



**COUNTY OF PLACER**  
**Community Development / Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**ADMINISTRATION**

**MEMORANDUM**

**DATE:** November 2, 2010

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, AICP  
Agency Director

**SUBJECT:** Staff Recommendations on Proposed Boulder Bay Project Final Environmental Impact Statement

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**ACTION REQUESTED**

Direct staff to provide further input to the Tahoe Regional Planning Agency consistent with issues identified in the February 1, 2010 letter from Placer County on the proposed Boulder Bay project Final Environmental Impact Statement.

**BACKGROUND**

Boulder Bay is a proposed project in Crystal Bay, Washoe County, Nevada, just across the Stateline from Kings Beach in Placer County. The project is located within the North Stateline Community Plan, which covers land area in both Washoe and Placer Counties. The project proposes to redevelop the existing dilapidated Tahoe Biltmore Hotel and Casino to create a mixed-use center that would include 300 hotel units, 59 condominiums, 14 affordable housing units (10 three-bedroom units and four two-bedroom units), 20,715 square feet of retail and restaurant space, 89,187 square feet of hotel and accessory space, 10,000 square feet of casino (reduced from 29,744 Nevada TRPA-certified), 540 parking spaces and 5.7 acres of open space, including passive hiking trails and scenic overlook.

Because of its proximity to Placer County, staff has closely monitored this project as it has proceeded through the entitlement process. Based upon its review of the extensive record prepared for the Boulder Bay project, staff is generally supportive of the project proposal. The proposed project is 100 percent consistent with the North Stateline Community Plan and also provides a positive economic development nexus with Placer County's Kings Beach Commercial Core Project and several Redevelopment Agency concepts being considered in the area.

The proposed project also provides a significant commitment toward implementation of Placer County's Environment Improvement Project No. 732, the Brockway Water Quality Improvement Project. Implementation of this EIP will assist Placer County in meeting its National Pollutant Discharge Elimination System Permit issued by the Lahontan Regional Water Quality Control Board. Boulder Bay is proposing to finance and manage the design, construction, operation and maintenance of the water quality improvements which will meet or exceed storm water quality compliance standards that apply to the Brockway Area. The DPW-prepared cost estimate for the design and construction of this project is \$644,272, not including the land cost. It is anticipated that Boulder Bay will contribute the land, which has recently been appraised at \$750,000.

Placer County staff took a team approach in reviewing any potential project impacts, with staff from public works, planning, traffic engineering, transit, executive office and the redevelopment agency reviewing their respective disciplines. Three areas of concern (affordable housing, transportation and recreation) were identified as requiring actions to mitigate any potential project impacts to Placer County. A discussion of each area of concern is provided below.

#### **Affordable Housing**

The project as proposed will have a significant and long-term impact on Placer County, as implementation of the project will result in an increased demand for affordable housing, public transit and services.

The project, at a minimum, should be required to provide housing for 50 percent of projected new employees with the standard of one bedroom per employee (this requirement is consistent with programs and policies included in the County's recently-adopted Housing Element).

Staff recommends that the Boulder Bay project applicant be required to reach an equitable agreement on affordable housing issues with the County prior to the issuance of a permit for construction of the project. Such an agreement would include the provision of up to 14 one- and two-bedroom units on-site, as opposed to the largely three-bedroom on-site units in the current proposal, as well as a requirement to maximize the development of infill units off-site, with a priority of providing those units in Washoe County.

#### **Alternative Transportation Plan**

While this transportation analysis is generally sound, staff recommends that a mitigation measure be added to the proposed project relating to its implementation. The mitigation measure should be clearly written to include, but not limit, the project's fair-share contributions to unreimbursed transit expenses within Placer County and include associated vehicle purchases, if necessary.

#### **Recreation**

Impact REC-1 states that Speedboat Beach, located within Placer County, may experience increased visitation by guests staying at the resort. While mitigation measures identified for impact REC-1 are in part intended to reduce impacts to Speedboat Beach, staff has

concluded there will also be a need for increased solid waste removal at Speedboat Beach and the surrounding area. In order to address this impact, staff recommends that a mitigation measure be added requiring Boulder Bay to participate in the refuse removal at Speedboat Beach and the immediate area.

**REQUESTED ACTION**

Provide direction to staff to communicate Placer County's position on the issues outlined above in regard to its review and approval of the proposed Boulder Bay Project.

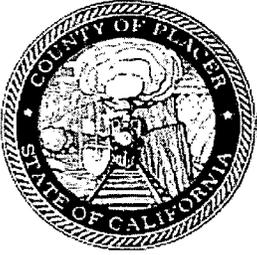
**FISCAL IMPACT**

None.

The following attachments are included for the Board's consideration:

**ATTACHMENTS:**

Attachment 1: February 1, 2010 letter from Placer County on the proposed Boulder Bay project Final Environmental Impact Statement



**COUNTY OF PLACER**  
Community Development Resource Agency

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

February 1, 2010

David L. Landry  
Tahoe Regional Planning Agency  
128 Market Street  
P.O. BOX 5310  
Stateline, NV 89449

Subject: **Boulder Bay Community Enhancement Program Project,  
Comments on the Draft EIS**

Dear Mr. Landry:

Thank you for the opportunity to provide comments on the Draft Environmental Impact Statement on the Boulder Bay Community Enhancement Program Project. Placer County has reviewed the Draft Environmental Impact Statement and submits the following comments for your consideration.

**Affordable Housing**

The project as proposed will have a significant and long-term impact on Placer County as it results in an increased demand for affordable housing, public transit and services.

Section 4.11 Socioeconomics, Population and Housing in the DEIS does not address just how, or where, the project's temporary (construction) workforce, or its permanent work force will be accommodated properly. The project was awarded 48 MRBUs to be used for affordable housing, but the design submitted for Alternatives B, D and E is grossly inadequate.

The project, at a minimum, should be required to provide (construct or have constructed onsite or in Placer County) housing for 50% of projected new employees with the standard of one bedroom per employee. (See newly-adopted Placer County General Plan—Housing Element)

Placer County requests that Boulder Bay reach an equitable agreement with the County prior to the issuance of a permit for construction of the project.

**Alternative Transportation Plan—Appendix F**

While this document appears to be sound, the cost associated with the proposed service; however, was underestimated for Placer County. In order to properly implement this Plan, a mitigation measure should be added to the proposed project relating to its implementation. The mitigation measures should be clearly written to

include, but not limited to, the project's fair share contributions to unreimbursed transit expenses within the County and include associated vehicle purchases.

**Recreation**

Impact REC -1 asks if the project will result in a decreased availability or degradation of a high quality recreational experience. It reported that Speedboat Beach, located within Placer County, may experience increased visitation by guests staying at the resort. While mitigation measures identified for impact REC-1 are in part intended to reduce impacts to Speedboat Beach, Placer County has concerns that in addition to congestion and parking problems there will also be a need for increased solid waste removal at Speedboat Beach and the surrounding area. In order to address this impact, Placer County requests that a mitigation measure be added requiring Boulder Bay to participate in the refuse removal at Speedboat Beach and the immediate area.

The County looks forward to working together with the TRPA as this very important CEP project moves through the environmental review and permit process.

Sincerely,



Acting Environmental Coordinator

cc: Tom Miller, County Executive Officer  
Jennifer Merchant, Principal Management Analyst  
Michael J. Johnson, Community Development Resource Agency Director  
Paul Thompson, Deputy Planning Director  
Allen Breuch, Supervising Planner  
Scott Finley, Supervising Deputy County Counsel  
Rae James, Redevelopment Agency  
Peter Kraatz, Deputy Director of Public Works

