

COUNTY OF PLACER

Community Development Resource Agency

John Marin, Agency Director

ENVIIRONMENTAL COORDINATION SERVICES

Gina Langford Environmental Coordinator

NOTICE OF AVAILABILITY OF A DRAFT EA/EIR FOR PUBLIC REVIEW

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

PROPOSED PROJECT: Tahoe Vista Partners, LLC Affordable Housing and Interval Ownership

Development Project (PEIR T20050537, State Clearinghouse #2006022100)

PUBLIC COMMENT AND REVIEW PERIOD: January 9, 2008 - February 22, 2008

PROJECT DESCRIPTION: The project site is located within the unincorporated portion of Placer County, California, within the boundaries of the Tahoe Vista Community Plan. Regional access to the site is provided by California State Route (SR) 28 and SR 267. The approximately 6.25-acre project site (APN: 117-071-029) is located at 6873 North Lake Tahoe Boulevard (SR 28), approximately 250 feet north of Lake Tahoe and about 1 mile west of the intersection of SR 28 and SR 267. The site is largely unpaved and contains the Sandy Beach Campground (a campground and recreational vehicle [RV] park), an approximately 7,300-square foot main 2-story commercial building fronting SR 28 that houses Spindelshanks Restaurant, and several other smaller buildings.

The proposed project (Alternative A), along with two development alternatives (Alternatives B and C), and the No-Project Alternative (Alternative D) are analyzed in the Draft EA/EIR. Alternative A includes the removal of Sandy Beach Campground and the smaller buildings and the construction of 45 interval ownership tourist accommodation units (TAUs), a clubhouse/administration building, 10 deed-restricted affordable/employee housing units, improvements to the existing main 2-story commercial building, and SR 28 frontage improvements. The development alternatives vary based on the level of TAU units – from 39 to 45, and on recreational amenities. The purpose of the project is to enhance the local economy by replacing the existing seasonal Sandy Beach Campground with a year-round source of destination tourists, provide affordable housing to the north Lake Tahoe area, and install permanent best management practices at the site. No recognized hazardous environmental conditions have been documented on the site.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: The Draft EA/EIR identified significant or potentially significant effects associated with: recreation; hydrology and water quality; geology and soils; scenic resources; cultural resources; vegetation and wildlife; public services and utilities; parking and circulation; air quality; noise; and hazards and hazardous materials. With implementation of recommended mitigation measures, all impacts are reduced to less-than-significant levels.

WHERE DRAFT EA/EIR MAY BE OBTAINED: Copies of the Draft EA/EIR may be viewed and/or downloaded from TRPA's website at http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EnvDocs/EIR.aspx.

Hard copies of the Draft EA/EIR are available for viewing at the following locations during business hours or library hours:

- Placer County Community Development Resource Agency
 - Main Office 3091 County Center Drive, Suite 190, Auburn, California
 - o Tahoe Office 565 West Lake Blvd., Tahoe City, California
- Tahoe Regional Planning Agency
 - Nevada Office 128 Market Street, Stateline, Nevada
 - o California Office 3080 North Lake Blvd., Tahoe City, California
- Library
 - o Kings Beach Library, 301 Secline Drive, Kings Beach, California
 - o Tahoe City Library, 740 North Lake Blvd., Tahoe City, California

Comments on the adequacy of information in the Draft EA/EIR must be submitted in writing by **5:00** p.m. on February 22, 2008 to:

Maywan Krach
Placer County Community Development
Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

E-mail: cdraecs@placer.ca.gov

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Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449
E-mail: tavance@trpa.org

Comments may be faxed to the Placer County office at 530-745-3003 or TRPA's office at 775-588-4527, but an original must be received by **5:00 p.m. on February 22, 2008**.

PUBLIC HEARINGS: Public hearings during which the Draft EA/EIR for the project will be presented are scheduled as follows:

- 1) TRPA Advisory Planning Commission (APC) meeting at The Chateau in Incline Village, NV (on Fairway) on February 13th beginning at 9:30 a.m.
- 2) Placer County Planning Commission meeting on February 14th in Lake Tahoe, time and location is to be determined. A separate notice will be distributed and information posted on the County's website at www.placer.ca.gov notifying interested parties of the specifics when known. Comments related to the merits of the project will be considered at a subsequent hearing to be held on the project's requested entitlement applications.

No specific agenda time has been set for these two public hearings at this time. Please refer to the agendas posted at www.placer.ca.gov and www.trpa.org one week prior to each of the meetings for updated information. All comments received during the public review period, including oral comments made at the public hearings, will be made part of the public record. At the conclusion of the 45-day comment period a Final EA/EIR will be prepared that will include responses to all written comments received during the review period. All oral comments received during the Public Hearings will also be responded to.

Further information can be obtained by calling Maywan Krach at 530-745-3132 or Theresa Avance at 775-588-4547.

Newspaper: Sierra Sun, January 11, 2008

Tahoe World, January 16, 2008