

KINGS BEACH TOWN CENTER PROJECT (KINGS BEACH, PLACER COUNTY, CALIFORNIA) PROJECT INFORMATION

This notice is being issued jointly by the County of Placer, California (Placer County) and the Tahoe Regional Planning Agency (TRPA) and meets California Environmental Quality Act (CEQA) and TRPA noticing requirements for a Notice of Preparation (NOP).

NOTICE OF PREPARATION

To: California State Clearinghouse
Nevada State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations
Affected Property Owners (within 300 feet of the proposed project site)

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for the Kings Beach Town Center Project, Placer County, Kings Beach, California.

Lead Agencies:

Tahoe Regional Planning Agency

P.O. Box 5310
128 Market Street
Stateline, NV 89449
Contact: Theresa Avance, Project Manager
Phone: (775) 588-4547
Fax: (775) 588-4527
Email: tavance@trpa.org

County of Placer

Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Contact: Maywan Krach, Community Development
Technician
Phone: (530) 745-3132
Fax: (530) 745-3080
Email: cdraecs@placer.ca.gov

Project Title: Kings Beach Town Center

Project Applicant: B.B., LLC

Public Scoping:

The County of Placer (Placer County) and the Tahoe Regional Planning Agency (TRPA) are preparing a joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) to inform agency decision makers about the potential environmental effects of the proposed Kings Beach Town Center Project. This joint document will serve as an EIR prepared by the County of Placer pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.; see also 14 CCR § 15220, 15222 [State CEQA Guidelines]) and an EIS prepared by TRPA pursuant to its Compact and Chapter 5 of the Code of Ordinances. Placer County will be the lead agency for compliance with CEQA while TRPA will be the lead agency for compliance with TRPA environmental requirements. This notice meets the CEQA and TRPA noticing requirements for a Notice of Preparation (NOP). The purpose of this NOP is to inform agencies and the general public that this environmental document is being prepared for this project and to invite specific comments on its scope and content.

The views of interested persons, organizations and agencies as to the scope and content of the information to be included and analyzed in the EIR/EIS are requested. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The project description, location, alternatives to be evaluated in the EIR/EIS, and potential environmental effects of the proposed project and alternatives (to the extent known) are provided below.

In compliance with the time limits mandated by TRPA and CEQA, responses should be submitted at the earliest possible date, but not later than July 26, 2011 to the TRPA contact person listed above. If you represent a public agency, private firm or other entity, please indicate a contact person on your response. Duplicate responses to both lead agencies are not required.

In addition to the opportunity to submit written comments, public scoping meetings are being conducted to provide an opportunity to learn more about the proposed project and to express oral comments about the content of the EIR/EIS. The scoping meetings will be held at the following times and locations:

TRPA Advisory Planning Commission Scoping Meeting:

Date: July 13, 2011

Time: 9:30 a.m.

Location: TRPA Office, 128 Market Street, Stateline, Nevada 89449

Placer County Scoping Meeting:

Date: July 19, 2011

Time: 6:00 p.m.

Location: North Tahoe Conference Center, 8318 North Lake Boulevard, Kings Beach, California 96143

The TRPA Advisory Planning Commission meeting will begin at **9:30 a.m.**; however, no specific agenda time has been set for the B.B., LLC – Kings Beach Town Center Project EIR/EIS scoping at this time. Please refer to the agenda posted at www.trpa.org one week prior to the meeting for updated information.

Please mail written responses to Theresa Avance, Planning Department, Tahoe Regional Planning Agency, P.O. Box 5310, Stateline, NV 89449 or email tavance@trpa.org. Scoping comments must be received no later than **July 26, 2011**.

SUMMARY

In accordance with Section 15082 of the CEQA Guidelines, Placer County has prepared this Notice of Preparation (NOP) to inform all responsible and trustee agencies and interested parties that an EIR/EIS will be prepared. The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow the Governor's Office of Planning and Research (OPR), responsible and trustee agencies, and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR/EIS, including the significant environmental issues and reasonable alternatives and mitigation measures that will need to be explored in the EIR/EIS (State CEQA Guidelines, §15082[b]).

The project location, description, and probable environmental effects are presented below. Placer County prepared an Initial Study Checklist (March 2008) pursuant to CEQA. TRPA has completed an Initial Environmental Checklist and preliminary review of the project application. Based on the information contained in these documents, it has been determined that the appropriate environmental document will be an EIS for TRPA and an EIR for Placer County. In response to comments received from TRPA on the project pre-application submittal materials, the project applicant, B.B., LLC, has made several modifications to the project from that which was initially proposed in February 2008. These changes are described in the applicant's response to TRPA Governing Board Resolution 2008-11 and are primarily related, but not limited to: building scale, mass, height, and consistency with community character; the project's commitment to environmental improvements related to

specific Environmental Improvement Program (EIP) projects; and consideration of an alternative to locating the Placer County Government Center on the site. The EIR/EIS will address all of the potentially significant adverse environmental effects of the proposed project and the alternatives. The EIR/EIS will also include feasible mitigation measures and consideration of a reasonable range of alternatives to avoid or substantially reduce the proposed project's significant adverse environmental impacts.

PROJECT LOCATION

The Kings Beach Town Center Project (proposed project) is located within the downtown commercial area of Kings Beach, Placer County, California (Exhibits 1 and 2). The project site comprises 4.29 acres within TRPA Plan Area Statement (PAS) 29, Kings Beach Commercial, and Special Area #1, Downtown Area Commercial, of the Kings Beach Community Plan. The project is also located within Placer County's North Lake Tahoe Redevelopment Project Area as well as within the Kings Beach Community Plan for the Kings Beach urban core area. The TRPA Regional Plan, which is also applicable to the proposed project, establishes goals, policies and implementation measures for development within TRPA's jurisdiction. The current TRPA Regional Plan was adopted in 1987, but is undergoing an update in 2011.

The adopted uses permissible within the Kings Beach Community Plan include Residential, Tourist Accommodation, Commercial, and Public Service. The project site is surrounded by a mix of commercial, residential, and recreational land uses to the west (Kings Beach Community Plan, Special Area #1, Downtown Commercial), south (Kings Beach Community Plan, Special Area #1, Downtown Commercial, and Special Area #3, Recreation Area) and east (Kings Beach Community Plan, Special Area #2, East Entry) (see Exhibit 3). North of the project site are residential land uses, located within PAS 28, Kings Beach Residential.

The project site encompasses one full city block, fronted by State Route 28 (SR 28/North Lake Tahoe Boulevard) on the south, Salmon Avenue on the north, Fox Street on the east, and Coon Street on the west. The project site also includes six parcels located on the north side of Salmon Avenue, but does not include the existing post office or community clinic (Exhibit 2). In total, the project site includes 18 parcels: assessor's parcel numbers (APNs) 090-133-003, 005, 006, 007, 008, 009, 010, 011, 012, 015, 016, 018; 090-126-020, 021, 022, 024, 039, and 040.

ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

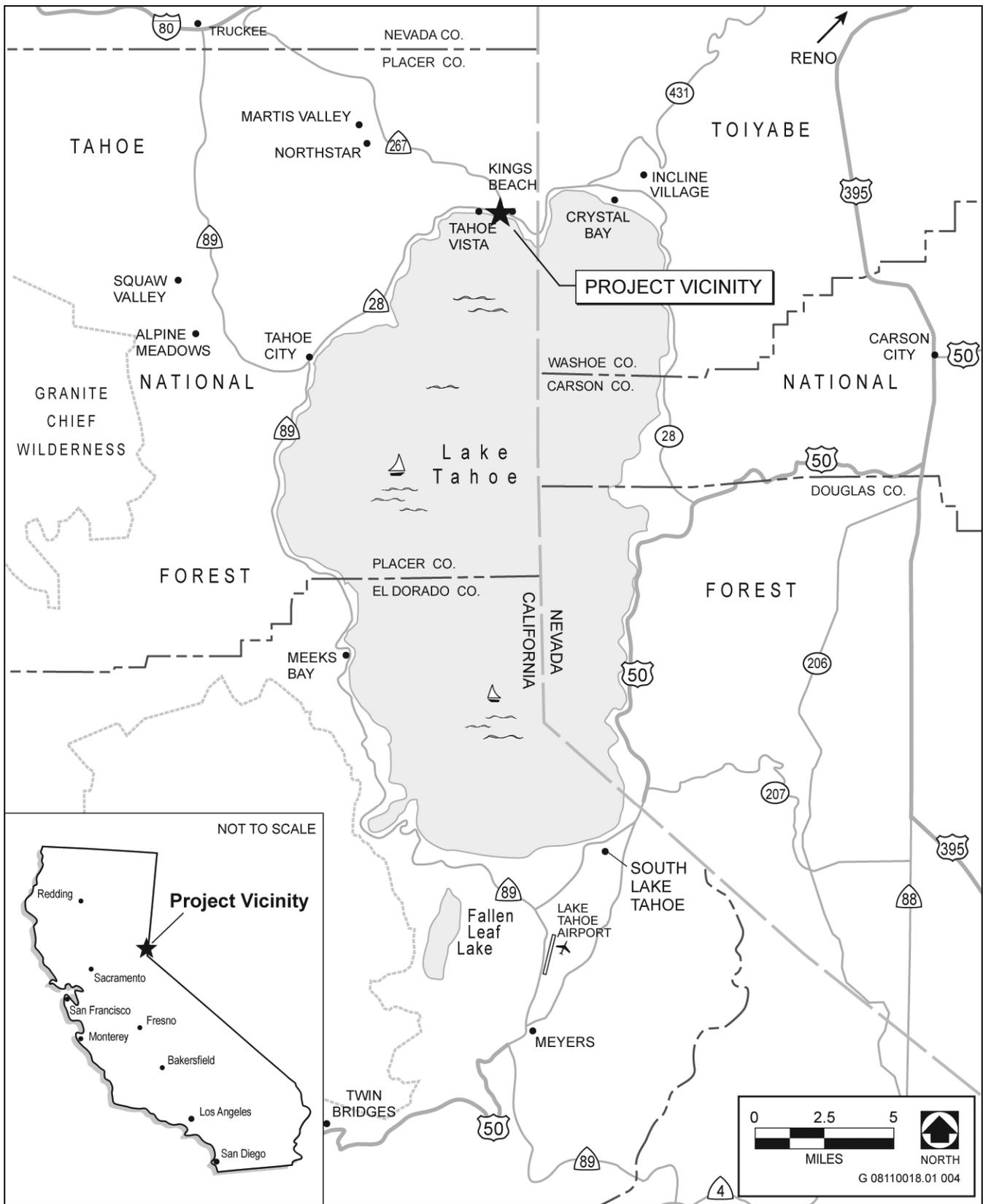
CURRENT LAND USES

The project site has 154,916 square feet (sf) of TRPA verified existing land coverage including buildings, decks, walkways, driveways, and parking areas. Approximately 80 percent of the project site is developed with a mixture of residential, commercial, tourist, and recreational uses.

Approximately 60 percent of the site is compacted and disturbed by ongoing automobile use. Despite the impacts from soil compaction caused by vehicles, there are 46 TRPA-designated specimen trees within the project site. The natural slope of the site is minimal (<5 percent) and no naturally-occurring drainages or stream environment zones have been identified. Drainage systems on the site are minimal. Existing drainage systems in the area discharge directly to Lake Tahoe. No filtration or storage systems are present on the project site to handle runoff from paved surfaces. Building rooftops discharge directly to disturbed ground or asphalt. Roadway runoff from Salmon Avenue and Fox Street runs onto the project site without controls of any kind.

PROJECT PURPOSE AND GOALS

The proposed site plan is provided in Exhibit 4. This project is proposed under the Tahoe Regional Planning Agency's (TRPA's) Community Enhancement Program (CEP). Both the Placer County Redevelopment Agency and the Kings Beach Community Plan have identified the project site and areas surrounding it as "blighted" and in need of upgrading and revitalization. The proposed project is one of nine projects designated as eligible for the



Source: AECOM 2009

Regional Location Map

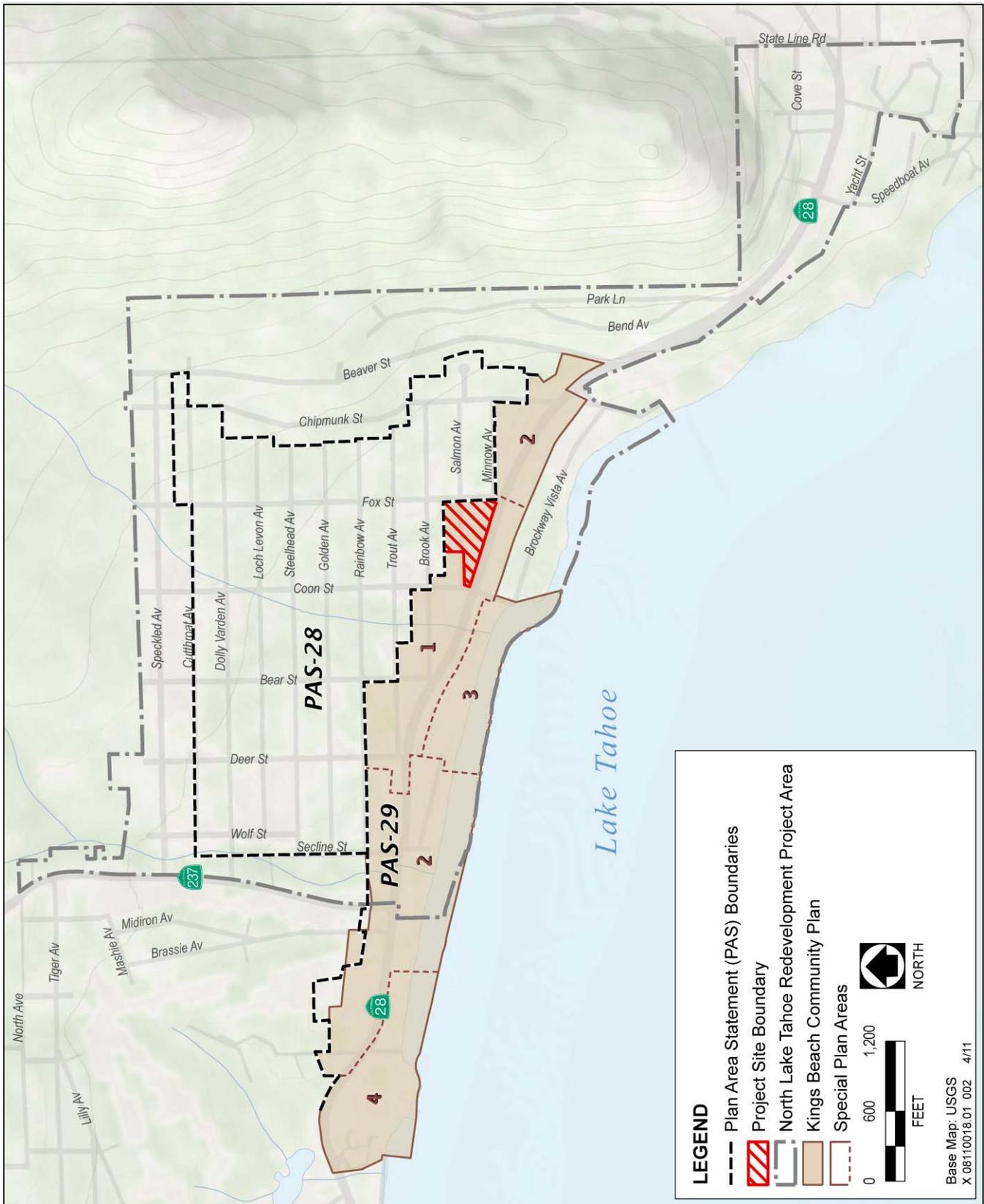
Exhibit 1



Source: AECOM 2011

Project Location Map

Exhibit 2



Source: Placer County 2006

Applicable Plan Areas

Exhibit 3

CEP by TRPA through a pre-application process. The following project goals and objectives are consistent with the CEP goals and objectives as well as the Regional Vision and Planning Concepts for the Lake Tahoe Basin:

- ▶ Create a mixed-use Kings Beach community center that encourages the use of alternative modes of transportation and reduces vehicle miles traveled.
- ▶ Create a community gathering place and economic center for Kings Beach that respects the history of the site and protects the large trees that add character to the development.
- ▶ Create water quality improvements by implementing a stormwater treatment system.
- ▶ Rehabilitate substandard development and improve the scenic quality of the Kings Beach downtown commercial area.

REDEVELOPMENT PROJECT (PREFERRED ALTERNATIVE)

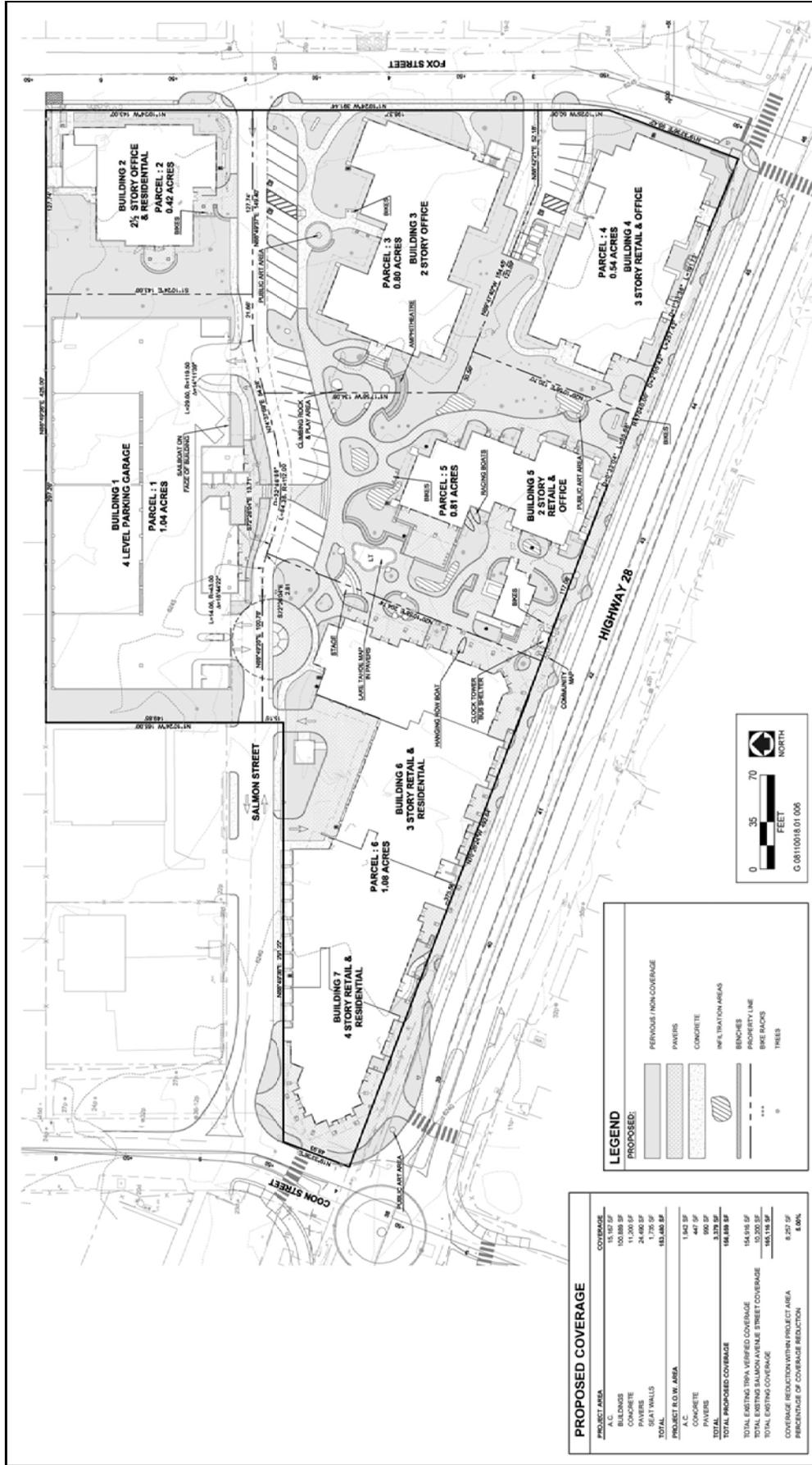
The proposed project would replace a number of abandoned structures and structures that are non-conforming to the TRPA Code of Ordinances and Kings Beach Community Plan, because they were built prior to the adoption of these ordinances, standards, and guidelines. B.B., LLC proposes to redevelop an existing commercial/residential site within the Kings Beach downtown commercial area with a pedestrian-friendly, mixed-use development, which would include a combination of residential, tourist accommodation, commercial, medical and professional offices, and potentially public facilities (Placer County Government Center). There are no industrial uses proposed with this project. Within the residential component, the project will include market rate residential, condo-hotel (individually owned condominiums that are operated as a hotel and that may be placed in the hotel's registry for rental use), and affordable employee/workforce housing. Fractional residences with kitchens comprise the tourist accommodation component.

The proposed project would include approximately 66,068 sf of commercial floor area, 28,000 sf of public service, 71 residential units and a parking structure. The project would be designed to current Leadership in Energy & Environmental Design (LEED) standards, although formal LEED certification may not be sought. Residential units would range from three-bedroom, two-bath units to studio units. Commercial units would range from approximately 500 sf to 3,500 sf. Amendments to both the Kings Beach Community Plan and TRPA's Code of Ordinances would be required to address increases to building height, building setback reductions, residential and commercial lot sizes, increased residential density, and a reduction to the parking requirement. The amendments to the Kings Beach Community Plan and TRPA Code of Ordinances would be consistent with TRPA's CEP. Environmental Improvement Project (EIP) implementation includes Project Number 10060 (Kings Beach Commercial Core ECP).

The 18 parcels that currently make up the project site would be condensed to seven parcels. A summary of each proposed parcel is provided below.

Parcel One would include an approximately 148,000-square-foot four-level parking structure (approximately 36 feet in height) with approximately 347 parking spaces. This parking structure would provide parking not only for the project's employees and residents, but also for tourists who could park in one centralized location and walk to surrounding areas including the Kings Beach State Recreation area located south of the project. The ground floor would also contain 2,310 sf of commercial retail uses that front Salmon Avenue.

Parcel Two would include an approximately 21,000 square-foot, two and half-story building (approximately 46 feet in height), which would include approximately 7,000 sf of floor area for either commercial or civic uses at the ground level and ten residential units in 10,000 sf of residential floor area on the second level. The ten residential units would be workforce/employee housing.



Source: Williams Padden 2011

Proposed Site Plan

Exhibit 4

Parcel Three would include an approximately 22,000 square-foot, two-story office building (approximately 50 feet in height). The building would potentially serve as the new location for the Tahoe Area Placer County Government Center or other public facilities/office use.

Parcel Four would include a three-story building (approximately 50 feet in height) with 29,000 square feet of commercial floor area. There would also be a surface parking lot adjacent to the building to provide six off-street parking spaces.

Parcel Five would include a two-story building (approximately 39 feet in height) with approximately 15,000 square feet of commercial floor area. In addition, an existing 1,486 square-foot historic building (currently occupied by Scraps Dog Bakery) would be renovated and incorporated into the development. Public plazas and spaces, including public gathering places, public performance areas, a play area, benches, bike racks, public art displays, and vegetative areas would surround the buildings to provide physical and visual breaks on the project site.

Parcels Six and Seven would include two three- to four-story buildings (approximately 56 feet in height), which would include approximately 16,000 sf of commercial floor area at the ground level and 79,000 sf of residential uses (60 residential units) on the second, third and fourth levels. Buildings 6 and 7 would also include ten private garages each, accessible from Salmon Avenue.

Land coverage on the project site would be reduced by more than five percent. The proposed density of the combined residential and tourist accommodation units (condo-hotels) is approximately 18 units per acre.

The project also proposes expansive public spaces between buildings to provide breaks and community gathering places. Specimen trees at the site measure up to 130 feet in height, which, in addition to proposed landscaping and street frontage improvements, would serve to break up the apparent building mass and screen the project from SR 28 and Lake Tahoe. An amphitheatre, stage, public art area, and play area would be available to the public as would benches and bike racks. Public art, such as a clock tower, outdoor community map, map of Lake Tahoe in pavers, and grassy and natural areas, would be retained on and added to the project site. The project would provide improvements to pedestrian sidewalks, walking paths, lighting, and informational kiosks, while incorporating high levels of internal and external connectivity between parcels and uses. Bicycle parking and storage would be provided at multiple locations within the project site. In addition, the proposed project would consolidate two existing Tahoe Area Regional Transportation (TART) bus stops to one centralized, mid-block stop along SR 28 between Fox Street and Coon Street.

Onsite public parking would be provided through the development of the proposed parking structure as well as on-street parking and a surface parking lot. In total, the proposed project would provide 395 parking spaces: 347 in the parking structure, 20 angled on-street spaces along Salmon Avenue, 20 private garages, and 6 in an off-street parking lot between Buildings 3 and 4 along Fox Street. In addition, Buildings 6 and 7 would each have ten private garages for use by the buildings' tenants.

A realignment of Salmon Avenue and implementation of streetscape improvements along Salmon Avenue would change the flow of traffic through the area. Westbound traffic along Salmon Avenue from Fox Street to mid-block would be one-way. Angled parking spaces would be provided along this segment to provide parking options to serve local business and tourist attractions. Please see Exhibit 4, Proposed Site Plan for more information about the proposed Salmon Avenue improvements. Additionally, an analysis will be performed using the preferred land use alternative and allows for two-way traffic flow on Salmon Avenue, which will require the removal of angled on-street parking from the preferred project design.

The proposed project would include a stormwater system that captures runoff from all impervious areas and treats the runoff utilizing a combination of primary filtering/screening inlets, stormwater storage, media filtration, and discharge to planned County improvements designed to collect treated runoff. Much of the pedestrian surfaces would be designed with porous pavement and/or unit pavers to promote direct infiltration to runoff. Runoff from

building rooftops would also be collected and stored for subsequent infiltration. In conjunction with the proposed project, the applicant would participate financially in improvements proposed as part of the Kings Beach Capital Improvement Program (KBCIP) (EIP #10060). Tentatively, the specific improvement to be funded consists of the media filtration station located on the southeast corner of SR 28 and Coon Street. The applicant has committed up to partial funding for construction of that facility, which would be designed to treat a substantially larger area of the watershed.

ALTERNATIVES

The EIR/EIS will likely consider three alternatives to the proposed redevelopment project, including: a Reduced Development Alternative (Alternative A), an All Commercial/Conformance with the Existing TRPA Regional Plan Alternative (Alternative B), and a No Project Alternative (Alternative C) (see Table 1).

Under the Reduced Development Alternative (Alternative A), there would be a total of 65 residential units, including 10 employee residential units. This represents a reduction of six market-rate units from the proposed project. Although seven new buildings would be constructed, and the existing Scraps Dog Bakery building retained, the commercial floor area would be reduced by approximately 5,000 sf as compared to the proposed project. Building 4 would be reduced from three stories to two stories, providing for a reduction in massing. Building 6/7 would also have a reduced mass on the top story, resulting in changes to the perceived scale of the building. Salmon Street would be slightly realigned, but would not provide angled parking along the street. This alternative would preserve some of the community benefits provided by the proposed project including public plazas, a mini-transit center, and the consolidation of community services. Alternative A would also provide environmental benefits through the monetary contribution to established EIP Water Quality projects (EIP #10060 and EIP #15), the provision of a mini-transit center to reduce air quality impacts, a reduction in land coverage, and provision of a public parking garage. The TRPA Code amendments necessary for this alternative would be similar to the amendments required for the proposed project.

The All Commercial/Conformance to the Existing TRPA Regional Plan Alternative (Alternative B) would vary from the proposed project in a number of ways. Because Alternative B would implement development assumptions in the TRPA Regional Plan, only one TRPA Code of Ordinances amendment would be required to accommodate the height of the parking structure; no TRPA Code of Ordinances amendments would be required for density or parking standards. The existing Kings Beach Mini Golf Course would retain its existing use and that parcel would not be developed under Alternative B. As a result, there would not be any public plazas or community gathering places on the project site. A mini-transit center and other innovative transportation components would not be included under this alternative. Only 10 employee residential units would be provided and there would be no market-rate housing or tourist accommodation units. Although seven new buildings would be constructed, the existing Scraps Dog Bakery would be removed. Buildings 6 and 7 would be separated and both would have reduced height compared to the proposed project. A Salmon Street alignment which meets the County's roadway design standards would be implemented. A TRPA Code amendment would be needed to allow for the parking structure's (Building 1) height.

The No Project Alternative (Alternative C) would maintain the existing uses and operations on the site. No new buildings would be constructed and no site improvements would be implemented. No TRPA Code amendments would be necessary because no uses would change and no new uses would be constructed.

These project alternatives will be evaluated in the EIR/EIS at an equal level of detail as the proposed project.

The proposed project and Reduced Development Alternative (Alternative A) propose environmental and community benefits, which would not be characteristics of the All Commercial/Conformance to the Existing TRPA Regional Plan Alternative (Alternative B) and No Project Alternative (Alternative C). Through incorporation of project components on-site and through contribution to off-site improvements, the Kings Beach Town Center Project strives to accelerate attainment of the following environmental thresholds in the Kings Beach area:

Table 1 Comparison of the Alternatives								
	Residential Units	Commercial Floor Area (CFA)	Code Amendments				Environmental Benefits	Community Benefits
			Height	Density	Parking	Community Plan		
Proposed Project	71	66,068	Required for multiple buildings	Required	Required	Required	Funding provided to EIP Water Quality projects; Mini-transit center (air quality improvements); Reduction of land coverage; SEZ Restoration; Recreation contribution	Public pedestrian plaza, mini-transit center, parking garage, consolidation of community services and modernized employee/affordable housing
Alternative A (Reduced Development)	65	61,027	Required for multiple buildings	Required	Required	Required	Funding provided to EIP Water Quality projects; Mini-transit center (air quality improvements); Reduction of land coverage; SEZ Restoration; Recreation contribution	Public pedestrian plaza, mini-transit center, parking garage, consolidation of community services and modernized employee/affordable housing
Alternative B (All Commercial, Conformance with Regional Plan)	10	75,865	Required only for Building 1 - Parking structure	Not required	Not required	Not Required	No additional environmental benefits provided	Parking garage and modernized employee/affordable housing
Alternative C (No Project)	0	18,944	Not required	Not required	Not required	Not Required	No additional environmental benefits provided	No additional environmental benefits provided

- Water Quality: Funding commitment for implementation of two EIP projects, EIP # 10060 (KBCCIP) and EIP #15 (KBSWQIP)
- Soil Conservation: Reduction of on-site land coverage; provide SEZ restoration within the Kings Beach watershed
- Air Quality: Construct a mini-transit center, provide dedicated electric vehicle parking with charging stations, incentivize multi-modal transportation alternatives, provide high density uses conducive to alternative forms of transportation
- Recreation: Provide funding contribution for an off-site project in accordance with the NTPUD Parks and Recreation Master Plan

RELEVANT PLANNING INFORMATION

The project site is located within Plan Area Statement (PAS) 29, Kings Beach Commercial and entirely within the Kings Beach Community Plan boundaries. The Kings Beach Community Plan Area Statement identifies the project site as being located within Special Area #1 (Downtown Commercial) (see Exhibit 3). TRPA and Placer County maintain discretionary authority over the primary project approvals. A partial list of permits and approvals includes:

- ▶ Tentative Subdivision Map (Placer County),
- ▶ Subdivision of Existing Structures (TRPA),
- ▶ Amendments to TRPA Code of Ordinances (TRPA),
- ▶ Amendments to the Kings Beach Community Plan (TRPA/Placer County),
- ▶ Conditional Use Permit (TRPA/Placer County),
- ▶ Design Review (TRPA/Placer County),
- ▶ Grading Permit/Improvement Plans (TRPA/Placer County),
- ▶ Landscaping Plan Approval (TRPA/Placer County),
- ▶ Deed Restriction for Affordable Housing Units (TRPA/Placer County),
- ▶ Tree Removal Permit (TRPA/Placer County),
- ▶ Other project permits or development standards such as parking, setbacks and signage (TRPA/Placer County).
- ▶ Encroachment Permits (NTPUD and Caltrans),
- ▶ Sewer and Water Connection Permits (NTPUD), and
- ▶ Construction Storm Water Permit (Lahontan Regional Water Quality Control Board).

PROBABLE ENVIRONMENTAL EFFECTS

This section provides a short discussion of the probable environmental effects associated with the proposed project. For further information on probable environmental effects, copies of the County's Initial Study and TRPA's Initial Environmental Checklist (IEC) are available for review during normal business hours at Placer County and TRPA offices, respectively, at the following addresses:

Placer County Community Development Resource Agency

Tahoe Office:
565 West Lake Boulevard
Tahoe City, CA 96145
Phone: (530) 581-6280 / Fax: (530) 581-6282

Auburn Office:
3091 County Center Drive, Suite 190
Auburn, CA 95603
Phone: (530) 745-3132 / Fax: (530) 745-3080

Tahoe Regional Planning Agency

128 Market Street
Stateline, NV 89449
Phone: (775) 588-4547 / Fax: (775) 588-4527

The following subject areas will be analyzed in the EIR/EIS.

- ▶ Air Quality and Greenhouse Gases
- ▶ Biological Resources (Vegetation and Wildlife)
- ▶ Cultural and Historic Resources
- ▶ Geology, Soils, Land Capability, and Coverage
- ▶ Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Population, Employment and Housing
- ▶ Public Services and Utilities
- ▶ Recreation
- ▶ Scenic Resources
- ▶ Transportation and Circulation
- ▶ TRPA Threshold Carrying Capacities
- ▶ Cumulative Impacts

Air Quality and Greenhouse Gases. Increased air emissions including carbon monoxide, ozone, and particulate matter could occur as a result of project implementation. Impacts on sensitive receptors would also be addressed. The proposed project could also create carbon dioxide emissions, potentially resulting in a contribution to climate change.

Biological Resources (Vegetation and Wildlife). Development of the proposed project could result in impacts to TRPA special interest and other special-status species and sensitive habitats. Potential impacts resulting from tree removal will also be analyzed.

Cultural and Historic Resources. Development of the proposed project could result in impacts to the area's prehistoric or historic resources, including previously unrecorded sites. The project could also result in impacts to nearby historic structures.

Geology, Soils, Land Capability and Coverage. The proposed project could result in potential adverse environmental effects related to coverage, land capability, soils, and geology. The potential for geologic hazards on the site including distance from faults and hazards associated with earthquakes such as liquefaction, landslides, loose/weak soils, shallow groundwater, compaction, ground shaking and seiche will be described.

Hazardous Materials. Development of the proposed project could result in exposure of people to hazardous materials, including existing hazardous materials on the project site. There may also be a risk of exposure from the storage or transport of hazardous materials on or near the project site.

Hydrology and Water Quality. The proposed project could result in impacts including increases in peak flow runoff amounts and non-point pollution sources from the project and potential increases in those contaminants, which could affect water quality.

Land Use and Planning. This section will address changes to onsite uses, land use compatibility, and community character. The EIR/EIS will also address potential amendments to the Kings Beach Community Plan, compliance with the CEP program, and consistency with the Community Plan requirements, especially for Special Area #1.

Noise. Construction and operation of the proposed project could result in exposure of sensitive receptors to increased noise levels.

Population, Employment and Housing. The proposed project could result in changes to the area's population. In addition, the proposed project could create job opportunities and new residences. The project could potentially increase employment levels and the corresponding demand for affordable/employee housing in the project area.

Public Services and Utilities. The proposed project could result in increased demand for police and fire protection services, schools, and other government services. There could also be increased demand for water treatment, supply, and distribution; wastewater treatment and disposal; power and natural gas; and solid waste collection and disposal.

Recreation. The proposed project could result in changes to access to existing recreation facilities such as the Kings Beach State Recreation Area. The project could also result in an increased demand for recreational facilities.

Scenic Resources. The scenic impacts of site demolition, tree removal, grading, and building on the project site will be analyzed. Visibility of the proposed action from SR 28, a TRPA-designated scenic travel route, and potential effects to scenic threshold ratings will be determined through the EIR/EIS review. The introduction of larger scale structures could create a new source of light and glare, which could affect day and night views in the area.

Transportation and Circulation. Development of the proposed project could result in increased traffic volumes, changes to level of service on local roadways and at area intersections, changes to vehicle miles traveled (VMT), adverse effects on bicycle and pedestrian travel, changes to public transit and shuttle access, and parking supply.

TRPA Threshold Carrying Capacities. Development of the proposed project could affect the attainment of threshold carrying capacities adopted by TRPA.

Cumulative Impacts. The proposed project, in conjunction with other development in the area, could result in a cumulative effect on resources. The proposed project could also result in growth inducement in the area.

INTENDED USES OF THE EIR/EIS

TRPA and Placer County will use this EIR/EIS to consider the environmental effects, mitigation measures, and alternatives, when reviewing the proposed action for approval. The EIR/EIS will serve as the County's CEQA compliance document and as TRPA's compliance document with respect to its Compact and Chapter 5 of the TRPA Code of Ordinances. State responsible and trustee agencies and other cooperating agencies may also use this EIR/EIS, as needed, for subsequent discretionary actions.