 6,114 PAOTs).

## **LAKE TAHOE REGIONAL BICYCLE AND PEDESTRIAN MASTER PLAN**

The Lake Tahoe Regional Bicycle and Pedestrian Master Plan was prepared by TRPA and the Tahoe Metropolitan Planning Organization to provide a blueprint for developing a regional bicycle and pedestrian system that includes both on-street and off-street facilities as well as support facilities and programs throughout the Lake Tahoe region. The report contains conceptual trail alignments for various areas throughout the Tahoe Basin (TRPA 2003).

### **7.2.4 LOCAL AND COUNTY**

#### **TAHOE VISTA COMMUNITY PLAN**

TRPA PAS 022, Tahoe Vista Commercial, directs the reader to the TVCP. Pursuant to Chapter 14 of the TRPA Code of Ordinances, the TVCP supersedes certain plans and regulations established by the TRPA PAS and the TRPA Code for the area within the TVCP boundaries. For purposes of Placer County land use regulation, the TVCP and the Placer County General Plan and implementing ordinances are one and the same. The TVCP serves as the mutual plan for all regulatory authorities.

Chapter V, "Recreation Element," of the TVCP identifies the required recreation targets in PAOTs allocated by TRPA to the TVCP area and includes summer day-use targets of 400 PAOTs for lake access and 50 PAOTs for recreation trails. The TVCP also encourages a recreation target of 100 PAOTs for RV parks that provide overnight facilities. The Recreation Element of the TVCP is a supplement to the Recreation Element of the TRPA Goals and Policies and the Placer County General Plan Recreation Element.

Consistent with the Regional Plan and the General Plan, the TVCP Recreation Element lists specific recreation objectives, policies, and policy implementing improvements applicable to Tahoe Vista and the proposed project. Specific recreation objectives, policies, and improvements relevant to the proposed project include:

- ▶ **Objective 1:** Use all appropriate opportunities consistent with the Recreation Element for increased public access to Lake Tahoe.
  - **Policy 1b:** Use all appropriate opportunities to increase opportunities for public access to Lake Tahoe.
- ▶ **Improvement 3:** Campground / RV Expansion. The TVCP encourages the expansion of overnight camping facilities in Special Area #1. (100 design capacity for people, or DCP). *Note:* the acronym DCP is synonymous with PAOT (Eichar, pers. comm., 2006).

## PLACER COUNTY CODE AND GENERAL PLAN

Chapter 18 of the Placer County Code is the County’s Environmental Review Ordinance. Appendix A of the ordinance lists impacts that are normally considered significant for a number of topics including land use, traffic, air, and cultural resources, but does not list impacts for recreation.

Section 5 of the Placer County General Plan, “Recreational and Cultural Resources,” includes goals and associated policies for public recreation and parks, private recreational facilities and opportunities, and recreational trails (Placer County 2004). For the proposed project, relevant goals and policies include:

- ▶ **Goal 5.A:** To develop and maintain a system of conveniently-located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.
  - **Policy 5.A.13:** The County shall ensure that recreational activity is distributed and managed according to an area’s carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area’s recreation resources shall be recognized.
  - **Policy 5.A.14:** The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
  - **Policy 5.A.21:** The County shall encourage the development of public and private campgrounds and RV parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- ▶ **Goal 5.B:** To encourage development of private recreational facilities.
  - **Policy 5.B.1:** The County shall encourage development of private recreation facilities to reduce demands on public agencies.

## PLACER COUNTY ZONING ORDINANCE

As stated in Placer County Zoning Ordinance Section 17.54.100(D)(1), residential planned development projects are required to provide in-tract neighborhood recreational facilities to residents of the Planned Development in excess of the 5 acres per 1,000 residents are required by County Code Section 16.08.100 and Recreational Facilities Fee Ordinance (Chapter 15, Placer County Code). The total recreation facilities required for the planned development project cannot be less than that needed to accommodate the total demand for such facilities created by residents of the project, as determined by the Planning Commission in consultation with the Placer County Department of Facilities Services, Parks and Grounds Division. The project applicant may propose to develop and dedicate to Placer County, or an appropriate recreation district serving the area of the project, a public park, consistent with the park needs of the community in lieu of creating commonly owned, on-site park and recreational improvements and/or as a credit toward fees, as deemed appropriate by the Planning Commission. Alternatively, the project applicant may pay a fee equivalent to the value of the park and recreation improved land and park improvements to provide public parks and recreation facilities in the vicinity of the planned development. (Note: this fee correlates to parks and recreation demand created by the project and is a separate issue from that related to campground capacity issues raised by closure of the campground.)

## NORTH TAHOE PUBLIC UTILITIES DISTRICT

NTPUD is a California Special District that provides sewer, water, and recreation services to the residents of Lake Tahoe’s north shore. The NTPUD owns and operates several facilities within its boundaries ranging from the Nevada state line in Crystal Bay to Dollar Hill, with a service area that includes the communities of Kings Beach,

Tahoe Vista, Brockway Vista, Carnelian Bay, Cedar Flat and Agate Bay. NTPUD manages and maintains most of the public beaches in the north Lake Tahoe area (including Sandy Beach) as well as the North Tahoe Regional Park in Tahoe Vista (NTPUD 2006a).

Facilities and properties owned or co-owned by the NTPUD include the North Tahoe Regional Park, Tahoe Vista Offices and Corporate Yard, National Avenue Community Daycare Center, Dollar Hill (Firestone) Property, Mogilefsky Property, Tahoe Vista Recreation Area, Secline Beach/Griff Creek and the Stoker Property in Kings Beach (NTPUD 2007). The NTPUD also manages properties owned by other agencies, including Sandy Beach in Tahoe Vista. The North Tahoe Community Conference Center is also owned and managed by NTPUD. Through parking and concessionaire revenues, NTPUD is able to maintain restrooms, remove trash and other litter, conduct general facility maintenance activities, and execute capital improvements at facilities such as the Kings Beach State Recreation Area and the Tahoe Vista Recreation Area (NTPUD 2006a).

The recreation program for the NTPUD is described in the draft Parks and Recreation Master Plan. Although several drafts were completed in the late 90s, the NTPUD Board of Directors did not approve a Master Plan. NTPUD began a new master plan process in early 2006 consisting of several public meetings, a needs assessment and evaluation of facilities, a public survey, and possibly a community focus group (Long, pers. comm., 2006). A draft version of the *North Tahoe Public Utility District Recreation and Parks Master Plan* was circulated for review and comment in May 2007 (NTPUD 2007).

## **7.3 ENVIRONMENTAL CONSEQUENCES AND RECOMMENDED MITIGATION MEASURES**

### **7.3.1 CRITERIA OF SIGNIFICANCE**

#### **CEQA CRITERIA**

Based on Appendix G of the State CEQA Guidelines, the proposed project would result in a significant recreation impact if it would:

- ▶ increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- ▶ include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### **TRPA CRITERIA**

Two recreation thresholds have been established by TRPA (as described in Section 7.2 above): R1, Quality of Experience and Additional Access, and R2, Fair Share of Resource Capacity. For the purposes of this analysis, a recreation impact may be considered significant if implementation of the proposed project would:

- ▶ be inconsistent with either of the two TRPA environmental thresholds related to recreation in the Regional Plan.

Based on the TRPA Initial Environmental Checklist Form, the proposed project would result in significant recreation impact if it would:

- ▶ create substantial, unmet additional demand for recreation facilities;
- ▶ have the potential to create conflicts between recreation uses, either existing or proposed;
- ▶ result in a decrease or loss of public access to any lake, waterway, or public lands; or
- ▶ result in a reduction of public access to public recreation areas or public recreation opportunities.

For the purposes of this analysis, a recreation impact may be considered significant if implementation of the proposed project would:

- ▶ be inconsistent with the Lake Tahoe Regional Bicycle and Pedestrian Master Plan.

## TVCP CRITERIA

Chapter V of the TVCP includes required recreation targets in PAOTs, including a recreation expansion target of 100 PAOTs for RV parks, which would require the addition of overnight PAOTs to the TVCP area. The TVCP Recreation Element lists specific recreation objectives, policies, and policy implementing improvements applicable to Tahoe Vista and the proposed project. For the purposes of this analysis, a recreation impact may be considered significant if implementation of the proposed project would:

- ▶ be inconsistent with Objective 1 Policy 1b, or Improvement 3 of the TVCP Recreation Element.

## 7.3.2 IMPACT ANALYSIS

### ALTERNATIVE A—PROPOSED PROJECT

**IMPACT 7.A-1**      **Granting of an Easement to the NTPUD for Proposed Future Multiple Use (including bicycles) Public Trail.** *Implementation of Alternative A would result in the granting of an easement to the NTPUD for a future multiple use public trail connecting the North Tahoe Regional Park to National Avenue. The public trail would cross the project site's northeast corner.*

**Significance**      *Beneficial*

**Mitigation**      *No Mitigation is Required*

**Significance after Mitigation**      *Beneficial*

Alternative A includes the granting of an easement to the NTPUD for a proposed future multiple use (including bicycles) public path and construction of the path within the easement boundaries by the project applicant. The multiple use public path would cross the northeast corner of the project site. Access from the project site to the multiple use public path would be provided via a locked and key-coded gate limited to use by TAU owners. The multiple use public path would provide access to recreational opportunities associated with the North Tahoe Regional Park, National Avenue Commercial Village Area, and the Tahoe Vista Recreation Area near the intersection of National Avenue and SR 28. The multiple use public path would be consistent with NTPUD plans for trail alignments in the vicinity of the project site. This would be a **beneficial** recreational impact.

**IMPACT 7.A-2**      **Closure of Sandy Beach Campground/Loss of Recreation Capacity.** *Implementation of Alternative A would result in the conversion of the site from a campground/RV park to a TAU and affordable/employee housing development. Implementation of Alternative A would result in the elimination of overnight camping facilities and outdoor recreation concessions in Special Areas #1 and #2 of the TVCP. This land use conversion would reduce regional and basin-wide campground capacity.*

**Significance**      *Significant*

**Mitigation**      *Mitigation Measure 7.A-2. Mitigate for Loss of 27 Camping/RV Sites.*

**Significance after Mitigation**      *Less Than Significant*

Alternative A proposes to construct 45 tourist accommodation units (TAUs) and 10 affordable/employee housing units at the Sandy Beach Campground site. Implementation of this alternative would eliminate 27 existing camping/RV sites and an associated RV dump station at the project site. The Sandy Beach Campground is located within TVCP Special Areas #1 and #2. Closure of the campground in Special Areas #1 and #2, and closure of the kayak rental and bicycle rental shops in Special Area #2 would remove recreational facilities within walking distance to Lake Tahoe. Few privately-owned facilities similar in character to the Sandy Beach Campground exist in the area, and no other campgrounds are located within Special Areas #1 or #2, or the general TVCP area.

As described in the TVCP, Tahoe Vista should continue as a regional tourist and recreation center with some industrial and commercial uses. To help achieve this goal, the TVCP defines permissible recreation uses for six Special Areas in Tahoe Vista. Permissible recreation uses in Special Area #1 include beach recreation, boat launching facilities, day use areas, developed campgrounds, outdoor recreation concessions, and recreational vehicle parks. Permissible recreation uses in Special Area #2 include beach recreation, boat launching facilities, day use areas, marinas, and outdoor recreation concessions.

Objective 1 Policy 1b of the TVCP Recreation Element calls for increased opportunities for public access to Lake Tahoe, and Improvement 3 encourages the expansion of overnight camping facilities in Special Area #1. Closure of the campground, as proposed in Alternative A, would remove recreational facilities in Special Areas #1 and #2 that provide access to Lake Tahoe and overnight camping opportunities, which would be inconsistent with Improvement 3 of the TVCP. However, Alternative A would result in the construction of 45 TAUs or fractional ownership units and 10 affordable/employee housing units, which are permissible uses per Special Areas #1 and #2 of the TVCP and are consistent with the TVCP goal that Tahoe Vista continue as a regional tourist and recreation center. The project would not preclude the expansion of campground facilities at other locations in Special Area #1 of the TVCP. While the project would not hinder public access to Lake Tahoe and TAU users and project residents would continue to have direct access to Lake Tahoe via Sandy Beach Recreation Area, it would result in the conversion of a campground, which provides public overnight users with access to a public beach, to a private TAU resort development that is open only to fractional owners and their guests and the general public based on owner vacancy only. Conversely, Alternative A would construct a multiple use (including bicycles) public trail connection and provide an easement for a bike trail to the NTPUD, which would be a recreational use consistent with TVCP Special Areas #1 and #2. This trail connection would provide non-motorized public access to the Lake. Constructing a multiple use (including bicycles) public trail connection would also help achieve Objective 2 of the TVCP Recreation Element, which calls for an increase in the total mileage of bicycle trails available for public use and completing alignments as established by the NTPUD.

According to TRPA records, there are four campgrounds located in the north Lake Tahoe region: the Lake Forest Campground (20 sites), Sandy Beach Campground (27 sites), Tahoe State Recreation Area (38 sites), and William Kent Campground (95 sites). In the north Lake Tahoe region, closure of the Sandy Beach Campground would reduce the number of campsites from 180 to 153, or a reduction of 15.0%. In the Tahoe Basin, closure of the Sandy Beach Campground would reduce the number of recognized campsites from 2,315 to 2,288 (a reduction of 1.2%) (TRPA 2006b).

According to the project applicant, the Sandy Beach Campground has not been able to compete effectively with nearby subsidized state campgrounds, and is no longer economical to operate. Relative to other RV campgrounds, the Sandy Beach Campground is basic in the amenities it offers. While the RV spaces have water, electricity, and bathhouse availability, they have no telephone, cable television, or internet services, now common at many RV sites. The campground also includes a single common dump station for sewer service. While the property owners have continued to operate the campground, the project applicant states that its closure would occur regardless of project implementation. The Campground is not expected to reopen after the 2007 season. When the Sandy Beach Campground closes, the existing campsites would be lost and would not be subject to replacement elsewhere.

The loss of 27 camping/RV sites alone would not be expected to cause the status of the R2 recreation threshold indicator (Fair Share of Resource Capacity) to degrade from attainment to nonattainment, because the Sandy Beach Campground was not recognized in TRPA’s baseline inventory of campground facilities in 1987 and was never assigned PAOTs. However, the campground is inventoried in the TVCP and the implementation of the proposed project would result in a reduction of the equivalent of 135 PAOTs of campground capacity at the project site. Since implementation of Alternative A would result in the loss of campsites in the North Tahoe Region and a reduction in recreation PAOT capacity, it would create a demand for additional campground recreational facilities elsewhere in an environment in which campground capacity during peak summer periods has been identified as a need through recreation user perception surveys and Pathway visioning workshops. For this reason, this is considered a **significant** impact.

**IMPACT**                    **Increase in Use of Parks and Other Recreation Facilities.** *The addition of new residents and tourists in the Tahoe Vista area could result in an incremental increase in the use of existing parks and other recreational facilities. Implementation of Alternative A would increase the area's population by approximately 292 occupants, which would result in the demand for 1.46 acres of new on-site recreational facilities and increased use of local recreation areas.*

**7.A-3**

**Significance**    *Potentially Significant*

**Mitigation**    *Mitigation Measure 7.A-3. Provide 1.46 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.*

**Significance after Mitigation**    *Less Than Significant*

The project is considered a “planned development” by Placer County; therefore, it would require the incorporation of on-site recreation facilities commensurate with the number of potential residents. The amount of required on-site recreation facilities is calculated at 5 acres per 1,000 residents (Kimbrell, pers. comm., 2007). Implementation of Alternative A would result in the addition of an estimated 292 total occupants in the Tahoe Vista area, which equates to a requirement of 1.46 acres of on-site recreational facilities. Proposed on-site recreational amenities include an easement in the northern part of the project site, which would be granted to the NTPUD (or jointly to several agencies including the NTPUD) for a future multiple use (including bicycles) public trail. The easement would accommodate the future development of a multiple use public path consistent with the TVCP and NTPUD’s plans for a trail alignment within the vicinity of the project property, and more specifically, with NTPUD’s plans to construct a connection between the North Tahoe Regional Park and the intersection of SR 28 and National Avenue. The project would also include a pool, a clubhouse, and decked spas associated with the TAUs. However, it is unclear if the proposed on-site recreational facilities would be sufficient to meet the 1.46-acre requirement for a planned development. Any shortage of the required on-site recreation facilities would require payment of park fees commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services; these fees would be in addition to the standard Placer County park fees identified below.

New residents would likely use local parks and recreational facilities in the community, particularly the North Tahoe Regional Park and the Sandy Beach Recreation Area, which are within walking distance of the project site. Construction at or expansion of existing parks and recreational facilities would not be necessary as a result of this incremental increase in park/recreational facility use. However, the project-related increase in use would contribute to routine wear and tear on playing fields, recreational equipment, trails, and picnic tables. It would be difficult to determine the extent of the wear and tear that would be attributed directly to Alternative A, because most local parks and recreational facilities are widely used by local residents and visitors.

Improvements to existing park facilities and the construction of new park facilities are funded, in part, through Placer County’s assessment of park fees, which would be approximately \$2,640 per unit (including affordable

housing units and TAU units) (Kimbrell, pers. comm., 2007). The park fees would be assessed at the time of final map approval or final building permits, and are required for the development of residential units and TAU units to offset the impact of new development on community recreation. Although the park fees go to the County, the project's fees would be earmarked for improvement of park facilities in the vicinity of the project site, such as the North Tahoe Regional Park or the Sandy Beach Recreation Area. The NTPUD, which is responsible for these parks, must apply to the County for funding from the park fee program. The NTPUD can then use the funds for projects at nearby NTPUD recreational facilities.

In addition to the Placer County park fee, the project would be subject to the locally approved Measure C parcel tax, which provides maintenance funds for the NTPUD. This is a parcel tax that adjusts annually and is applicable to all parcels within the NTPUD district boundaries. The annual fee is determined based on the square footage of the residential units.

Implementation of Alternative A would increase occupants in Tahoe Vista, which would likely increase the use of existing parks and other recreational facilities. Although Alternative A includes construction of on-site recreational facilities, it is unclear if the proposed on-site recreational facilities would be sufficient to meet the 1.46-acre requirement for a planned development and for this reason this impact is considered **potentially significant**. If construction of 1.46 acres of on-site recreational facilities would not be feasible, the payment of additional Placer County park fees (in addition to the standard park fees and yearly Measure C parcel taxes discussed above) would be required to offset the on-site shortfall and demand for parks and facilities to a less-than-significant level.

## ALTERNATIVE B—REDUCED DEVELOPMENT

IMPACT 7.B-1	Granting of an Easement to the NTPUD for Proposed Future Multiple Use (including bicycles) Public Trail. <i>This impact would be the same as Impact 7.A-1 for Alternative A above. Implementation of Alternative B would result in the granting of an easement to the NTPUD for a future multiple use public trail connecting the North Tahoe Regional Park to National Avenue. The public trail would cross the project site's northeast corner.</i>
Significance	<i>Beneficial</i>
Mitigation	<i>No Mitigation is Required</i>
Significance after Mitigation	<i>Beneficial</i>
IMPACT 7.B-2	Closure of Sandy Beach Campground/Loss of Recreation Capacity. <i>This impact would be the same as Impact 7.A-2 above for Alternative A. Implementation of Alternative B would result in the conversion of the site from a campground/RV park to a TAU and affordable/employee housing development. Implementation of Alternative B would result in the elimination of overnight camping facilities and outdoor recreation concessions in Special Areas #1 and #2 of the TVCP. This land use conversion would reduce regional and basin-wide campground capacity.</i>
Significance	<i>Significant</i>
Mitigation	<i>Mitigation Measure 7.B-2. Mitigate for Loss of 27 Camping/RV Sites.</i>
Significance after Mitigation	<i>Less Than Significant</i>

**IMPACT 7.B-3**      **Increase in Use of Parks and Other Recreation Facilities.** *This impact would be the same as Impact 7.A-3 for Alternative A. The addition of new residents and tourists in the Tahoe Vista area could result in an incremental increase in the use of existing parks and other recreational facilities. Implementation of Alternative B would increase the area's population by approximately 258 occupants, which would result in the demand for 1.29 acres of new on-site recreational facilities and increased use of local recreation areas.*

**Significance**      *Potentially Significant*

**Mitigation**      *Mitigation Measure 7.B-3. Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.*

**Significance after Mitigation**      *Less Than Significant*

### **ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS**

**IMPACT 7.C-1**      **Granting of an Easement to the NTPUD for Proposed Future Multiple Use (including bicycles) Public Trail and an Easement to Placer County for a Public Foot Path Connection to the Bicycle Trail.** *This impact would be similar to that of Impact 7.A-1 for Alternative A. Implementation of Alternative C would result in the granting of an easement to the NTPUD for a future multiple use public trail connecting the North Tahoe Regional Park to National Avenue. The trail would cross the project site's northeast corner. In addition, Alternative C would include a dedicated easement to Placer County and construction of a public pedestrian walkway along the eastern boundary of the site that would provide a public connection from the multiple use public trail easement through the project site and to Sandy Beach Recreation Area.*

**Significance**      *Beneficial*

**Mitigation**      *No Mitigation is Required*

**Significance after Mitigation**      *Beneficial*

With the exception of the pedestrian walkway, this impact is identical to Impact 7.A-1 above. Alternative C would include a dedicated easement to Placer County and the construction of a public pedestrian walkway along the eastern boundary of the site that would provide access from the dedicated multiple use public trail easement to SR 28 and Sandy Beach Recreation Area. This connection would provide increased public access to Lake Tahoe. This would be a **beneficial** recreational impact.

**IMPACT 7.C-2**      **Closure of Sandy Beach Campground/Loss of Recreation Capacity.** *This impact would be similar to Impact 7.A-2 for Alternative A above. Implementation of Alternative C would result in the conversion of the site from a campground/RV park to a TAU and affordable/employee housing development. Implementation of Alternative C would result in the elimination of overnight camping facilities in Special Area # 1 of the TVCP, but would be different from Alternative A in that it would not result in the loss of existing outdoor recreation concessions in Special Area # 2. The Alternative C land use conversion would reduce regional and basin-wide campground capacity. Also, Alternative C would include several recreation elements (i.e., public pedestrian footpath, a replacement facility on the main 2-story building for the bicycle/kayak rental facilities, shared day-use parking to support use of the Sandy Beach Recreation Area in the main 2-story building parking lot, and bicycle racks) intended to offset the loss of recreation capacity associated with the proposed development.*

**Significance**      *Significant*

**Mitigation**      *Mitigation Measure 7.C-2. Mitigate for Loss of 27 Camping/RV Sites.*

**Significance after Mitigation**      *Less Than Significant*

This impact is generally the same as Impact 7.A-2 above for Alternative A. However, Alternative C includes several recreation elements (i.e., public pedestrian footpath, a replacement facility on the main 2-story building for the bicycle/kayak rental facilities, shared day-use parking to support use of the Sandy Beach Recreation Area in the main 2-story building parking lot, and bicycle racks) that, while they would not be an in-kind replacement of the loss of campground capacity at the project site, would reduce the severity of recreation impacts relative to Alternative A. The bicycle racks and bicycle/kayak rental facility would support water-oriented uses and non-vehicular travel in the Tahoe Vista Area, and the shared day-use parking in the main 2-story building parking lot would provide immediate relief for the parking shortage related to the Sandy Beach Recreation Area. These recreation amenities, however, would not ameliorate the loss of campsites in the North Tahoe Region and a reduction in the number of recreation PAOTs. As such, Alternative C would create a demand for additional campground recreational facilities elsewhere, as discussed in Impact 7.A-2 above. For these reasons, this would be a **significant** impact.

**IMPACT 7.C-3**      **Increase in Use of Parks and Other Recreation Facilities.** *This impact would be the same as Impact 7.A-3 for Alternative A above. The addition of new residents and tourists in the Tahoe Vista area could result in an incremental increase in the use of existing parks and other recreational facilities. Implementation of Alternative C would increase the area's population by approximately 258 occupants, which would result in the demand for 1.29 acres of new on-site recreational facilities and increased use of local recreation areas.*

**Significance**      *Potentially Significant*

**Mitigation**      *Mitigation Measure 7.C-3. Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.*

**Significance after Mitigation**      *Less Than Significant*

## ALTERNATIVE D—NO PROJECT

Implementation of Alternative D would not result in any significant impacts. However, implementation of this alternative would also not result in the beneficial impact associated with the dedication of the easement in the northeastern corner of the project site for a proposed future multiple use (including bicycles) public trail.

### 7.3.3 MITIGATION MEASURES

#### ALTERNATIVE A—PROPOSED PROJECT

##### Mitigation Measure 7.A-2. Mitigate for Loss of 27 Camping/RV Sites.

Prior to the approval of any grading permits for the proposed project and subject to the approval of the Placer County Planning Commission and the TRPA Governing Board, the project applicant shall provide the means (in the form of a mitigation fee) by which replacement campsites can be constructed to mitigate for the loss of the 27 existing camping/RV sites allowed under the Housing and Community Development (HCD) operating permit. Off-site and in-kind mitigation shall be achieved by providing equal funding for the following campground facilities:

- ▶ NTPUD-Owned Property in North Lake Tahoe. The project applicant has had discussions with NTPUD staff regarding the relocation of campsites at a 1:1 ratio to an NTPUD-owned facility. The District owns two undeveloped properties that are potential locations for future campground facilities: the 16.5-acre Mogilefsky Property and the 103.7-acre Firestone Property. An action item in the NTPUD's Draft Recreation and Parks Master Plan identifies the Mogilefsky Property (APN: 111-010-007) north of the North Tahoe Regional Park as a suitable location for the development of campsites as part of a planned environmental camping retreat.

The Mogilefsky Property is located within Plan Area Statement 024—North Tahoe Recreation Area, outside of the TVCP. Both developed and undeveloped campgrounds are identified as permissible uses in PAS 024. The maximum allowable density for developed campgrounds in PAS 024 is eight sites per acre. PAS 024 also includes a target of 200 PAOTs for additional developed outdoor overnight recreation facility capacity. Relocation of the campsites to the Mogilefsky Property (or other NTPUD-owned property) would require expansion of water/wastewater and electricity services to the site and access to and from the site. The construction of campground sites at the Mogilefsky Property would also be subject to subsequent environmental review and approval of the NTPUD Board. Under such an arrangement, the project applicant would pay fees towards the construction of the campground facilities and possibly fees to cover on-going maintenance costs, while NTPUD staff would be responsible for its continued operation.

- ▶ Burton Creek State Park near Tahoe City. The Burton Creek State Park General Plan proposes, among other day use facilities, the possible future development of a campground on high capability lands that would include between one and 200 campsites (including one group area). The possible future campground development was among several primary reasons for preparation of the General Plan. The General Plan EIR recognizes that the campground may contribute to significant and unavoidable traffic congestion on SR 28 (California State Parks 2005). The development of campground facilities at the 2,000-acre Burton Creek State Park is not envisioned for many years (perhaps 10 to 20 years) and would be subject to subsequent environmental review.

The feasibility of these off-site and in-kind campsite replacement projects has been discussed with senior NTPUD and State Parks staff. Funding is not available at this time for the establishment of facilities at either the NTPUD Mogilefsky Property or at Burton Creek State Park. Therefore, the mitigation fee for the loss of Sandy Beach Campground would provide needed funding to the NTPUD and State Parks to initiate design, environmental review and permitting, and construction of campground facilities that could expedite their development. The

mitigation fee shall be calculated at a cost of \$17,488 per campsite (based on the average of two fee estimates: that of a private RV consultant which estimated the per campsite fee at \$10,975, and that provided by State Parks staff, which estimated the per campsite fee at \$24,000). Therefore, the mitigation fee for the loss of 27 campsites would be \$472,176—based on this estimate a total of \$236,088 would be directed to both the NTPUD and State Parks and earmarked for campground facility development.

**Mitigation Measure 7.A-3. Provide 1.46 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.**

The project applicant shall ensure that Alternative A provides, to the satisfaction of the Placer County Department of Facility Services, 1.46 acres of on-site recreational facilities. If it is determined that the project cannot feasibly provide the complete 1.46 acres of on-site recreational amenities, then the applicant shall be responsible for the payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services. The additional park fees would be determined and assessed by the County at the time of final map approval and/or final building permits (Kimbrell, pers. comm., 2007).

**ALTERNATIVE B—REDUCED DEVELOPMENT**

**Mitigation Measure 7.B-2. Mitigate for Loss of 27 Camping/RV Sites.**

See Mitigation Measure 7.A-2 described above for Alternative A. The same mitigation measure discussion would apply.

**Mitigation Measure 7.B-3. Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.**

See Mitigation Measure 7.A-3 described above for Alternative A. The same mitigation measure discussion would apply. However, Alternative B would be required to provide 1.29 acres of on-site recreational facilities and, if necessary, payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services.

**ALTERNATIVE C—REDUCED DEVELOPMENT WITH RECREATION ELEMENTS**

**Mitigation Measure 7.C-2. Mitigate for Loss of 27 Camping/RV Sites.**

See Mitigation Measure 7.A-2 described above for Alternative A. The same mitigation measure discussion would apply.

**Mitigation Measure 7.C-3. Provide 1.29 acres of On-site Recreational Facilities and Provide Additional Park Fees to Placer County to Offset Any On-site Shortfall.**

See Mitigation Measure 7.A-3 described above for Alternative A. The same mitigation measure discussion would apply. However, Alternative C would be required to provide 1.29 acres of on-site recreational facilities and, if necessary, payment of additional park fees (beyond the standard park fees assessed by the County) commensurate with the percentage of the shortfall of the required on-site recreation facilities as determined by the Placer County Department of Facility Services.

**ALTERNATIVE D—NO PROJECT**

No mitigation is required.