

## 18 HAZARDS, HAZARDOUS MATERIALS, AND RISK OF UPSET

### 18.1 INTRODUCTION

This chapter evaluates the risk of upset associated with the routine use, storage, and transport of hazardous materials and the potential health consequences. The potential for wildland fire that could result from implementation of the proposed Placer County Tahoe Basin Area Plan (Area Plan) and Tahoe City Lodge is also evaluated. The following discussion addresses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the area addressed by the Area Plan. The information provided in this section is derived, in part, from the *Phase I Environmental Site Assessment, North Lake Boulevard Properties 255 and 265 North Lake Boulevard Tahoe City, CA 96145* (Enviro Assessment 2013) and from the *Phase I Environmental Site Assessment, Tahoe City Golf Course, Tahoe City, California* (Holdredge and Kull 2011).

The primary issues raised during scoping that pertain to hazards, hazardous materials, and risk of upset included:

- ▲ increasing the number of people and structures in areas with high wildland fire hazards, and
- ▲ evacuation in the event of an emergency.

No Hazardous Waste and Substances (Cortese list) sites were found on the Tahoe City Lodge project site (California Department of Toxic Substances Control [DTSC] 2015, State Water Resources Control Board [SWRCB] 2015a), so no such hazards to the public or the environment would result from implementation of the project. This issue is not discussed further for the Tahoe City Lodge.

The Truckee-Tahoe Airport is located over 4.5 miles from the Area Plan and approximately 10 miles north of the Tahoe City Lodge project site. Because of the distance from the airport, the Area Plan and Tahoe City Lodge Project are outside of the airport land use plan for the airport. Additionally, there are no private air strips located within or near the Area Plan and Tahoe City Lodge. Neither the Area Plan nor the Tahoe City Lodge would result in a safety hazard related to people residing or working within the vicinity of a public airport or private airstrip. This issue is not discussed further for the Area Plan or Tahoe City Lodge.

The potential for future development in the Tahoe Basin under the Lake Tahoe Regional Plan and Regional Transportation Plan (RTP) to expose people to potential health hazards because of vector-borne diseases was assessed in the Regional Plan Update (RPU) EIS and RTP/Sustainable Communities Strategy (SCS) EIR/EIS (Tahoe Regional Planning Agency [TRPA] 2012:3.14-15 – 3.14-16; Tahoe Metropolitan Planning Organization [TMPO] and TRPA 2012:3.14-21). The RPU EIS and RTP/SCS EIR/EIS determined that future projects subsequent to implementation of the Regional Plan and RTP would not conflict with the ability of county and/or state agencies to conduct appropriate mosquito abatement and control measures and programs. The Area Plan would implement the Regional Plan and none of the Area Plan alternatives include changes that would result in a greater potential for exposure to possible health hazards because of vector-borne diseases than under existing conditions. The Area Plan alternatives would have no new impact related to vector-control health hazards and this issue is not discussed further in this EIR/EIS for the Area Plan.

As with any development project, construction and operation of the Tahoe City Lodge could result in standing fresh water (e.g., from watering stockpiles of soil and materials) that could provide mosquito breeding habitat. However, the project site is developed and devoid of any meadows and surface waters, and the project does not propose water features or other elements that could result in substantial areas of mosquito breeding habitat. Project plans would be reviewed by the Placer Mosquito and Vector Control District as part of review by the Placer County Environmental Health Department. The project would not create a vector-control health hazard or expose people to health hazards, and this issue is not discussed further for the Tahoe City Lodge.

Geologic hazards, including natural hazards associated with landslides, faulting, and avalanches, are discussed in Chapter 14, “Geology, Soils, Land Capability, and Coverage.” Risks associated with flooding are discussed in Chapter 15, “Hydrology and Water Quality.” Impacts on fire protection services are addressed in Chapter 16, “Public Services and Utilities.”

As discussed in Chapter 4, “Approach to Environmental Analysis,” this analysis is provided to fully document the environmental effects of the four Area Plan and Lodge alternatives. The broad geography and long timeframe to which the Area Plan applies and the policy-oriented nature of its guidance is such that the EIR/EIS is prepared at a programmatic level, i.e., a more general analysis of each resource area with a level of detail and degree of specificity commensurate with the overall planning level of the Area Plan. Similarly, because the Kings Beach Center design concept lacks sufficient detail for definitive impact analysis, that portion of the project is also evaluated in a programmatic fashion. The proposed Tahoe City Lodge represents a project that contains a greater level of detail and specificity such that a project-level analysis is included in this chapter.

## 18.2 REGULATORY SETTING

### 18.2.1 Federal

#### MANAGEMENT OF HAZARDOUS MATERIALS

Federal laws require planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and if such materials are accidentally released, to prevent or mitigate injury to health or the environment. The U.S. Environmental Protection Agency (EPA) is the agency primarily responsible for enforcement and implementation of federal laws and regulations pertaining to hazardous materials. Applicable federal regulations pertaining to hazardous materials are primarily contained in CFR Titles 29, 40, and 49. Hazardous materials, as defined in the Code, are listed in 49 CFR 172.101. Management of hazardous materials is governed by the following laws, among others:

- ▲ The Toxic Substances Control Act of 1976 (15 U.S. Code [USC] Section 2601 et seq.) regulates the manufacturing, inventory, and disposition of industrial chemicals, including hazardous materials. Section 403 of the Toxic Substances Control Act establishes standards for lead-based paint hazards in paint, dust, and soil.
- ▲ The Resource Conservation and Recovery Act of 1976 (42 USC 6901 et seq.) is the law under which EPA regulates hazardous waste from the time the waste is generated until its final disposal (“cradle to grave”).
- ▲ The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (also called the Superfund Act or CERCLA) (42 USC 9601 et seq.) gives EPA authority to seek out parties responsible for releases of hazardous substances and ensure their cooperation in site remediation.
- ▲ The Superfund Amendments and Reauthorization Act (SARA) of 1986 (Public Law 99-499; USC Title 42, Chapter 116), also known as SARA Title III or the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), imposes hazardous materials planning requirements to help protect local communities in the event of accidental release.

#### TRANSPORT OF HAZARDOUS MATERIALS

The federal hazardous materials transportation law, 49 USC 5101 et seq. (formerly the Hazardous Materials Transportation Act 49 USC 1801 et seq.) is the basic statute regulating transport of hazardous materials in the United States. Hazardous materials regulations are enforced by the Federal Highway Administration, the U.S. Coast Guard, the Federal Railroad Administration, and the Federal Aviation Administration.

## WORKER SAFETY

The federal Occupational Safety and Health Administration (OSHA) is the agency responsible for assuring worker safety in the handling and use of chemicals identified in the Occupational Safety and Health Act of 1970 (Public Law 91-596, 9 USC 651 et seq.). OSHA has adopted numerous regulations pertaining to worker safety, contained in CFR Title 29. These regulations set standards for safe workplaces and work practices, including standards relating to the handling of hazardous materials and those required for excavation and trenching.

## FUEL REDUCTION AND WILDFIRE PREVENTION

### Multi-Jurisdictional Fuel Reduction and Wildfire Prevention Strategy for the Lake Tahoe Region

The Multi-Jurisdictional Fuel Reduction and Wildfire Prevention Strategy for the Lake Tahoe Region (Fuel Reduction Strategy) provides land management, fire, and regulatory agencies with strategies to reduce the probability of a catastrophic fire in the region. The U.S. Forest Service (USFS), Lake Tahoe Basin Management (LTBMU) is the agency with primary responsibility for implementation of the Fuel Reduction Strategy; however, individual land owners and various agencies are responsible for aspects of its implementation. The Fuel Reduction Strategy is a comprehensive plan that combines projects from the following variety of sources:

- ▲ Fuel Reduction and Forest Restoration Plan for the Lake Tahoe Basin Wildland Urban Interface;
- ▲ USFS Stewardship and Fireshed Assessment;
- ▲ California Department of Forestry and Fire Protection (CAL FIRE) Unit Strategic Fire Plans for the Amador-El Dorado Unit and the Nevada-Yuba-Placer Unit;
- ▲ California State Parks;
- ▲ California Tahoe Conservancy (Conservancy);
- ▲ Nevada Tahoe Resource Team representing Nevada Division of State Lands, Nevada Division of Forestry, and Nevada State Parks; and
- ▲ Lake Tahoe Basin Community Wildfire Protection Plan (CWPP).

### Tahoe National Forest

Lands adjacent to the Area Plan are under the jurisdiction of the Tahoe National Forest and are outside of the Lake Tahoe Basin (which is not subject to the Fuel Reduction Strategy, discussed above). The Tahoe National Forest has an active fuels management program, treating thousands of acres of vegetation every year to reduce the fire hazard to woodlands and communities adjacent to National Forest lands. Fuels management in the Tahoe National Forest follows recommendations in the Tahoe National Forest Plan and the Sierra Nevada Forest Plan.

## 18.2.2 Tahoe Regional Planning Agency

Two components of the Regional Plan address policies and regulations pertaining to hazards and hazardous materials: Goals and Policies and Code of Ordinances.

## REGIONAL PLAN

### Goals and Policies

The Natural Hazards Subelement of Land Use Element includes policies to support the TRPA's goal of minimizing risk from natural hazards. These policies include: management of forest fuels, use of fire resistant materials in buildings, and encouraging public safety and local agencies to prepare disaster plans and develop urban forestry programs.

### Code of Ordinances

The TRPA Code of Ordinances includes regulations for timber harvest activities (primarily in Chapter 61.1 [Tree Removal] and Chapter 61.2 [Prescribed Burning]), which is relevant to wildfire risks. Removal of live trees greater than 14 inches in diameter at breast height requires approval from TRPA, unless the removal is for creation defensible space, in which case TRPA has delegated approval to the local fire districts. Additionally, all forest management activities must be consistent with TRPA's Code of Ordinances. Chapter 61, Section 61.3.6 of the Code provides the following guidance:

- ▲ Vegetation Management to Prevent the Spread of Wildfire: Within areas of significant fire hazards, as determined by local, state, or federal fire agencies, flammable or other combustible vegetation shall be removed, thinned, or manipulated in accordance with local and state law. Revegetation with approved species or other means of erosion control may be required where vegetative ground cover has been eliminated or where erosion problems may occur.

## 18.2.3 State

### MANAGEMENT OF HAZARDOUS MATERIALS

In California, both federal and state community right-to-know laws are coordinated through the California Governor's Office of Emergency Services (OES). The federal law, SARA Title III or EPCRA, described above, encourages and supports emergency planning efforts at the state and local levels and to provide local governments and the public with information about potential chemical hazards in their communities. Because of the community right-to-know laws, information is collected from facilities that handle (e.g., produce, use, store) hazardous materials above certain quantities. The provisions of EPCRA apply to four major categories:

- ▲ emergency planning,
- ▲ emergency release notification,
- ▲ reporting of hazardous chemical storage, and
- ▲ inventory of toxic chemical releases.

Information gathered in these four categories helps federal, state, and local agencies and communities understand the chemical hazards in a particular location or area and what chemicals individual facilities are using, storing, or producing on site.

The corresponding state law is Chapter 6.95 of the California Health and Safety Code (Hazardous Materials Release Response Plans and Inventory). Under this law, businesses within the project site would be required to prepare a Hazardous Materials Business Plan, which would include hazardous materials and hazardous waste management procedures and emergency response procedures, including emergency spill cleanup supplies and equipment. At such time as the applicant begins to use hazardous materials at levels that reach applicable state and/or federal thresholds, the plan is submitted to the administering agency, in this case the Placer County Environmental Health Division (PCEHD), the designated Certified Unified Program Agency (CUPA), to implement and enforce. The plan is to be updated annually.

The California Department of Toxic Substances Control (DTSC), a division of the California Environmental Protection Agency (Cal EPA), has primary regulatory responsibility over hazardous materials in California, working in conjunction with EPA to enforce and implement hazardous materials laws and regulations. As required by Section 65962.5 of the California Government Code, DTSC maintains a hazardous waste and substances site list for the State, known as the Cortese List.

## **TRANSPORT OF HAZARDOUS MATERIALS AND HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN**

The State of California has adopted U.S. Department of Transportation regulations for the movement of hazardous materials originating within the state and passing through the state; state regulations are contained in 26 California Code of Regulations (CCR). State agencies with primary responsibility for enforcing state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol (CHP) and the California Department of Transportation (Caltrans). Together, these agencies determine container types used and license hazardous waste haulers to transport hazardous waste on public roads.

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous materials incidents is one part of the plan. The plan is managed by Cal OES, which coordinates the responses of other agencies.

## **MANAGEMENT OF CONSTRUCTION ACTIVITIES**

Through the Porter-Cologne Water Quality Act and the National Pollution Discharge Elimination System (NPDES) program, the Lahontan Regional Water Quality Control Board (Lahontan RWQCB) has authority to require proper management of hazardous materials during project construction. For a detailed description of the Porter-Cologne Water Quality Act, the NPDES program, and the role of Lahontan RWQCB, see Chapter 15, "Hydrology and Water Quality."

The Area Plan and Tahoe City Lodge fall within the jurisdiction of the state Construction General Permit (Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). Additionally, the project site lies within the Lake Tahoe Hydrologic Unit (HU), and is subject to the Lake Tahoe HU Construction General Permit, Order No. R6T-2011-0019. These permits require that construction projects with greater than 1 acre of disturbance file permit registration documents, including a Notice of Intent and a Storm Water Pollution Prevention Plan (SWPPP) that includes proposed best management practices (BMPs) and a site-specific Construction Site Monitoring and Reporting Plan developed by a Qualified SWPPP Developer. Although a major focus of the SWPPP is management of stormwater on the construction site, it must also address proper use and storage of hazardous materials, spill prevention and containment, and cleanup and reporting of any hazardous materials releases, if they do occur. The requirements of these permits are discussed in greater detail in Chapter 15, "Hydrology and Water Quality."

## **WORKER SAFETY**

The California Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing workplace safety regulations within the state. Cal/OSHA standards are typically more stringent than federal OSHA regulations and are presented in Title 8 of the CCR. Cal/OSHA conducts on-site evaluations and issues notices of violation to enforce necessary improvements to health and safety practices.

## **WILDFIRE RESPONSIBILITY AREAS/STATE RESPONSIBILITY AREAS**

CAL FIRE implements statewide laws aimed at reducing wildfire hazards, including in wildland-urban interface areas. The laws are based in large part on hazard assessment and zoning. The laws apply to State

Responsibility Areas (SRAs), which are defined as areas in which the state has primary financial responsibility for preventing and suppressing fires, as determined by the State Board of Forestry pursuant to Sections 4125 and 4102 of the California Public Resources Code (PRC). The applicable California PRC provisions address fire prevention and minimum fire safety standards related to defensible space for industrial operations and other land uses in SRAs (California PRC Part 2, Chapters 1 and 2). Fire safe regulations address road standards for fire equipment access, standards for signage, minimum water supply requirements for emergency fire use, and fuel breaks and greenbelts, among others. Fire protection outside SRAs is the responsibility of federal or local jurisdictions (see Exhibit 18-1). These areas are referred to by CAL FIRE as Federal Responsibility Areas and Local Responsibility Areas.

As of July 2014, owners of habitable structures that can be used as residential space must pay an SRA Fire Prevention Fee to the State. This fee funds State efforts at fire prevention, including defensible space inspections, fire prevention engineering, emergency evacuation planning, and fire hazard severity mapping (CAL FIRE 2015).

## **2010 STRATEGIC FIRE PLAN FOR CALIFORNIA**

The 2010 Strategic California Fire Plan (Fire Plan) is the state's road map for reducing the risk of wildfire. The Fire Plan is a cooperative effort between the State Board of Forestry and Fire Protection and CAL FIRE. By emphasizing fire prevention, the Fire Plan seeks to reduce firefighting costs and property losses, increase firefighter safety, and to contribute to ecosystem health.

## **CALIFORNIA BUILDING STANDARDS CODE**

The California Building Code incorporates by adoption the 2012 International Building Code with necessary California amendments. Chapter 7A of the California Building Code specifies building materials and construction standards to be used in urban interface and wildland areas where there is an elevated threat of fire.

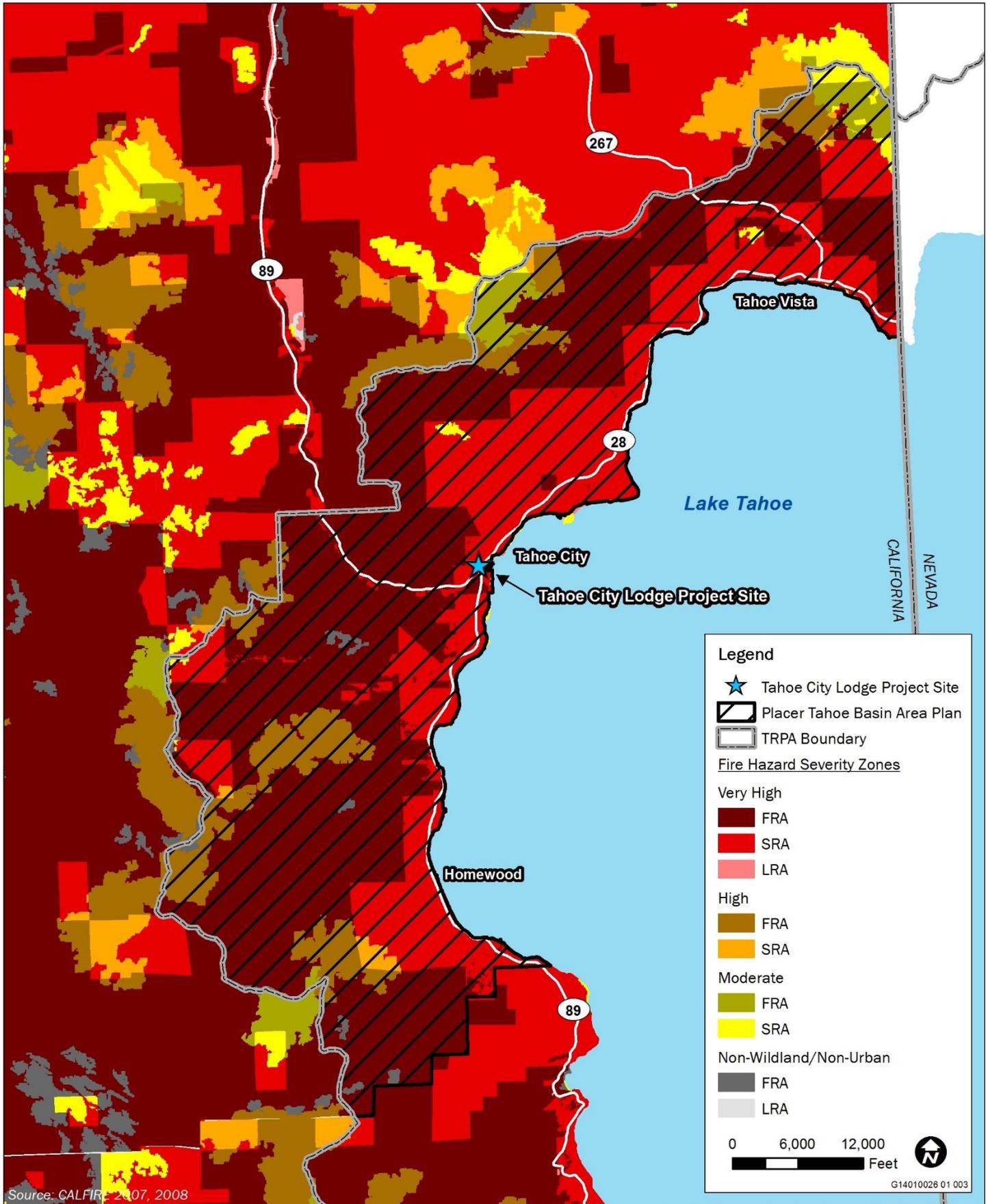
## **GOVERNMENT CODE SECTION 66474.02**

Before approving a tentative map (or a parcel map where a tentative map is not required) for an area located in a SRA or a very high fire hazard severity zone, the legislative body of the county must find that: the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by CAL FIRE pursuant to PRC Sections 4290 and 4291; structural fire protection and suppression services will be developed; and ingress and egress meets the road standards for fire equipment access adopted pursuant to PRC Section 4290 and any applicable local ordinance.

## **18.2.4 Local**

### **LAKE TAHOE GEOGRAPHIC RESPONSE PLAN**

The Lake Tahoe Geographic Response Plan (LTGRP) (Lake Tahoe Response Plan Area Committee 2014) is the principal guide for agencies within the Lake Tahoe watershed, its incorporated cities, and other local government entities in mitigating hazardous materials emergencies. The LTGRP establishes the policies, responsibilities, and procedures required to protect life, environment, and property from the effects of hazardous materials incidents. The LTGRP establishes the emergency response organization for hazardous materials incidents occurring within the Lake Tahoe watershed. The plan is generally intended to be used for oil spills or chemical releases that impact or could potentially impact drainages entering Lake Tahoe and the Truckee River.



**Exhibit 18-1**

**Fire Hazard Severity Zones**



## **PLACER COUNTY GENERAL PLAN**

The Health and Safety Element of the Placer County General Plan includes a number of goals and policies intended to minimize injury to people and damage to property from exposure to wildland fire hazards and hazardous materials use, transport, treatment, and disposal. The General Plan requires development in fire hazard areas to be meet requirements for defensible space and be designed to minimize risk from fire hazards (Policies 8.C.1 and 8.C.2). Specific policies require the county to ensure that projects use, transport, store, and dispose of hazardous materials in compliance with local, state, and federal safety standards (Policies 8.G.1, 8.G.3, 8.G.5, and 8.G.6). The General Plan also includes policies to provide the county with information regarding how the project will reduce hazardous waste production, recycling of hazardous wastes, and a plan for emergency response in the event that hazardous materials are accidentally released (Policies 8.G.9 and 8.G.10).

## **CERTIFIED UNIFIED PROGRAM AGENCY**

PCEHD is the designated CUPA authorized pursuant to Section 25502 of Chapter 6.95 of the California Health and Safety Code for all areas of the county except the City of Roseville. The Unified Program is a consolidation of state environmental programs into one program under the authority of a CUPA. Agencies participating with the county in the program include the California Environmental Protection Agency (Cal EPA), DTSC, Cal OES, Office of State Fire Marshal, and SWRCB.

The PCEHD is responsible for inspecting all hazardous materials facilities, hazardous waste facilities, underground storage tank facilities, groundwater monitoring wells, waste tire facilities, and solid waste facilities. Programs under the PCEHD include review of Hazardous Materials Business Plans, underground and aboveground storage tank permitting and inspections, the accidental release prevention program, and the hazardous waste generation program.

## **PLACER COUNTY FIRE AND LIFE SAFETY REGULATIONS**

Placer County Code Chapter 9, Article 9.32 identifies specific fire hazard regulations that apply to properties within the county. These regulations define the standards for building setbacks, maintenance of defensible space, storage of explosives and hydrocarbon liquids, and overall fire protection. The Placer County Fire Code has adopted provisions that are included in the California Building Code and Uniform Fire Code, in addition to requirements from PRC 4290, which include road standards for fire equipment access.

## **PLACER COUNTY OFFICE OF EMERGENCY PREPAREDNESS**

The Placer County OES implements the State's Right-to-Know Ordinance that gives Placer County OES the authority to inventory hazardous materials used by businesses. Placer County OES is responsible for administering the Placer County emergency management program on a day-to-day basis and during disasters. The office is charged with providing the necessary planning, coordination, response support, and communications with all agencies affected by large-scale emergencies or disasters. Placer County OES works in cooperation with other disciplines such as law enforcement, fire protection, emergency medical services, state and federal agencies, utilities, private industry, and volunteer groups to provide a coordinated response to disasters. Placer County OES becomes the single focal point for centralized management and coordination of emergency response and recovery operations during a disaster or emergency affecting the county. Placer County OES will be activated when an emergency situation occurs that exceeds local and/or in-field capabilities to adequately respond to and mitigate the incident.

## **PLACER COUNTY LOCAL HAZARD MITIGATION PLAN**

The purpose of the Placer County Local Hazard Mitigation Plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Placer County (Placer County 2010). The plan

includes strategies, in the form of policies and actions, which the county and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability.

The plan is incorporated by reference into the Placer County General Plan Safety Element. Under the Local Hazard Mitigation Plan, the county is responsible for implementing actions and programs that would help reduce wildfire hazards including, but not limited to, Firewise Communities/USA Education Outreach, Hazardous Vegetation Abatement Program, Biomass Removal Projects, and Annual Defensible Space Inspections Program in the Unincorporated County.

The North Tahoe Fire Protection District (NTFPD) is responsible for implementing a number of actions identified in the Local Hazard Mitigation Plan that would address wildfire hazards in the Plan area including, but not limited to, technology updates and equipment, implementation of the Lake Tahoe Basin CWPP, and the Regional Water System Fire Protection Upgrades and Interoperability.

### PLACER OPERATIONAL AREA EAST SIDE EMERGENCY EVACUATION PLAN

OES implements the Placer Operational Area East Side Emergency Evacuation Plan (Placer County 2008). This plan was developed to help increase preparedness and facilitate the efficient and rapid evacuation of threatened communities in the far eastern end of the county in the event of an emergency, probably a forest fire or flood. The plan provides details regarding evacuation alerts, evacuation emergency medical services and public information, traffic control, transportation, communication, and animal services. Interstate 80 (I-80) and State Routes (SR) 28, 89, and 267 comprise the major evacuation routes in the Plan area. A number of emergency operations centers and evacuation centers have been identified in Kings Beach, Tahoe City, and Truckee (see Table 18-1).

**Table 18-1 Evacuation Centers and Emergency Operations Centers**

Name	Location
<b>Emergency Operations Centers</b>	
North Tahoe Event Center	Kings Beach
Burton Creek Sheriff's Substation	Lake Forest
Tahoe City Public Utility District	Tahoe City
Tahoe Area Regional Transit	Truckee
<b>Evacuation Centers</b>	
Kings Beach United Methodist Church	Kings Beach
Kings Beach Elementary School and Coldstream Alternative School	Kings Beach
North Tahoe Middle School and North Tahoe High School	Tahoe City
Tahoe Lake Elementary School	Tahoe City
Fairway Community Center	Tahoe City
Noel Porter Retreat Center	Tahoe City
Truckee Seventh Day Adventist Church	Truckee
Truckee Community Center	Truckee
Church of the Mountains	Truckee
Veterans Hall	Truckee
Sierra Mountain Community Education Center	Truckee
Tahoe Truckee High School and Sierra High School	Truckee
Truckee Elementary School	Truckee

Source: Placer County 2008:13 - 14

## 18.3 ENVIRONMENTAL SETTING

### 18.3.1 Hazardous Materials in the Plan Area

Hazards in the region are both human made and naturally occurring. Human-made hazards are generally associated with the potential risk of accidents from the transport of hazardous materials and waste to support various commercial and industrial land uses. Many chemicals used for household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered to generate hazardous materials and waste.

In addition to human-made hazardous materials, there are numerous naturally occurring hazards in the region. These include: radon gas, which is a naturally radioactive gas commonly found in all soil types and often concentrated in granite rock and granite soils; limited access for fire prevention personnel; and the ideal climate, topography and plant communities in the region that provide an abundance and variety of larval mosquito habitats that are potential vectors of organisms that can cause the spread of disease.

The SWRCB maintains the Geotracker database, which lists sites containing recorded hazardous materials releases and provides information regarding status of clean-up activities. Only a few sites requiring or undergoing remediation and monitoring are identified within the Plan area (see Table 18-2).

**Table 18-2 Hazardous Materials Sites in the Area Plan**

Site Name	Location	Status	Type of Hazard
Big Tree Cleaners, 531 North Lake Blvd., Tahoe City	Tahoe City	Remediation	Perchloroethylene (PCE) released to groundwater. Groundwater monitoring and remediation ongoing.
Tahoe Boat Company, 700 North Lake Tahoe Blvd., Tahoe City	Tahoe City	Eligible for Closure	Groundwater monitoring and remediation is ongoing for gasoline constituents.
Tahoe Marina Lodge Pier, 270 North Lake Tahoe Blvd., Tahoe City	Tahoe City	Eligible for Closure	Leaking underground storage tank for gasoline. Meets requirements for case closure.
Tahoe Raft and Gas, 185 SR 89, Tahoe City	Tahoe City	Site Assessment	Leaking underground storage tank. Contaminants of concern include gasoline and fuel oxygenates. The extent of the remaining groundwater contamination is currently being evaluated by the Lahontan.
Lane Trust (Former Laundry), 8731 North Lake Tahoe Blvd., Kings Beach	Kings Beach	Remediation	Perchloroethylene (PCE) released to groundwater. Groundwater monitoring and remediation ongoing.
Patterson-Tippin Property, 712 Bear St., Kings Beach	Kings Beach	Inactive	Leaking underground storage tank. Gasoline-contaminated soils have not yet been removed.
Private Residence, Kings Beach	Kings Beach	Assessment and Interim Remedial Action	Leaking underground storage tank. Gasoline contamination limited to soils. Contaminated soil was excavated and removed from the property. Additional excavation to remove remaining contamination is needed.

Source: SWRCB 2015b, 2015c, 2015d, 2015e, 2015f, 2015g, 2015h

### 18.3.2 Tahoe City Lodge Project Site Conditions

#### RECOGNIZED ENVIRONMENTAL CONDITIONS

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous materials or petroleum products that indicate an existing release, a past release, or a material threat of a release. The term includes properties on which hazardous substances or petroleum products are stored, handled, and disposed of under conditions in compliance with applicable laws. The findings of the

Phase I Environmental Site Assessments (Phase I ESA) prepared for the Lodge project site, which consists of the Kila property and the Tahoe City Golf Course, are described below.

### **Kila Property (Tahoe City Lodge Property)**

The Phase I ESA conducted for the existing commercial buildings located at 255 and 265 North Lake Boulevard (APNs 094-070-001 and 094-070-002) found no evidence of RECs and concluded that no further environmental investigation is needed (Enviro Assessment 2013). However, because these buildings were constructed in the early 1960s (pre-1982), it is likely that lead based paint and/or asbestos-containing material (ACM) are present. The potential presence of lead based paint and ACM are considered RECs.

### **Tahoe City Golf Course**

The Phase I ESA conducted for the Tahoe City Lodge project site containing the Tahoe City Golf Course (APNs 094-020-006, 094-540-003, 094-540-011, 094-540-012, and 094-060-016) identified the RECs described below (Holdredge and Kull 2011).

#### **Underground Storage Tank**

An underground storage tank (UST) was previously discovered by the west corner of the existing clubhouse. The UST was subsequently removed and all necessary soil remediation was conducted, including excavation and proper disposal of contaminated soils (Clauss Excavation, Inc. 2012).

#### **Fertilizer Use**

Fertilizer use at the site consists of Simplot Best Turf Supreme® 16-6-8, Simplot Best Fast Turf® and Scott's ProTurf® FF II. According to information contained in the Material Safety Data Sheets for these products, the toxicity is generally low with the exception of the Scott's product, which is considered an environmentally hazardous substance. Historical fertilizer and biocide use at the site is unknown. The site is regulated under waste discharge requirements (WDRs) imposed by Lahontan since 1989. Based on groundwater and surface water sampling results related to the WDRs, which is limited to nutrients and oil and grease, no significant elevated surface water or groundwater quality issues have been reported.

#### **Soil Staining**

Minor soil staining was observed on the ground surface and on top of wood sheets throughout the maintenance yard. Although minor staining of the ground surface because of incidental oil drips are often considered a de minimis environmental condition, the possibility of more significant surface impact cannot be ruled out based on the dense grass cover at some locations.

#### **Dry Cleaning Facility**

The Big Tree Cleaners dry cleaning facility located adjacent to the northeast corner of the site is currently an open remediation case regulated by Lahontan. Groundwater contaminated with perchloroethylene (PCE) from this facility has migrated onto the adjacent portion of the subject property. The presence of impacted groundwater at this location on the site is considered a REC.

#### **Sewage Disposal System**

According to one of the current property owners, the existing clubhouse was built in 1953 and the current sanitary sewer line servicing the structure was installed in 1956. In addition, the clubhouse may have served as a former residence at one time. Before the installation of the sanitary sewer, it is possible that the clubhouse was serviced by an on-site sewage disposal system. The presence of an existing on-site sewage disposal system is considered a REC.

#### **Lead Based Paint and Asbestos-Containing Materials**

Because of the age of the clubhouse (pre-1982), it is likely that lead based paint and/or ACM are present within the structure's building materials. The potential presence of lead based paint and ACM are considered RECs.

### **Fill Material**

Grading has occurred at the site. Some of the fill material was imported from an off-site source. The presence of fill on the site from an off-site source is considered a REC.

## **18.3.3 Schools**

The Area Plan and Lodge are served by the Tahoe Truckee Unified School District (TTUSD). TTUSD schools located throughout the Area Plan boundaries are identified in Table 16-2 (see Chapter 16, “Public Services and Utilities”). Tahoe Lake Elementary School, is located adjacent to the northeastern boundary of the Tahoe City Golf Course and is approximately 0.2 miles (1,050 feet) northeast of the proposed Tahoe City Lodge project site.

The closest preschool and daycare is A+ Preschool located northwest of the Tahoe City Lodge project site. There are no other sensitive receptors (i.e., day care centers, hospitals) adjacent to the project site.

## **18.3.4 Wildland Fire Hazards**

The Tahoe Region is considered a “fire environment,” because of the climate, steep topography, and high level of available fuel. The threat of catastrophic fire is a major public concern. Before fire suppression policies and extensive logging in the Tahoe Region and surrounding area, natural fire regimes would have included frequent, low-intensity burns occurring at intervals of approximately five to 18 years, which would typically have thinned forest stands and removed hazardous ladder fuels (i.e., shrubs and small trees of intermediate height that allow a ground fire to climb into the forest canopy or crown). However, fire suppression policies have allowed the development of vegetation complexes that are more susceptible to high-intensity burning (e.g., crown fires). Hazardous fuel conditions coupled with a wildland urban interface/intermix situation have resulted in an increased likelihood of ignition and high-intensity wildfire.

CAL FIRE has mapped Fire Hazard Severity Zones (FHSZs) for the entire state, including the Tahoe Region. FHSZ delineations are based on an evaluation of fuels, fire history, terrain, housing density, and occurrence of severe fire weather and are intended to identify areas where urban conflagrations could result in catastrophic losses. FHSZs are categorized as: Moderate, High, and Very High. The Area Plan contains Moderate, High, and Very High FHSZ and the Tahoe City Lodge project site is characterized by Very High FHSZ (see Exhibit 18-1), which are defined as follows (CAL FIRE 2007:13 – 14):

- ▲ Moderate: Wildland areas supporting areas of typically low fire frequency and relatively modest fire behavior or developed/urbanized areas with a very high density of non-burnable surfaces including roadways, irrigated lawn/parks, and low total vegetation cover (greater than 30 percent) that is highly fragmented and low in flammability (e.g., irrigated, manicured, managed vegetation).
- ▲ High: Wildland areas that support medium to high hazard fire behavior and roughly average burn probabilities or developed/urban areas typically with moderate vegetation cover and more limited non-burnable cover. Vegetation cover typically ranges from 30 to 50 percent and is only partially fragmented.
- ▲ Very High: Wildland areas that support high to extreme fire behavior or developed/urban areas with high vegetation density (greater than 70 percent cover) and associated high fuel continuity.

## **WILDLAND FIRE PROTECTION**

LTBMU is the primary responder to wildland fires on federal land or that threaten federal land (Tahoe Fire and Fuels Team [TFFT] 2015:6). CAL FIRE responds to all wildland fires on lands in an SRA or that threaten SRA lands. All private and state-owned lands within the NTFPD service area are SRA lands. The NTFPD responds to all wildland fires within the Area Plan boundaries through formal contracts or automatic aid

agreements with the LTBMU or CALFIRE. Response times are rapid, usually within minutes, because of the many stations located throughout the area.

Many of the communities within the NTFPD are surrounded by wildland fuels on multiple sides and often have a single road for ingress and egress (TFFT 2015:7). These isolated communities with poor access present challenges to fire suppression efforts. Even evacuating these communities during an event is very difficult. The NTFPD has begun to address this problem by completing fuels reduction projects around most of the at-risk communities and by assisting with the creation of defensible space. Other efforts to reduce fire hazards include defensible space evaluations required as part of the building permit process, residential curbside chipping programs, and private property fuels reduction projects (TFFT 2015:15–19).

Additional fuels reduction and defensible space projects and programs in the Plan area implemented by LTBMU, California Department of Parks and Recreation (DPR), and Conservancy are ongoing and planned. These projects and programs include the:

- ▲ USFS Carnelian Fuels Reduction Project in the North Shore (3,297 acres; LTBMU 2013:2),
- ▲ USFS West Shore WUI Fuels Reduction Project (4,875 acres; LTBMU 2016:1),
- ▲ DPR Fuels Reduction and Understory Burning in Burton Creek State Park, D.L. Bliss State Park, Ed Z'berg-Sugar Pine Point State Park, Emerald Bay State Park, Tahoe State Recreation Area, and the Ward Creek Unit (639 acres within the Plan area; DPR 2012), and
- ▲ Conservancy Forest Habitat Enhancement program for approximately 5,000 parcels throughout the Basin (Conservancy 2015).

## 18.4 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### 18.4.1 Methods and Assumptions

This impact analysis involved a review of applicable laws, permits, and legal requirements pertaining to hazards and hazardous materials, as discussed above. Within this framework, existing on-site hazardous materials, wildfire potential, and the potential for other safety or hazardous conditions were reviewed based on site reconnaissance, publicly available hazard and hazardous materials information, site/location and cleanup status information, and other available information (Enviro Assessment 2013, Holdredge and Kull 2011). The impact analysis considered potential for changes in the nature, extent, and presence of hazardous conditions to occur on site as a result of project construction and operation, including increased potential for exposure to hazardous materials and hazardous conditions. Potential for hazards and hazardous conditions were reviewed in light of existing hazardous materials management plans and policies, emergency response plans, wildfire management plans, and applicable regulatory requirements.

### 18.4.2 Significance Criteria

Significance criteria relevant to Hazards, Hazardous Materials, and Risk of Upset are summarized below.

#### TRPA CRITERIA

The “Human Health” and “Risk of Upset” criteria from the TRPA Initial Environmental Checklist were used to evaluate the impacts relative to hazards, hazardous materials, and risk of upset. Impacts would be significant if the project would:

- ▲ involve a risk of an explosion or the release of hazardous substances including, but not limited to, oil, pesticides, chemicals, or radiation in the event of an accident or upset conditions;
- ▲ interfere with an emergency evacuation plan;
- ▲ create a health hazard or potential health hazard (excluding mental health); or
- ▲ expose people to potential health hazards.

## CEQA CRITERIA

In accordance with Appendix G of the State CEQA Guidelines and the Placer County CEQA Checklist, impacts relative to hazards, hazardous materials, and risk of upset would be significant if the project would:

- ▲ create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- ▲ create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- ▲ emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes within 0.25-mile of an existing or proposed school;
- ▲ be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- ▲ impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan; or
- ▲ expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

### 18.4.3 Environmental Effects of the Project Alternatives

#### **Impact 18-1: Expose the public or environment to hazards because of the routine use, storage, or transport of hazardous materials or from accidental release or upset**

Implementation of any of the four alternatives could involve the storage, use, and transport of hazardous materials. New uses established within the Tahoe City Town Center and Kings Beach Town Center under Alternatives 1 through 3, could release hazardous emissions or handle hazardous materials, substances, or wastes within 0.25-mile of an existing school. Future use and storage of hazardous materials would be typical of residential, commercial, recreation, and other development projects developed in accordance with the Area Plan, including for the four lodge alternatives, and would occur in compliance with all local, state, and federal regulations. Therefore, impacts related to exposure of the public or environment to hazards resulting from routine use, storage, or transport of hazardous materials or from accidental release or upset would be **less than significant**.

#### Placer County Tahoe Basin Area Plan Program-Level Analysis

##### **Alternative 1: Proposed Area Plan**

Implementation of Alternative 1 for the Area Plan consists of policies, implementing regulations, map revisions, including the Tahoe City Town Center boundary change, establishment of mixed-use zoning

districts, and identification of special planning areas within town centers where projects must meet additional environmental standards to make use of redevelopment incentives. Additional programs included in Alternative 1 includes conversion of CFA to tourist accommodation units (TAUs) for an additional 400 TAUs over that allocated to Placer County by the Regional Plan, non-contiguous project areas for projects in town centers, revised parking standards, and secondary residential units on certain residential parcels less than 1 acre. The Area Plan also includes the Kings Beach Center design concept, a combination of hotel (which could include condominiums or privately-owned units), commercial, professional office, and retail uses; a government service building; public plaza; community park; and parking on 4 acres on SR 28 generally between Fox and Coon streets in Kings Beach. The Area Plan would implement the Regional Plan and direct development to existing developed areas in town centers and mixed-use areas. The Area Plan does not propose specific projects, but does include programs and policies that would move the Plan area toward attainment and maintenance of environmental thresholds.

The Area Plan would eliminate allowable uses in some designated areas that would remove the potential for new sources of hazardous material use, storage, and transport associated with uses such as, but not limited to, Auto Repair, Fuels and Ice Dealers, Industrial Services, Small Scale Manufacturing, and Vehicle and Freight Terminals in designated areas within the Tahoe City Town Center and the Kings Beach Town Center. The Area Plan also establishes new allowable uses in the Tahoe City Town Center, Kings Beach Town Center, California North Stateline Town Center, and village centers in Tahoe Vista, Homewood, and Sunnyside, which would include uses typical of those developed areas and as such, would not increase exposure of the public or environment to hazards because of the routine use, storage, or transport of hazardous materials or from accidental release or upset over existing conditions. The inclusion of Laundries and Dry Cleaning uses as a new permissible use within the Tahoe City Town Center would increase the potential for use, storage, and transport of hazardous materials within the Area Plan. Appendix B, "Change in Use Tables Associated with Mixed-Use Areas (town centers, mixed-use districts, and village centers)," to this EIR/EIS includes tables showing new and eliminated uses proposed in the Area Plan.

As identified in Table 16-2 in Chapter 16, "Public Services and Utilities," several schools are located throughout the Plan area. Future projects implemented subsequent to the Area Plan, specifically new Laundries and Dry Cleaner uses within the Tahoe City Town Center, could emit hazardous emissions or handle hazardous materials, substances, or wastes within 0.25-mile of Tahoe Lake Elementary School and Cold Stream Alternative School. No schools are located within 0.25-mile of the Kings Beach Center design concept area.

Any specific project, including those consisting of Laundries and Dry Cleaning uses, implemented subsequent to the Area Plan would be subject to environmental review pursuant to TRPA regulations and, depending upon location and whether or not there is federal discretion, CEQA and National Environmental Protection Act statutes and implementing regulations. Such review would include site-specific impact analysis and adoption of feasible mitigation measures that must be implemented to assure that standards of the region are met. Furthermore, any construction or operations pursuant to the Area Plan under Alternative 1 would be required to occur in compliance with all local, state, and federal regulations. Because such laws are established to be protective of human health and the environment, compliance with applicable regulations is sufficient to ensure that any hazardous materials used throughout the Area Plan planning boundaries would not result in adverse effects because of exposure of the public or environment to hazardous materials through the routine use, storage, or transport of hazardous materials or from accidental release or upset. For these reasons, existing schools would not be exposed to adverse effects associated with potential future uses that use, store, or transport hazardous materials. This impact would be **less than significant**.

#### **Alternative 2: Area Plan with No Substitute Standards**

Implementation of the Area Plan under Alternative 2 would include the same changes in allowable land uses identified for Alternative 1 above. However, Alternative 2 would not include changes to the Tahoe City Town Center boundary, conversion of CFA to TAUs, non-contiguous project areas, or special planning areas. Because Alternative 2 would include the same types of changes in land uses as identified above for Alternative 1, this impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

### **Alternative 3: Reduced Intensity Area Plan**

Implementation of the Area Plan under Alternative 3 would include the same changes in allowable land uses identified for Alternative 1 above. However, under Alternative 3, conversion of CFA to TAUs would be limited to 200 TAUs and additional environmental performance standards would be established for the special planning areas. Because Alternative 3 would include the same types of changes in land uses as identified above for Alternative 1, this impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

### **Alternative 4: No Project**

Under Alternative 4, new development would be limited by existing allocations and development rights established in the Regional Plan as well as existing plan area statements and community plans. Unlike the other three alternatives, Alternative 4 would not eliminate uses that could increase the use, storage, or transport of hazardous materials in town centers. However, as described above for Alternative 1, all future projects would also be subject to environmental review and would be required to comply with all local, state, and federal regulations applicable to the use, storage, and transport of hazardous materials. Therefore, impacts related to exposure of the public or environment to these hazards would be **less than significant**.

## **Tahoe City Lodge Project-Level Analysis**

### **Alternative 1: Proposed Lodge**

Implementation of Alternative 1 would result in construction of a 118-unit hotel, restaurant, roof top pool terrace, new golf course clubhouse, relocated putting green, new utility connections, and parking lot improvements. Alternative 1 would also demolish the existing commercial buildings and golf course clubhouse.

Construction of Alternative 1 would involve the short-term use and storage of a variety of hazardous materials typically associated with construction (e.g., asphalt, fuel, lubricants, paint). This could result in accidents or upset of hazardous materials that could create hazards to people and the environment. Construction workers, operation personnel, and the general public could be exposed to hazards and hazardous materials as a result of improper handling or use of these materials during construction, as a result of accidents during transport of these materials, or releases during a fire or other emergency. The extent of the hazard would depend in large part on type of material, the volume released, and the mechanism of release (e.g., spill on the ground at the project site vs. a spill on a road during transport).

As part of construction, a SWPPP and Construction Site Monitoring and Reporting Plan would be prepared and implemented that would include BMPs and other measures to prevent releases of hazardous materials and contain and clean-up any accidental releases that might occur (e.g., rupture of a hydraulic line on a piece of equipment releasing hydraulic fluid or spill of transformer oil).

During project operation, the storage, use, and disposal of hazardous materials would be associated with household hazardous materials such as household cleaners, paint, pool maintenance chemicals, and landscape maintenance chemicals. Hazardous materials similar to those used during construction could also be used periodically as part of operation, maintenance, and repair of the utilities infrastructure and facilities. Golf course operations would continue, but would represent no change from existing conditions.

The project applicant, builders, contractors, business owners, and others would be required to use, store, and transport hazardous materials in accordance with local, state, and federal regulations, as discussed above in Section 18.2, "Regulatory Setting," including Cal/OSHA and DTSC requirements and manufacturer's instructions. Transportation of hazardous materials on area roadways is also regulated by CHP and Caltrans. Facilities that would use hazardous materials on site, including swimming pools and spas, would be required to obtain any required permits and comply with appropriate regulatory agency standards including 22 CCR Chapter 20, 24 CCR Chapter 31B, Placer County Health and Human Services Department Standards for Chemical Levels in Swimming Pool/Spa/Wading Pool/Spray Grounds, and Placer County Code Section 8.08.030, designed to ensure proper use and storage and avoid hazardous materials releases. Chemicals used for landscape maintenance, such as fertilizers and pesticides, would be used in limited

quantities, in accordance with instructions provided by the manufacturer. Because the use of hazardous materials in project construction and operation would be typical for such hotel and commercial land uses, and because the project would be required to implement and comply with existing hazardous materials regulations, the project would not create significant hazards to the public or environment through the routine transport, use, and disposal of hazardous materials.

Pursuant to the State of California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act, California Health and Safety Code, Division 20, Chapter 6.95, Article 1), the project applicant or subsequent builder of commercial facilities would be required to prepare a Hazardous Materials Business Plan and inventory of hazardous materials, if inventory would exceed threshold quantities of 500 pounds or more of solids, 55 gallons or more of liquids, 200 cubic feet or more of compressed gases, or include extremely hazardous substances. The Hazardous Materials Business Plan would be prepared before occupancy of subject buildings and would include:

- ▲ an inventory of hazardous materials handled;
- ▲ facility floor plans showing where hazardous materials are stored;
- ▲ an emergency response plan; and
- ▲ provisions for employee training in safety and emergency response procedures.

The project applicant would pay fees in effect at the time of payment and would submit the business plan to PCEHD, Hazardous Materials Section, for review and approval. Hazardous materials would not be handled in regulated quantities without notification of PCEHD.

Use of hazardous materials would be typical of those used in construction and operation of hotel and commercial development. Compliance with federal, state, and local regulations and implementation of BMPs, described above, would minimize the risk of a spill or accidental release of hazardous materials during construction and operation of Alternative 1. In addition, Mitigation Measures 15-1 through 15-3, which require preparation of a drainage report and stormwater quality BMPs would further reduce the risk of a spill or accidental release of hazardous materials. The impact to the public and the environment from exposure to hazardous materials would be **less than significant**.

### **Alternative 2: Reduced Scale Lodge**

Implementation of Alternative 2 would result in no changes to the Tahoe City Golf Course and clubhouse. Similar to Alternative 1, implementation of Alternative 2 would demolish the existing commercial buildings and construct a 56-unit hotel and commercial uses. Alternative 2 would not include a restaurant or roof top terrace with pool and bar.

Construction and operation of the hotel and commercial uses would be similar to those described above. However, because Alternative 2 would result in construction of a reduced scale lodge compared to Alternative 1, the extent of potential hazards associated with the use, storage, and transport of hazardous materials under Alternative 2 would be less than that described above for Alternative 1. Specifically, hazards associated with reconstruction and operation of the clubhouse and operation of the pool would not occur under Alternative 2.

Compliance with federal, state, and local regulations and implementation of BMPs, as described above for Alternative 1, would minimize the risk of a spill or accidental release of hazardous materials during construction and operation of Alternative 2. The impact to the public and the environment from exposure to hazardous materials would be **less than significant**.

### **Alternative 3: Reduced Height Lodge**

Implementation of Alternative 3 would include the same project components described above for Alternative 1; however, the lodge would be limited to three stories and would have a larger footprint. Alternative 3 would also include the improvements at the golf course and clubhouse described above for Alternative 1. Because Alternative 3 would include the same project components as identified above for

Alternative 1, this impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

#### **Alternative 4: No Project**

Implementation of Alternative 4 would result in rehabilitation of the existing commercial buildings on the lodge project site. The property would continue to be used for commercial uses similar to existing conditions. Under Alternative 4, there would be no changes to the Tahoe City Golf Course and clubhouse. Similar to Alternative 1, all future construction and operations at the project site under Alternative 4 would be required to comply with federal, state, and local regulations and implementation of BMPs to minimize the risk of a spill or accidental release of hazardous materials. The impact to the public and the environment from exposure to hazardous materials would be **less than significant**.

### **Mitigation Measures**

No mitigation is required.

### **Impact 18-2: Exposure to hazardous materials sites and recognized environmental conditions**

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Future project construction under any of the Area Plan alternatives could be located on sites known to contain hazardous or potentially hazardous materials. However, future projects would be subject to project-level environmental review in which any potential exposure to hazardous materials sites would be identified, assessed, and if significant, required to be mitigated in accordance with existing laws and regulations adopted to protect public and environmental health. Therefore, impacts related to exposure of the public or the environment to hazardous materials would be **less than significant**. The Tahoe City Lodge project site contains potentially hazardous materials associated with ACM, lead based paint, contaminated soils, fertilizer use, an old septic system, fill material, and groundwater contamination from an adjacent dry cleaner. Construction and operation of the lodge project under Alternatives 1, 2, and 3 could encounter hazardous materials. This would be a **potentially significant** impact for Alternatives 1, 2, and 3. Under the Alternative 4 lodge proposal, there would be no changes to the Tahoe City Golf Course and clubhouse and no demolition of buildings that could contain hazardous materials. Therefore, Alternative 4 would have a **less-than-significant** impact.

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### **Placer County Tahoe Basin Area Plan Program-Level Analysis**

#### **Alternative 1: Proposed Area Plan**

Implementation of Alternative 1 for the Area Plan consists of policies, implementing regulations, and land use map revisions, establishment of mixed-use zoning districts, and identification of special planning areas within town centers where projects must meet additional environmental standards to make use of redevelopment incentives. Additional programs included in Alternative 1 include conversion of CFA to TAUs for an additional 400 TAUs over that allocated to Placer County by the Regional Plan, non-contiguous project areas for projects in town centers, revised parking standards, and secondary residential units on certain residential parcels less than 1 acre. The Area Plan does not propose any specific projects, but does include the Kings Beach Center design concept, and programs and policies that would move the Plan area toward attainment and maintenance of environmental thresholds. The nearest known hazardous materials site to the Kings Beach Center design concept is a former laundry at 8731 North Lake Boulevard, approximately 500 feet away, at its closest approach. Groundwater monitoring and remediation are ongoing.

Implementation of the Kings Beach Center design concept and other future projects subsequent to adoption of the Area Plan could involve construction near, or adjacent to contaminated sites (see Table 18-2) or sites known to produce hazardous waste materials, which creates the potential for their disturbance or release. Future projects subsequent to the Area Plan would be subject to project-level environmental review under the California Environmental Quality Act, in which potential exposure to hazardous materials sites would be assessed and any potential adverse impacts would require mitigation. For these reasons, the potential exposure of the public or the environment to hazardous materials from implementation of Alternative 1 would be a **less-than-significant** impact.

**Alternative 2: Area Plan with No Substitute Standards**

Implementation of the Area Plan under Alternative 2 would include the same changes in allowable land uses identified for Alternative 1 above. However, Alternative 2 would not include changes to the Tahoe City Town Center boundary, conversion of CFA to TAUs, non-contiguous project areas, or special planning areas. Because Alternative 2 would include the same types of changes in land uses as identified above for Alternative 1, that could result in future project construction adjacent to contaminated sites (see Table 18-2). This impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

**Alternative 3: Reduced Intensity Area Plan**

Implementation of the Area Plan under Alternative 3 would include the same changes in allowable land uses identified for Alternative 1 above. However, under Alternative 3, conversion of CFA to TAUs would be limited to 200 TAUs and additional environmental performance standards would be established for the special planning areas. Because Alternative 3 would include the same types of changes in land uses as identified above for Alternative 1, that could result in future project construction adjacent to contaminated sites (see Table 18-2), this impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

**Alternative 4: No Project**

Under Alternative 4, new development would be limited by existing allocations and development rights established in the Regional Plan as well as existing plan area statements and community plans. Implementation of Alternative 4 could result in future project construction adjacent to contaminated sites (see Table 18-2), this impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

**Tahoe City Lodge Project-Level Analysis****Alternative 1: Proposed Lodge**

With implementation of Alternative 1, the existing commercial buildings on the lodge project site would be demolished and replaced with a 118-unit hotel, restaurant, and a roof top pool terrace. Additionally, the golf course clubhouse would also be demolished and reconstructed along with relocating the putting green. Other improvements would include new utility connections (e.g., water and wastewater) to the hotel and reconstructed clubhouse as well as other parking lot and landscape improvements. Construction staging could be located at the Tahoe City Public Utility District (TCPUD) maintenance facility at the golf course. Some restoration activities would also be conducted throughout the eastern portion of the golf course.

**Recognized Environmental Conditions**

Six RECs have been identified within the golf course portion of the lodge project site (Holdredge and Kull 2011); the significance of each as potentially hazardous is described below with the recommendations from the Phase I ESA.

**Fertilizer Use.** The historical use of fertilizers and biocides related to golf course maintenance may have resulted in residual chemicals in golf course soil. Fertilizer use at the site is currently regulated by WDRs set forth by Lahontan in 1989 and no soil sampling for residual biocide compounds has been performed. Such sampling may not be required for the current land use; however, if a change in land use (e.g., residential development) is proposed for the property, soil sampling and laboratory analysis may be appropriate to evaluate potential impacts from past chemical use.

Alternative 1 project components associated with the golf course would not result in land use changes. Consequently, soil sampling for residual biocide compounds would not be required because operation of the golf course would be a continuation of existing conditions, including use of fertilizers in compliance with Lahontan regulations and reporting requirements. Hazards associated with past fertilizer use would be less than significant.

**Dry Cleaning Facility.** The groundwater underlying the northeast corner of the golf course has been impacted with PCE from the adjacent dry cleaning facility and is currently undergoing active groundwater remediation. Large amounts of PCE have been effectively removed from groundwater underlying this adjacent facility. The dry cleaning facility is currently regulated by Lahontan and the active groundwater treatment is to be continued until the site is granted closure. Further characterization of the impact to groundwater beneath the subject property may be warranted if groundwater use and/or occupied structures are planned for this portion of the site. Groundwater monitoring results at this location indicate that PCE measurements are below the water quality objective (WQO of 5.0 micrograms per liter (McGinley and Associates 2015:16, 34).

Alternative 1 would not include any ground-disturbing activities in the northeast corner of the golf course. Additionally, the project site does not use this groundwater. The dry cleaning facility and remediation activities will continue to be regulated and monitored by Lahontan. Hazards associated with the PCE-contaminated groundwater would be less than significant.

**Fill Material.** The off-site source of imported fill was generated from a local known source from nearby subdivisions. Because no known environmental conditions were associated with the borrow source, the imported fill is unlikely to be contaminated. Hazards associated with the imported fill would be less than significant.

Alternative 1 project components would result in land use changes at the golf course. Under Alternative 1, soil sampling would not be required because operation of the golf course would be a continuation of existing conditions, including use of fertilizers in compliance with Lahontan regulations and reporting requirements. Hazards associated with past fertilizer use would be less than significant.

**Soil Staining.** The apparent oil staining observed on the ground surface and on top of wood sheeting at the maintenance yard is not likely to have a significant impact to the site due the generally immobile nature of motor oil. However, because the source of the staining is unknown, the Phase I ESA recommends that surface soil sampling be completed within stained areas at the maintenance yard to evaluate the source of staining and to assist in proper removal and disposal options. Because, the TCPUD maintenance yard could be used for construction staging, construction workers could be exposed to unknown hazardous materials. This is considered a potentially significant hazard.

**Sewage Disposal System.** The abandoned septic system is not likely to have a significant impact on activities at the golf course as currently used. As described in the Phase I ESA, if TCPUD plans to change the use of the property, further evaluation of existing septic systems should be completed at the site, and, if identified, should be properly abandoned in accordance with PCEHD regulations. Because Alternative 1 would result in reconstruction of the clubhouse, which would include installation of a new sewer line, construction workers could be exposed to hazards associated with the abandoned septic system. This is considered a potentially significant hazard.

**Lead Based Paint and Asbestos-Containing Materials.** The Phase I ESA recommends a survey for lead based paint and ACM be performed if there are any plans to change the use of the property or plans to remove or renovate the clubhouse structure. If lead based paint and/or ACM are found, then mitigation of these materials should be performed. Additionally, because of the age of the commercial buildings on the lodge project site, these buildings could also contain lead based paint and ACM, resulting in the need to survey for lead based paint and ACM and mitigate if necessary.

Demolition of the commercial buildings and clubhouse as part of Alternative 1 could result in inadvertent release or improper disposal of debris containing potentially hazardous materials (i.e., lead based paint or ACM). Construction workers could come in contact with and be exposed to hazardous materials present in on-site buildings. This is considered a potentially significant hazard.

Construction and operation of Alternative 1 has the potential to encounter hazardous materials associated with the use of lead based paint or ACM, contamination associated with the abandoned septic system, or

unidentified contaminants associated with use of the maintenance yard. Therefore, this impact would be **potentially significant**.

#### **Alternative 2: Reduced Scale Lodge**

Implementation of Alternative 2 would result in no changes to the Tahoe City Golf Course and clubhouse. Therefore, hazards associated with past golf course fertilizer use, soil staining at the maintenance yard, the old septic system near the clubhouse, and golf course fill material would be less than significant.

Similar to Alternative 1, implementation of Alternative 2 would demolish the existing commercial buildings and construct a 56-unit hotel and associated on-site amenities. Hazards associated with the presence of ACM and lead based paint in the existing commercial buildings on the lodge project site is the same as that described above for Alternative 1. This impact would be **potentially significant**.

#### **Alternative 3: Reduced Height Lodge**

Implementation of Alternative 3 would include the same project components described above for Alternative 1; however, the lodge would be limited to three stories and would have a larger footprint. Alternative 3 would also include the improvements at the golf course and clubhouse described above for Alternative 1. Construction and operation of Alternative 3 has the potential to encounter hazardous materials associated with the use of lead based paint or ACM, contamination associated with the abandoned septic system, or unidentified contaminants associated with use of the maintenance yard. Therefore, this impact would be **potentially significant**.

#### **Alternative 4: No Project**

Implementation of Alternative 4 would result in no changes to the Tahoe City Golf Course and clubhouse, nor would it result in the demolition of buildings that could contain ACM and/or lead-based paint. Therefore, hazards described above for Alternative 1 associated with past golf course fertilizer use, soil staining at the maintenance yard, the old septic system near the clubhouse, golf course fill material, and exposure to ACM and/or lead-based paint would be **less than significant**.

### **Mitigation Measure 18-2a: Conduct investigation and contamination removal**

*The following mitigation measure applies to Tahoe City Lodge Alternatives 1 through 3.*

Before building permit approval, the applicant or construction manager shall retain a qualified environmental contractor to sample and evaluate surface soils located within stained areas at the TCPUD maintenance yard, if the TCPUD maintenance yard will be used as a construction staging site. The soil investigation and removal shall include the following:

- ▲ Soil sample results shall be provided to PCEHD and Lahontan RWQCB.
- ▲ Based on the soil sample results, the applicant or construction manager and qualified environmental contractor shall coordinate with PCEHD and Lahontan to determine the appropriate methods for soil removal and extent of soil removal required, if any.
- ▲ A qualified environmental contractor shall be retained for removal of contaminated soils, if necessary. Contaminated soils in the stained areas shall be removed and disposed of at a permitted hazardous waste disposal facility. The qualified environmental contractor shall provide proof of disposal to PCEHD.
- ▲ Soils shall be resampled and, if necessary as determined by PCEHD or Lahontan, additional contaminated soil shall be removed.
- ▲ Building permits will be issued and construction may commence after soils in the maintenance yard are determined by PCEHD or Lahontan to no longer contain contamination.

## Mitigation Measure 18-2b: Remove or properly abandon existing septic system

*The following mitigation measure applies to Tahoe City Lodge Alternatives 1 and 3.*

Before building permit approval, the applicant or construction manager shall retain a qualified environmental contractor to remove or properly abandon the septic system located near the Tahoe City Golf Course clubhouse. The applicant or construction manager and qualified environmental contractor shall coordinate with the PCEHD to implement septic system abandonment procedures as set forth in the PCEHD On-Site Sewage Manual, which requires the following:

- ▲ Applicant shall obtain a permit to abandon the system. The application for abandoning the system will include:
  - A site plan showing where the septic tank and leachfield are located.
  - A description of how the system will be abandoned.
- ▲ The septic tank must be pumped by a licensed septic tank pumper (a list of licensed pumper's is available from PCEHD) to remove the contents. The applicant must submit the receipt to PCEHD.
- ▲ The septic tank must be abandoned as follows:
  - If possible, the septic tank cover will be collapsed; or
  - If the septic tank cover cannot be collapsed, the tank will be filled so that there is not a cave-in or other structural hazard; or
  - The septic tank may be removed to an approved location; and
  - The septic tank or excavation hole must be filled with clean earth, sand, gravel, or other material approved by the PCEHD.
- ▲ The building wastewater plumbing system, if not connected to an approved septic or sewer system, must be permanently capped.
- ▲ Future construction in the abandoned system area may require special construction considerations.

## Mitigation Measure 18-2c: Conduct surveys for asbestos-containing materials and lead based paint and coatings

*The following mitigation measure applies to Tahoe City Lodge Alternatives 1 through 3.*

Demolition of buildings containing asbestos and lead-based materials will require specialized procedures and equipment, and appropriately certified personnel, as detailed in the applicable regulations. Buildings intended for demolition that were constructed before 1980 will be surveyed for asbestos, while those constructed before 1971 will be surveyed for lead.

A demolition plan shall be prepared for any location with positive results for asbestos or lead. The plan will specify how to appropriately contain, remove, and dispose of the asbestos and lead-containing material while meeting all requirements and BMPs to protect human health and the environment. A lead compliance plan shall be prepared by a Certified Industrial Hygienist.

Before demolition, the project applicant shall submit the written plan to PCEHD describing the methods to be used to:

- ▲ identify locations that could contain hazardous residues;

- ▲ remove plumbing fixtures known to contain, or potentially containing, hazardous materials;
- ▲ determine the waste classification of the debris;
- ▲ package contaminated items and wastes; and
- ▲ identify disposal site(s) permitted to accept such wastes.

Demolition shall not occur until the plan has been accepted by the PCEHD and all potentially hazardous components have been removed to the satisfaction of PCEHD staff. The project applicant shall also provide written documentation to the county that lead-based paint and asbestos testing and abatement, as appropriate, have been completed in accordance with applicable state and local laws and regulations. Lead abatement will include the removal of lead contaminated soil (considered soil with lead concentrations greater than 400 parts per million in areas where children are likely to be present).

#### **Significance after Mitigation**

Implementation of Mitigation Measure 18-2a would require that contaminated soils at the maintenance yard are identified, removed, and properly disposed. Implementation of Mitigation Measures 18-2c would require that asbestos-containing building materials, lead-based paint, and other hazardous substances in building components are identified, removed, packaged, and disposed of in accordance with applicable state laws and regulations and would establish a procedure to address potentially impacted soil, impacted groundwater, lead-based paint, and asbestos-containing materials that may be unexpectedly encountered during project construction activities. This would minimize the risk of an accidental release of hazardous substances that could adversely affect human health or the environment, reducing this impact for lodge Alternatives 1 through 3 to a **less-than-significant** level.

Implementation of Mitigation Measure 18-2b would require that the septic system on the project site is properly abandoned in accordance with PCEHD regulations before project construction. This would minimize the risk of exposure of construction workers to potentially impacted soil and unsafe conditions in addition to ensuring proper construction of project components, reducing impacts associated with the old septic system for lodge Alternatives 1 through 3 to a **less-than-significant** level.

### **Impact 18-3: Interfere with implementation of an emergency response plan or emergency evacuation plan**

Implementation of Area Plan Alternatives 1 through 4 would not alter or revise the existing Placer Operational Area East Side Emergency Evacuation Plan, Placer County Local Hazard Mitigation Plan, or Lake Tahoe Geographic Response Plan. Area Plan Alternatives 1 and 3 could result in an increase in overnight visitors in the Basin; however, because the lodge would accommodate approximately 236 people at maximum capacity (assuming a 118-unit lodge), the addition of these visitors would not substantially increase existing congestion that occurs in the Basin such that emergency evacuation would be impeded. Area Plan Alternatives 2 and 4 would not result in an increase in the amount of development or number of residents or visitors over that which could occur under existing conditions. Therefore, Alternatives 2 and 4 would not substantially increase existing congestion such that emergency evacuation would be impeded. Future projects constructed pursuant to each Area Plan alternative could result in construction activities that could affect emergency access and evacuation. However, each future project would be reviewed consistent with CEQA and TRPA environmental review requirements. The project-level review would evaluate the site-specific characteristic of a proposed project to determine if it would interfere with an emergency evacuation plan. If a future project would interfere with an emergency evacuation plan, then project-specific mitigation measures, such as a traffic control plan, or changes to project design or construction operations, would be required. For these reasons, operation of Area Plan Alternatives 1 through 4 would result in a **less-than-significant** impact on implementation of an emergency response plan or emergency evacuation plan.

Emergency access to Lodge Alternatives 1 through 3 would be provided from North Lake Boulevard (SR 28). Operation of Lodge Alternatives 1 through 3 would not interfere with emergency response or evacuation of the project site and would result in a **less-than-significant** impact. Construction of Lodge Alternatives 1 through 3 would require access by workers and heavy equipment, delivery and stockpiling of materials,

demolition and removal of debris, and other operations that, depending on the exact timing and nature of construction activities, could restrict vehicular access to and around the project site. Construction activities could temporarily impair emergency routes, causing traffic delays and ultimately preventing access to calls for service or delays in evacuation. The potential delays in emergency response or evacuation caused by temporary construction activities would be a **potentially significant** impact. Implementation of Mitigation Measure 18-3 would reduce short-term impacts of the Tahoe City Lodge alternatives on emergency response services to a **less-than-significant** level because a Traffic Control Plan would be prepared that would require that construction activities are coordinated with affected agencies to ensure service providers' service levels are not substantially deteriorated. Lodge Alternative 4 would not alter emergency access to the site and it would not include construction activities that could temporarily impair emergency access or evacuation. This would be a **less-than-significant** impact.

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### Placer County Tahoe Basin Area Plan Program-Level Analysis

#### **Alternative 1: Proposed Area Plan**

Alternative 1 for the Area Plan is intended to implement the Regional Plan and move the Plan area toward attainment and maintenance of environmental thresholds. Alternative 1 would allow conversion of CFA to TAUs for an additional 400 TAUs and a reduction of 180,000 sf of CFA compared to what could otherwise be developed. It would also expand opportunities for secondary residential units to include residential parcels less than 1 acre in addition to the residential parcels at least 1 acre currently allowed by TRPA Code Section 21.3.2. The Area Plan also includes the Kings Beach Center design concept, a combination of hotel (which could include condominiums or privately-owned units), commercial, professional office, and retail uses; a government service building; public plaza; community park; and parking on 4 acres on SR 28 generally between Fox and Coon streets in Kings Beach.

All future development subsequent to the Area Plan would be limited by existing allocations established in the Regional Plan (as modified by the proposed CFA to TAU conversion), development rights, and coverage and setback limitations. With implementation of the Area Plan, most of the future development would be directed to town centers and mixed-use areas. The secondary residential unit program proposed by the Area Plan would not increase the amount of residential development outside of the town centers and mixed-use areas because these secondary residential units would require allocations, which are capped by the Regional Plan.

Future operations under Alternative 1 would result in the addition of overnight visitors associated with 400 TAUs allowed through the proposed limited conversion of CFA to TAUs. The Area Plan would not alter or revise the existing Placer Operational Area East Side Emergency Evacuation Plan, Placer County Local Hazard Mitigation Plan, or Lake Tahoe Geographic Response Plan. Future development would be directed to walkable areas, such as town centers and mixed-use areas, providing opportunities for visitors to access services and destinations without using their vehicles. Furthermore, the additional overnight visitors could include day visitors that may have previously driven into the Basin. Roadways in the Basin currently experience congested conditions during peak periods throughout the year. With the focus on walkability, alternative transportation, and transit improvements emphasized in the Regional Plan and RTP, and the fact that development potential is limited by available allocations, the addition of visitors generated by the Area Plan would not substantially increase congestion such that interference with emergency response or evacuation plans would occur. Construction of residential, commercial, utility, roadway improvements, community revitalization, and bicycle and pedestrian trails projects in accordance with Alternative 1 would temporarily increase construction-related traffic within the Plan area, potentially causing intermittent congestion on SR 89, SR 28, and SR 267. Additionally, some construction projects could result in temporary lane or shoulder closures. Construction of future projects could delay emergency vehicle response time or otherwise disrupt delivery of emergency services and evacuation. However, each subsequent project would be reviewed pursuant to CEQA and TRPA environmental review requirements. This project-level review would evaluate the site-specific characteristics of each proposed project to determine if it would interfere with an emergency evacuation plan. If a future project would interfere with an emergency evacuation plan, then

project-specific mitigation measures, such as a traffic control plan, or changes to project design or construction operations, would be required.

As described above, the Area Plan would not interfere with implementation of existing regulations or plans pertaining to emergency response or evacuation. Additional overnight visitors or subsequent construction projects that could result from implementation of the Area Plan would not result in a new adverse effect on emergency response or evacuation plans compared to existing conditions. For these reasons, implementation of the Area Plan would result in a **less-than-significant** impact on implementation of an emergency response plan or emergency evacuation plan.

#### **Alternative 2: Area Plan with No Substitute Standards**

Implementation of Alternative 2 would not increase the number of people in the Plan area over that which would occur under existing conditions. Alternative 2 does not include the program for limited conversion of CFA to TAUs, and would not increase the number of overnight visitors beyond what could occur under existing conditions. Impacts of Alternative 2 on emergency response and evacuation plans would be similar to those described for Alternative 1. As with Alternative 1, construction of future projects subsequent to the Area Plan would require a project-level evaluation of each project's effects on emergency evacuation plans, and mitigation of significant adverse effects. This would be a **less-than-significant** impact.

#### **Alternative 3: Reduced Intensity Area Plan**

Implementation of the Area Plan under Alternative 3 would include the same project components identified for Alternative 1 above. However, under Alternative 3, conversion of CFA to TAUs would be limited to 200 TAUs, which would result in a smaller increase in overnight visitors than could occur under Alternative 1. Impacts from operation of Alternative 3 on emergency response and evacuation plans would be the same as that described above for Alternative 1. As with Alternative 1, construction of future projects subsequent to the Area Plan would require a project-level evaluation of each project's effects on emergency evacuation plans, and mitigation of significant adverse effects. This impact would be **less than significant**.

#### **Alternative 4: No Project**

Implementation of Alternative 4 would be a continuation of existing conditions under the Regional Plan and existing plan area statements and community plans. Roadways in the Basin currently experience congested conditions during peak periods throughout the year. The addition of residents and visitors in the Basin allowable under Alternative 4 would not substantially increase congestion such that interference with emergency response or evacuation plans would occur. Alternative 4 would continue to implement the existing Placer Operational Area East Side Emergency Evacuation Plan, Placer County Local Hazard Mitigation Plan, and Lake Tahoe Geographic Response Plan. For these reasons, future operations under Alternative 4 would result in a **less than significant** impact on implementation of an emergency response plan or emergency evacuation plan.

### **Tahoe City Lodge Project-Level Analysis**

#### **Alternative 1: Proposed Lodge**

Alternative 1 would result in the construction of 118 hotel units, restaurant, and a roof top pool terrace. Additionally, the golf course clubhouse would be reconstructed and the putting green would be relocated. NTFPD Station 51 is approximately 0.4 miles from the project site. A single, existing access to the site is via North Lake Boulevard (SR 28). As discussed in Chapter 16, "Public Services and Utilities," emergency responders have indicated that current staffing and equipment is sufficient to serve the proposed project (see Impact 16-8). Additionally, NTFPD has not identified any major concerns for emergency response to the project site. NTFPD staff has indicated that it will again review project plans for compliance with fire, life safety, and NTFPD requirements. The project's compliance with these requirements is required prior to Placer County and TRPA approval of permits for the project. Because Alternative 1 would provide emergency access, emergency responders have confirmed their ability to serve Alternative 1 development, and the project would be required to demonstrate compliance with fire safety requirements prior to approval of TRPA and Placer County permits, operation of the lodge under Alternative 1 would not interfere with emergency response or evacuation of the project site. This impact would be **less than significant**.

Construction of the proposed lodge project would require access by workers and heavy equipment, delivery and stockpiling of materials, demolition and removal of debris, and other operations that, depending on the exact timing and nature of construction activities, could restrict vehicular access to and around the project site. Construction activities could temporarily impair emergency routes, causing traffic delays and ultimately preventing access to calls for service or delays in evacuation. The potential delays in emergency response or evacuation caused by temporary construction activities would be a **potentially significant** impact.

#### **Alternative 2: Reduced Scale Lodge**

Alternative 2 would result in the construction of 56 hotel units and commercial uses. Alternative 2 would not result in any changes to the golf course. Alternative 2 would include emergency access for the project site similar to that described for Alternative 1. NTFPD has confirmed its ability to serve Alternative 2 development and has not identified any major concerns for emergency response to the project site (Alameda, pers. comm., 2016). Prior to TRPA and Placer County issuance of permits, the project would be required to demonstrate compliance with fire safety requirements. This impact for Alternative 2 would be the same as that described for Alternative 1, and like Alternative 1, operation of the proposed lodge under Alternative 2 would result in a **less-than-significant** impact. As with Alternative 1, temporary construction activities could impair access to and around the project site, which could delay emergency response or evacuation. The potential delays in emergency response or evacuation caused by temporary construction activities would be a **potentially significant** impact.

#### **Alternative 3: Reduced Height Lodge**

Implementation of Alternative 3 would include the same project components as Alternative 1 with a different footprint. Alternative 3 would include emergency access for the project site similar to that described for Alternative 1. NTFPD has confirmed its ability to serve Alternative 3 development and has not identified any major concerns for emergency response to the project site (Alameda, pers. comm., 2016). This impact would be the same as that described for Alternative 1 and like Alternative 1, operation of the proposed lodge under Alternative 3 would result in a **less-than-significant** impact. As with Alternative 1, temporary construction activities could impair access to and around the project site, which could delay emergency response or evacuation. The potential delays in emergency response or evacuation caused by temporary construction activities would be a **potentially significant** impact.

#### **Alternative 4: No Project**

Implementation of Alternative 4 would result in rehabilitation of the existing commercial buildings on the project site. The project site would continue to be used for commercial uses similar to existing conditions. Emergency access would be provided via the existing driveway located at 255 North Lake Boulevard. Additional emergency access to the rear of the existing buildings would be provided via the golf course access road located along the south side of the existing commercial buildings. Rehabilitation of the existing commercial buildings would not require approval from the fire district, and it would not include substantial demolition or construction, such that construction activities could impair emergency access. For these reasons, construction and operation of Alternative 4 would not interfere with emergency response or evacuation of the project site. This would be a **less-than-significant** impact.

### **Mitigation Measure 18-3: Prepare and implement a traffic control plan in coordination with affected agencies**

*The following mitigation applies for Tahoe City Lodge Alternatives 1 through 3.*

The Improvement Plans shall include a construction signing plan and include all on- and off-site traffic control devices. To minimize effects on emergency vehicle and existing public vehicular access, the project proponent will, in accordance with applicable regulations, prepare a traffic control plan (TCP) that will address locations that will involve construction in existing roadways and rights-of-ways. The TCP will be prepared in accordance with professional traffic engineering standards and in compliance with the requirements of the affected agency's encroachment permit requirements (i.e., Placer County, Caltrans) and will include measures that will provide notification to emergency service providers and adequate circulation around construction sites for

emergency vehicle and existing public vehicular access. The TCP may include, but not be limited to, the following elements:

- ▲ The specific methods to maintain traffic flows on affected streets.
- ▲ The maximum amount of travel lane capacity during non-construction periods.
- ▲ Locations of flagger control for sensitive sites to manage traffic control and flows.
- ▲ Construction work zones width limits that, at a minimum, maintain alternate one-way traffic flow past the construction zones.
- ▲ Alternative routes to ensure that local residents, school buses, or emergency vehicles maintain access.
- ▲ Coordinated construction activities (time of year and duration) to minimize traffic disturbances.
- ▲ Advanced warning postings of construction activities to allow motorists to select alternative routes in advance.
- ▲ Appropriate warning signage and lighting for construction zones.
- ▲ Appropriate and safe detour route identification if closure of a roadway is required, and signage that warns of road closures and detour routes.
- ▲ The TCP will be submitted to Placer County and Caltrans for review and approval prior to Improvement Plan approval.

#### **Significance after Mitigation**

Implementation of Mitigation Measure 18-3 would reduce short-term impacts of the Tahoe City Lodge alternatives on emergency response services to a **less-than-significant** level because a TCP would be prepared that would require that construction activities are coordinated with affected agencies to ensure service providers' service levels are not substantially deteriorated.

#### **Impact 18-4: Expose people or structures to wildland fire hazards**

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The Plan area is characterized by moderate, high, and very high fire hazards. Because of the limited conversion of CFA to TAUs, Area Plan Alternatives 1 and 3 would result in a modest increase the number of visitors in the Basin, and thus the number of people exposed to wildland fire hazards, over that assessed for the Regional Plan in the RPU EIS and RTP/SCS EIR/EIS (TRPA 2012:3.14-12 – 3.14-13; TMPO and TRPA 2012:3.14-18). Future development resulting from Alternatives 1 through 3 would be required to comply with Regional Plan policies, existing local and state regulations for fire protection, and proposed Area Plan policies for fire fuels reduction and increases in defensible space. Therefore, implementation of Alternatives 1 through 3 would reduce potential risks from fire hazards and this impact would be **less than significant**. Alternative 4, the No Project Alternative would be a continuation of existing conditions under the Regional Plan and existing plan area statements and community plans. Implementation of Alternative 4 would result in no new impacts that were not previously considered in the RPU EIS and RTP/SCS EIR/EIS (TRPA 2012:3.14-12 – 3.14-13; TMPO and TRPA 2012:3.14-18). Alternative 4 for the Area Plan would have **no impact**.

Lodge Alternatives 1 through 4 would modestly increase the number of people exposed to fire hazards. However, development defined by these alternatives would be constructed and maintained in compliance with local and state regulations for fire protection, including use of fire resistant building materials, fire resistant landscaping, defensible space, and adequate water supply and emergency access. Alternatives 1 through 4 would result in **less-than-significant** impact with respect to exposure of people or structures to wildland fire hazards.

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## Placer County Tahoe Basin Area Plan Program-Level Analysis

### **Alternative 1: Proposed Area Plan**

Implementation of Alternative 1 for the Area Plan includes new policies, implementing regulations, map revisions, including the Tahoe City Town Center boundary change, establishment of mixed-use zoning districts, and identification of special planning areas within town centers that are intended to implement the Regional Plan and move the Plan area toward attainment and maintenance of environmental thresholds. Alternative 1 would allow conversion of CFA to TAUs for an additional 400 TAUs over that allocated to Placer County by the Regional Plan, and would expand opportunities for secondary residential units to include residential parcels less than 1 acre in addition to the residential parcels at least 1 acre currently allowed by TRPA Code Section 21.3.2. The Area Plan also includes the Kings Beach Center design concept, a combination of hotel (which could include condominiums or privately-owned units), commercial, professional office, and retail uses; a government service building; public plaza; community park; and parking on 4 acres on SR 28 generally between Fox and Coon streets in Kings Beach.

All future development subsequent to the Area Plan would be limited by existing allocations established in the Regional Plan (as modified by the CFA to TAU conversion), development rights, and coverage and setback limitations. With implementation of the Area Plan, most of the future development would be directed to town centers and mixed-use areas. The secondary residential unit program proposed by the Area Plan would not substantially increase the amount of residential development outside of the town centers and mixed-use areas. Only five such units were constructed from 2010 to 2015.

The Area Plan contains large areas of high to very high fire hazards as well as some moderate fire hazard areas (see Exhibit 18-1). Implementation of Alternative 1 would not increase the number of residents or CFA in high or very high fire hazard areas of the Plan area beyond that assessed in the RPU EIS and RTP/SCS EIR/EIS (TRPA 2012:3.14-12 – 3.14-13; TMPO and TRPA 2012:3.14-18). However, with implementation of the CFA to TAU conversion program, Alternative 1 could facilitate an increase of overnight visitors associated with the additional TAUs. Consequently, implementation of the Area Plan under Alternative 1 would increase the number of people exposed to wildland fire hazards in the Plan area.

The Area Plan supports Regional Plan policies, regulations, and programs, such as the Lake Tahoe Basin Multijurisdictional Fuel Reduction and Wildfire Prevention Strategy (Area Plan Policy NH-P-1) intended to increase or improve defensible space, reduce fuel loads, and allow greater flexibility in the manner in which adequate fire protection is achieved in the Basin. Additionally, the Area Plan includes Implementing Regulations that are carried forward from plan area statements and address fire protection concerns identified by the NTFPD (Sections 2.03.A.2b and 2.03.X.2b; TFFT 2015:7). Design standards in the Area Plan Implementing Regulations (Section 3.09.C.1h) require landscaping to be consistent with regional defensible space requirements.

Future projects developed in accordance with the Area Plan would be required to consider fire hazards and include measures to ensure that fire resistant construction materials are used in new construction, defensible space is maintained, and excessive fuel is reduced as required by existing local and state regulations and policies and regulations (see Section 18.2, “Regulatory Setting”). Furthermore, individual future projects would be required to consult with NTFPD to ensure that all fire protection measures (e.g., emergency access, adequate water supplies) required by existing regulations and policies are incorporated into the design of the project.

As described under “Wildland Fire Protection,” fuels reduction projects are underway or planned for over 17,000 acres within the Area Plan. With adherence to the above-mentioned regulations, implementation of Area Plan and Regional Plan policies, and continued fuels reduction efforts in the Area Plan, fuel loads would decrease and defensible space would increase resulting in a reduction in wildland fire hazards. For these reasons, the potential exposure to high or very high fire hazards for additional visitors not previously considered in the RPU EIS and RTP/SCS EIR/EIS would be reduced. This impact would be **less than significant**.

**Alternative 2: Area Plan with No Substitute Standards**

Implementation of Alternative 2 would not increase the amount of allowable development within of high or very high fire hazard areas in the Plan area beyond that assessed in the RPU EIS and RTP/SCS EIR/EIS (TRPA 2012:3.14-12 – 3.14-13; TMPO and TRPA 2012:3.14-18). The EIR and EIR/EIS concluded that the RPU and RTP/SCS would not increase fuel loading or reduce defensible space in the region. Because the Area Plan under Alternative 2 is intended to implement the Regional Plan and future development would be subject to the same local and state regulations for fire protection described for Alternative 1, Alternative 2 would not result in any increased risk from wildland fire. This impact would be **less than significant**.

**Alternative 3: Reduced Intensity Area Plan**

Implementation of the Area Plan under Alternative 3 would include the same project components identified for Alternative 1 above. Under Alternative 3, CFA to TAU conversion would be limited to 200 TAUs, resulting in a modest increase in the number of visitors accommodated, as compared to that assessed in the RPU EIS and RTP/SCS EIR/EIS. Alternative 3 would result in fewer additional visitors than Alternative 1. Because Alternative 3 would include the same types of project components and would be subject to the same local and state regulations for fire protection described for Alternative 1, the potential exposure to high or very high fire hazards for additional visitors not previously considered in the RPU EIS and RTP/SCS EIR/EIS would be reduced. This impact would be **less than significant**.

**Alternative 4: No Project**

Implementation of Alternative 4 would be a continuation of existing conditions under the Regional Plan and existing plan area statements and community plans. Exposure to wildland fire hazards for future development under Alternative 4 would be similar to Alternative 3 assessed in the RPU EIS and RTP/SCS EIR/EIS (TRPA 2012:3.14-12 – 3.14-13; TMPO and TRPA 2012:3.14-18). Implementation of Alternative 4 would result in no new impacts that were not previously considered. There would be **no impact**.

**Tahoe City Lodge Project-Level Analysis****Alternative 1: Proposed Lodge**

The Tahoe City Lodge project site is within a very high fire hazard area (see Exhibit 18-1). However, the project site is currently developed with three commercial buildings, a golf course, and golf course clubhouse within a developed area of Tahoe City. The project site is surrounded by developed urban uses in an area where the topography is fairly level, fuel loads are relatively low, and existing access for firefighting equipment is good.

Because the project site is already developed and is surrounded by urban uses, the potential for wildfire is low. Project construction has the potential to generate heat or sparks from construction vehicles or equipment activity (e.g., chainsaws and chippers used for vegetation clearance) that could ignite dry vegetation and cause a fire, but this would be typical of any construction project in the Tahoe Basin. Nothing about the Tahoe City Lodge in particular would render it more fire-prone than any other development. Additionally, construction activities would be required to adhere to California Building Code standards and Placer County Code for fire prevention during construction activities, which require that fire prevention practices be followed and that basic fire suppression equipment be maintained within the development area at all times.

With the development of 118 hotel units, Alternative 1 would increase the number people on the project site over that which occurs for the commercial uses under existing conditions. The project would be subject to local and state regulations for the reduction of fire risk, which include fire resistant building materials, fire resistant landscaping, defensible space, and adequate water supply and emergency access. Additionally, the project applicant would be required to consult with NTFPD to ensure that all fire protection measures (e.g., emergency access, adequate water supplies) required by existing regulations and policies are incorporated into the design of the project. To meet the fire water supply needs for Alternative 1, a new fire hydrant and water supply line would be located next to the reconstructed clubhouse. An existing fire hydrant is located next to the southeast corner of the lodge site. As part of Alternative 1, a new water and fire service line would be extended from existing water lines along North Lake Boulevard to the hotel. For these reasons, the

potential exposure to high or very high fire hazards for an increase in the number of people on the project site would be reduced. This impact would be **less than significant**.

#### **Alternative 2: Reduced Scale Lodge**

Implementation of Alternative 2 would result in a reduced size hotel with 56 units and commercial uses. Alternative 2 would not result in any changes to the golf course. Construction and operation of Alternative 2 would result in an increase in the number of people that would be exposed to wildland fire hazards over existing conditions, but would be less than Alternative 1. Similar to Alternative 1, all future construction and operations at the project site under Alternative 2 would be required to comply with state and local regulations to minimize fire hazards. This impact would be similar to that described for Alternative 1. This impact would be **less than significant**.

#### **Alternative 3: Reduced Height Lodge**

Implementation of Alternative 3 would include the same project components as Alternative 1 with a different footprint. Construction and operation of Alternative 3 would result in an increase in the number of people that would be exposed to wildland fire hazards over existing conditions, the same as Alternative 1. Similar to Alternative 1, all future construction and operations at the project site under Alternative 3 would be required to comply with state and local regulations to minimize fire hazards. This impact would be the same as that described for Alternative 1. This impact would be **less than significant**.

#### **Alternative 4: No Project**

Implementation of Alternative 4 would result in rehabilitation of the existing commercial buildings on the lodge project site. The property would continue to be used for commercial uses similar to existing conditions and would be expected to result in a slight increase in the number of people at the project site that would be exposed to wildland fire hazards over existing conditions compared to existing conditions. With Alternative 4, there would be no changes to the Tahoe City Golf Course and clubhouse. Similar to Alternative 1, all future construction and operations at the project site under Alternative 4 would be required to comply with state and local regulations to minimize fire hazards. This impact would be similar to that described above for Alternative 1. This impact would be **less than significant**.

### **Mitigation Measures**

No mitigation is required.