



NOTICE OF PREPARATION
and
ANNOUNCEMENT OF A PUBLIC WORKSHOP AND SCOPING MEETING

**Kings Beach State Recreation Area General Plan Revision and
Environmental Impact Report
and
Environmental Impact Report/Environmental Impact Statement for the
Kings Beach Pier Reconstruction Project**

Release Date: December 22, 2015

To: California and Nevada State Clearinghouses, California Responsible and Trustee Agencies, Other Public Agencies, Adjacent Property Owners, and Interested Individuals and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Kings Beach State Recreation Area General Plan Revision and an Environmental Impact Report/Environmental Impact Statement for the Kings Beach Pier Reconstruction Project

Lead Agencies:

California Department of Parks and Recreation,
Sierra District, P.O. Box 266, Tahoe, CA 96142

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Consistent with California Environmental Quality Act (CEQA) requirements, the California Department of Parks and Recreation (DPR) is the lead agency under CEQA for the preparation of a General Plan revision and associated environmental impact report (EIR) for the Kings Beach State Recreation Area (KBSRA). DPR is also the CEQA lead agency for the EIR/environmental impact statement (EIS) for the Kings Beach Pier Reconstruction Project (Pier Project). The Tahoe Regional Planning Agency (TRPA) is the lead agency for the Pier Project EIS pursuant to its Compact, Code of Ordinances (Code), and Rules of Procedure. As a public landowner within the KBSRA General Plan boundaries and a partner in the General Plan and pier project, the California Tahoe Conservancy (Conservancy) is a CEQA responsible agency. DPR and TRPA prepared this Notice of Preparation (NOP) pursuant to Section 15082 of the CEQA Guidelines and Section 6.9 of the TRPA Rules of Procedure.

This NOP is intended to inform responsible, trustee, and other affected or interested agencies and the public that an EIR/EIS will be prepared to address potential impacts resulting from implementation of the General Plan revision and proposed Pier Project. Agencies should comment on the elements of potential environmental effects that are relevant to their statutory responsibilities in connection with the implementation of the proposed General Plan revision and approval of the proposed Pier Project.

RESPONSES TO THIS NOP

Due to the time limits mandated by state law, responses to the NOP must be sent at the earliest possible date, but no later than February 12, 2016. Please send your written responses, including the name of a contact person, to:

California Department of Parks and Recreation, Sierra District
P.O. Box 266, Tahoe, CA 96142
Contact: Marilyn Linkem, Superintendent
Phone: (530) 525-9523
plan.general@parks.ca.gov

PROJECT TITLE

Kings Beach State Recreation Area General Plan Revision/Kings Beach Pier Reconstruction Project

PROJECT LOCATION

KBSRA is located along the north shore of Lake Tahoe within the community of Kings Beach in Placer County, between Deer Street and Coon Street (see Exhibits 1 and 2). KBSRA currently encompasses 12.55 acres along over 1,000 feet of the Lake Tahoe shoreline. The General Plan boundary encompasses KBSRA and the 1.36-acre Kings Beach Plaza (plaza) at the southwest corner of the SR 28/Coon Street Intersection for a total of 13.91 acres. The plaza is owned by the Conservancy.

Immediately adjacent to the west is the North Tahoe Event Center, which provides a variety of meeting rooms for community activities and private social events. The event center is owned and operated by the North Tahoe Public Utility District (NTPUD). The North Tahoe Event Center is not included within the KBSRA or the General Plan boundaries and is not part of this planning effort. The parking lot used for the event center is within the KBSRA and General Plan boundaries.

PROJECT DESCRIPTION

In 1974, the KBSRA beach area was acquired by DPR from the Joseph King Estate. The park was classified as a State Recreation Area on July 1, 1977. NTPUD operated KBSRA between 1978 and

2014. In May 2014, DPR assumed operations and maintenance of KBSRA and the boat launch facility. KBSRA contains an existing pier, boat launch ramp, a multi-function plaza space, parking for vehicles, and other beach support facilities. The parcels containing the plaza were acquired by the Conservancy between 1988 and 1991. The Conservancy subsequently constructed a multi-function plaza, half-court basketball court, and water quality improvement facilities.

In 2001, the Conservancy funded an initial feasibility study considering a reconstructed pier at KBSRA designed to extend to deeper water. In January 2015, an updated Pier Feasibility Study was initiated by the Conservancy analyzing two pier locations; Exhibit 2 shows the locations of the pier options relative to the existing pier. The Pier Feasibility Study is scheduled to be completed in January 2016.

In 2014, the Conservancy and DPR entered into an agreement naming DPR as manager of the Conservancy plaza parcel. This agreement has led to a combined funding and planning effort by both entities for the preparation of a General Plan revision and Pier Project proposal.

The proposed project is a General Plan revision for KBSRA and the Conservancy plaza parcel by DPR and approval for reconstruction of the Kings Beach Pier that complies with all applicable TRPA and state laws, planning guidelines, policies, and regulations. The existing General Plan was approved in 1980 and only addresses 6.82 acres of the park/beach lands. At the time, the plaza area was occupied by dilapidated commercial buildings and the boat ramp/parking was owned and operated by the California Department of Boating and Waterways (DBW; now the Division of Boating and Waterways, a branch of DPR). The boat ramp and associated parking will be added to the KBSRA with the General Plan revision. The plaza will also be covered by the General Plan. A General Plan revision is necessary to incorporate the additional areas formerly owned by DBW and those areas within the KBSRA General Plan planning boundary owned by the Conservancy. The revised General Plan will also provide a long-term and comprehensive framework for the management of the 13.91 acres that it covers.

GENERAL PLAN TOPICS

Topics that are being considered as part of the General Plan revision process include the following:

- Physical, biological, scenic, and cultural resources protection and management
- Land uses, nearshore lake uses, and facilities
- Visitor use and outdoor recreation experiences
- Operation and maintenance functions
- Planning influences, such as regional population projections, public input, the Lake Tahoe Regional Plan, and the Placer County Tahoe Basin Area Plan
- Recreational trends, opportunities, and constraints
- Access and circulation
- Education and interpretation opportunities

POTENTIAL ENVIRONMENTAL IMPACTS

Because the NOP is being released early in the planning process as part of public outreach, the ultimate use areas, facilities, resource protection features, and associated goals and guidelines of the KBSRA General Plan revision have not yet been determined. A study will be prepared of the existing resource characteristics, existing recreation areas and facilities, and generally anticipated recreational uses of KBSRA. The planning team has identified the types of environmental impacts that may result from implementation of the General Plan revision, reconstruction of the Kings Beach Pier, and from continued recreational use of the property.

The potential environmental effects that are anticipated to be addressed in the EIR/EIS include impacts on the following resource areas:

- Air quality
- Biological resources, including fish habitat
- Cultural resources
- Geology, soils, land capability, and coverage
- Greenhouse gas emissions and climate change
- Hazards, hazardous materials, and risk of upset
- Hydrology and water quality
- Land use planning
- Noise
- Population, employment, and housing
- Public services and utilities
- Recreation (land and water-based)
- Scenic resources
- Traffic and transportation

SCOPING MEETING/PLANNING WORKSHOP

A planning workshop and EIR/EIS scoping meeting has been scheduled to provide additional information about the General Plan revision and CEQA/TRPA processes. It will provide interested parties with the opportunity to offer early input into potential uses of KBSRA and management of its resources for consideration in the General Plan revision, as well as to comment on the scope of environmental issues and potential environmental effects to be included in the EIR/EIS. The public will also have an opportunity to comment on the Kings Beach Pier Reconstruction Project, alternative pier locations, and the potential environmental effects of the pier. Scoping meetings and the planning workshop will be held at the following times and locations:

Tuesday, January 12, 2016

6:00 p.m. to 8:30 p.m.

Scoping Meeting/Planning Workshop

North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach, CA

Wednesday, February 10, 2016

Beginning at 9:30 a.m.

Scoping Meeting

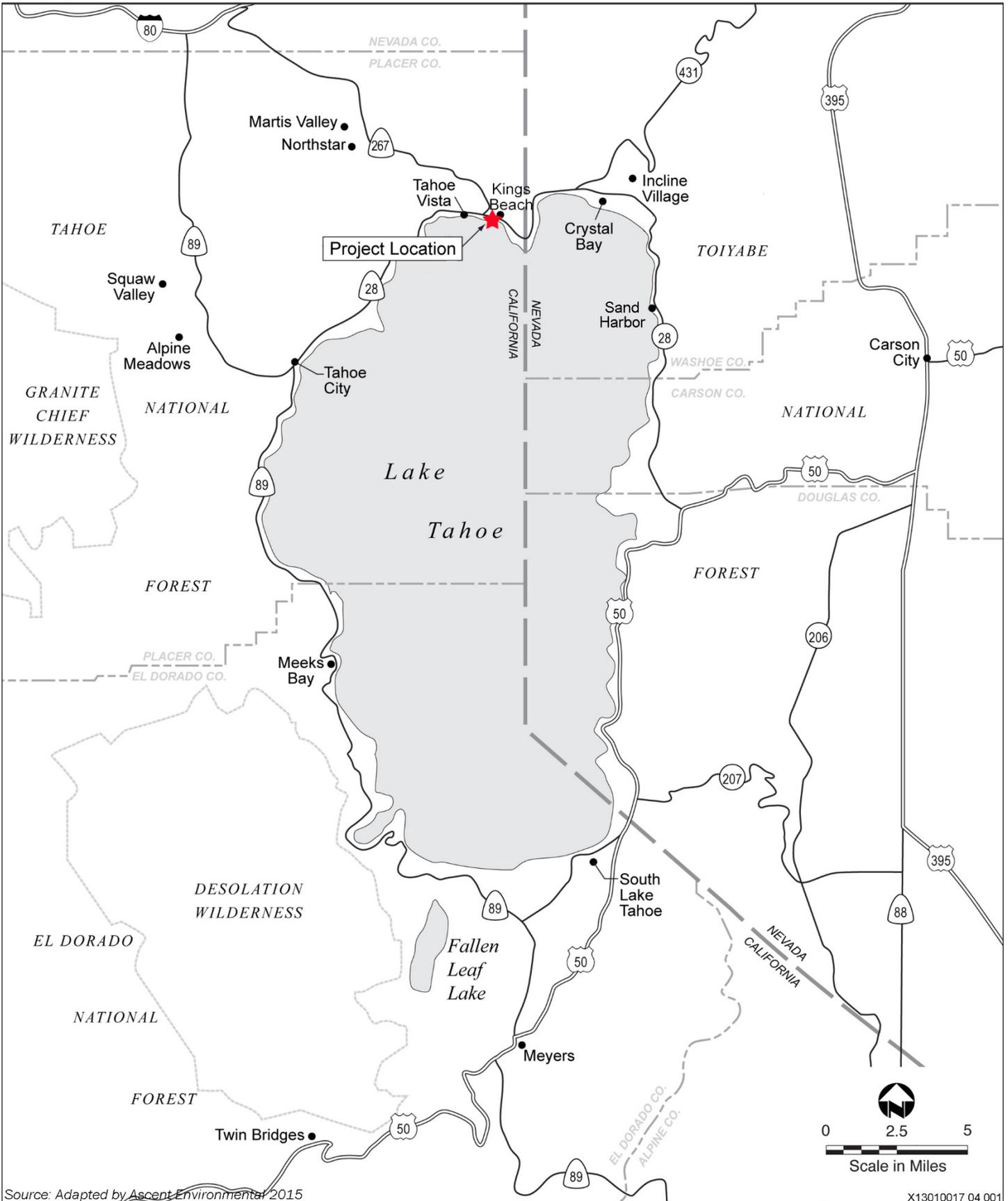
TRPA Advisory Planning Commission (APC), TRPA Offices, 128 Market Street, Stateline, NV

The TRPA APC meeting will begin at 9:30 a.m.; however, the time of the project's agenda item has yet to be determined. Please refer to the meeting agenda posted at <http://www.trpa.org/calendar/> up to 1 week prior to the meeting for updated information. Additional information about the planning process can be found on the DPR project website:

<http://www.parks.ca.gov/PlanKBSRA>

INTENDED USES OF THE EIR/EIS

DPR will use the EIR to consider environmental effects of the proposed General Plan revision and Pier Project, provide mitigation measures to reduce potential significant impacts resulting from implementation of the revised General Plan and pier reconstruction, if any, and evaluate alternatives for planned recreation uses, management of resources, and reconstruction of the Kings Beach Pier. DPR will use the EIR to comply with CEQA and make an informed environmental decision regarding adoption of the General Plan revision and approval of the Pier Project. TRPA will use the EIR/EIS to consider environmental effects of the proposed Pier Project and provide mitigation measures to reduce potential significant impacts. It will also serve as a project EIR/EIS that may be referenced in the permitting of later activities implementing the General Plan and Pier Project.



Source: Adapted by Ascent Environmental 2015

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Exhibit 1

Project Location





Exhibit 2

Project Site

