

**DATE:** November 16, 2021

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Tahoe Forest Hospital District Campus Master Plan Update

**REVIEW PERIOD: November 16, 2021, to December 15, 2021**

The Tahoe Forest Hospital District (TFHD) is the lead agency for the preparation an Environmental Impact Report (EIR) for the Tahoe Forest Hospital District Campus Master Plan Update (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible and trustee agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will help ensure an appropriate level of environmental review for the project.

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on December 15, 2021 to:

Dylan Crosby  
Director of Facilities & Construction Management  
Tahoe Forest Health System  
10121 Pine Avenue  
Truckee, CA, 96161  
[TFHDMasterPlan@tfhd.com](mailto:TFHDMasterPlan@tfhd.com)

*\*If emailing your comments, please include the following in the subject line of the email: "TFHD Master Plan Scoping Comments"*

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a NOP scoping meeting will be held virtually via zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

**EIR Scoping Meeting on the Campus Master Plan Update Project**

**December 9, 2021 | 2:00PM**

Teleconference Meeting (Online only – No physical location)

Zoom: <https://tfhd.zoom.us/j/82301651138?pwd=VVc1RzNleS8zOTZEB3JmYzRZbkpMZz09>

**Phone: 1+ (669) 900 6833 | Meeting ID: 823 0165 1138**

**Project Information:** Additional project information, including the NOP, can be found at <https://www.tfhd.com/> under the about tab "Master Planning".

## **INTRODUCTION AND BACKGROUND:**

The TFHD is in the process of updating its Campus Master Plan, which is a long-term planning document for future development of the Tahoe Forest Hospital Campus (Campus). The Master Plan is intended to align with the Town of Truckee's 2040 General Plan, encouraging health-related services to be located within the Campus, and phased to support the immediate and long-term healthcare needs of the community. Increasing healthcare demand has put immense pressure on the physical capacity of the Hospital. Some departments are undersized and landlocked, parking capacity is sometimes limited, and available parking is undersized, is inconvenient, and poses safety challenges for patients arriving for service.

The Master Plan document is a guide to future potential development that considers the long-range needs and strategies to address health care and to accommodate the evolving medical and technological needs of patients and the community at large into the next 30 years. The master plan is a living document to help inform logical planning and implementation of upgrades and improvements to infrastructure and facilities. This document is not a complete design or project that will be implemented, but rather a map to possible improvements.

The Town of Truckee will serve as a Responsible Agency for the proposed project, given that the project requires several discretionary approvals from the Town. Thus, both the TFHD, serving as CEQA lead agency, and the Town of Truckee, serving as a Responsible Agency, will need to rely upon the EIR when considering whether to approve their respective entitlements. As a result, preparation of the EIR will include close coordination with the Town of Truckee throughout the environmental review process.

### **Approach to EIR Analysis**

This EIR will analyze the impacts of the TFHD Campus Master Plan at both a project and program level. In accordance with CEQA Guidelines Section 15161, a Project EIR examines environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from the development project. A Project EIR must examine all phases of a project, including planning, construction, and operation. Three specific components of the Master Plan, as described in further detail below, will be analyzed at the project level.

In accordance with CEQA Guidelines Section 15168, a Program EIR refers to an environmental document that examines a series of actions that can be characterized as one large project, with the component parts being related to each other either geographically or logical parts in a chain of contemplated issues. A Program EIR provides a more exhaustive consideration of impacts and alternatives than would be practical in an EIR on an individual action and ensures consideration of cumulative impacts that might be under-analyzed in a project-by-project analysis. Subsequent actions are examined in light of the program analysis at the time specific projects within the program are proposed, in order to determine whether additional analysis or documentation is necessary in the future. If subsequent actions would have new or different impacts not examined in the Program EIR, then additional CEQA documentation may be necessary. However, if the impacts of a subsequent action are adequately considered within the Program EIR, then future environmental documentation may not be required.

The formulation of mitigation measures will be based on the level of analysis. For example, mitigation measures applicable to the three project-level components will identify specific actions that must be implemented by TFHD to reduce each impact, whereas mitigation measures pertaining to the programmatic analysis of Master Plan buildout will be similarly programmatic

and contain performance standards that future Master Plan projects must achieve in accordance with CEQA Guidelines Section 15126.4(a)(1)(B).

## PROJECT LOCATION:

The project site encompasses the existing Tahoe Forest Health System Campus in the Town of Truckee (see Figure 1). The approximately 36-acre site consists of Assessor's Parcel Numbers (APNs) 018-570-058; 018-630-008 through -024; 018-650-004, -005, -006, -008 through -014; 019-460-022, -027, -028, -029, -030; and 019-640-001, -002, -007, -008, -009, -011, -012, -013, -015, -017, -018, and -019.

The project site is generally bound by Lake Avenue to the west, along which are located several residential parcels; undeveloped land and commercial/office uses to the east, Interstate-80 (I-80) to the south, and vacant forest land to the north (see Figure 2 and Figure 3). Donner Pass Road horizontally bisects the project site. The existing zoning designations for the project site are General Commercial (CG), Neighborhood Commercial (CN), Public Facilities (PF), Single-Family Residential, No Further Subdivision (RS-X), and Residential Multi-Family (RM-15 and RM-18).

## PROJECT DESCRIPTION:

The Campus Master Plan Update includes the establishment of a zoning overlay allowing the development of several hospital-related land use types over a 30-year period, including medical office/support buildings, workforce housing, and additional on-site parking spaces proportionate to the density increase. This overlay of uses would allow greater development density on the site, to provide critical health services for the community while limiting sprawl into adjacent neighborhoods.

The proposed improvements would include Short-Range Projects, which will be analyzed on a project level, and Longer-Range Projects, as described below (see Figure 4).

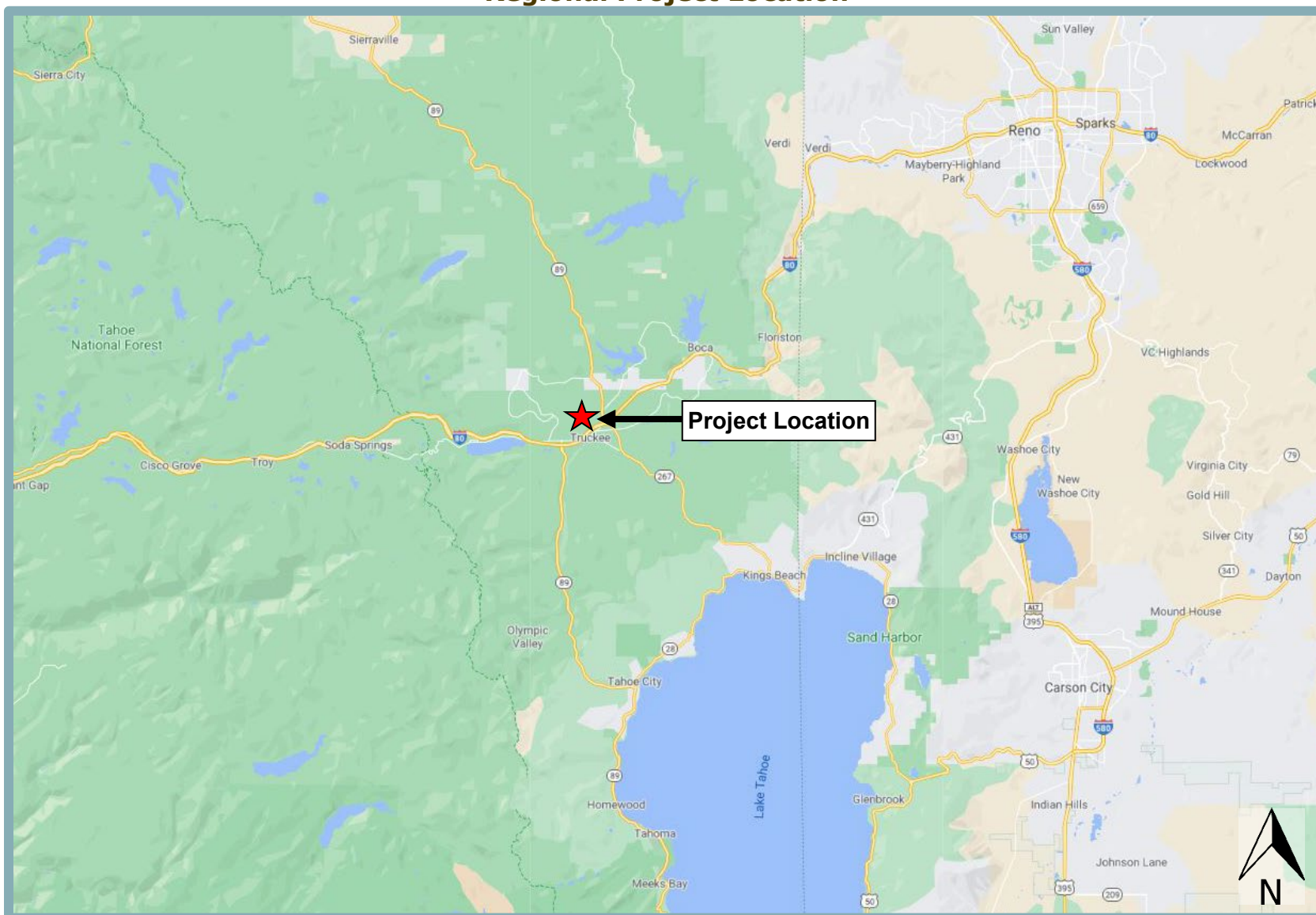
### *Short-Range Projects (1-5 years)*

- **Construction of a four-story Levon Parking Structure for employee and service staff** (additional detail provided below);
- **Construction of a three- to four-story medical office building and associated parking structure adjacent to the existing outpatient medical building** (additional detail provided below); and
- **Construction of new three-story workforce staff housing located along Lake Avenue** (additional detail provided below).

### *Longer-Range Projects*

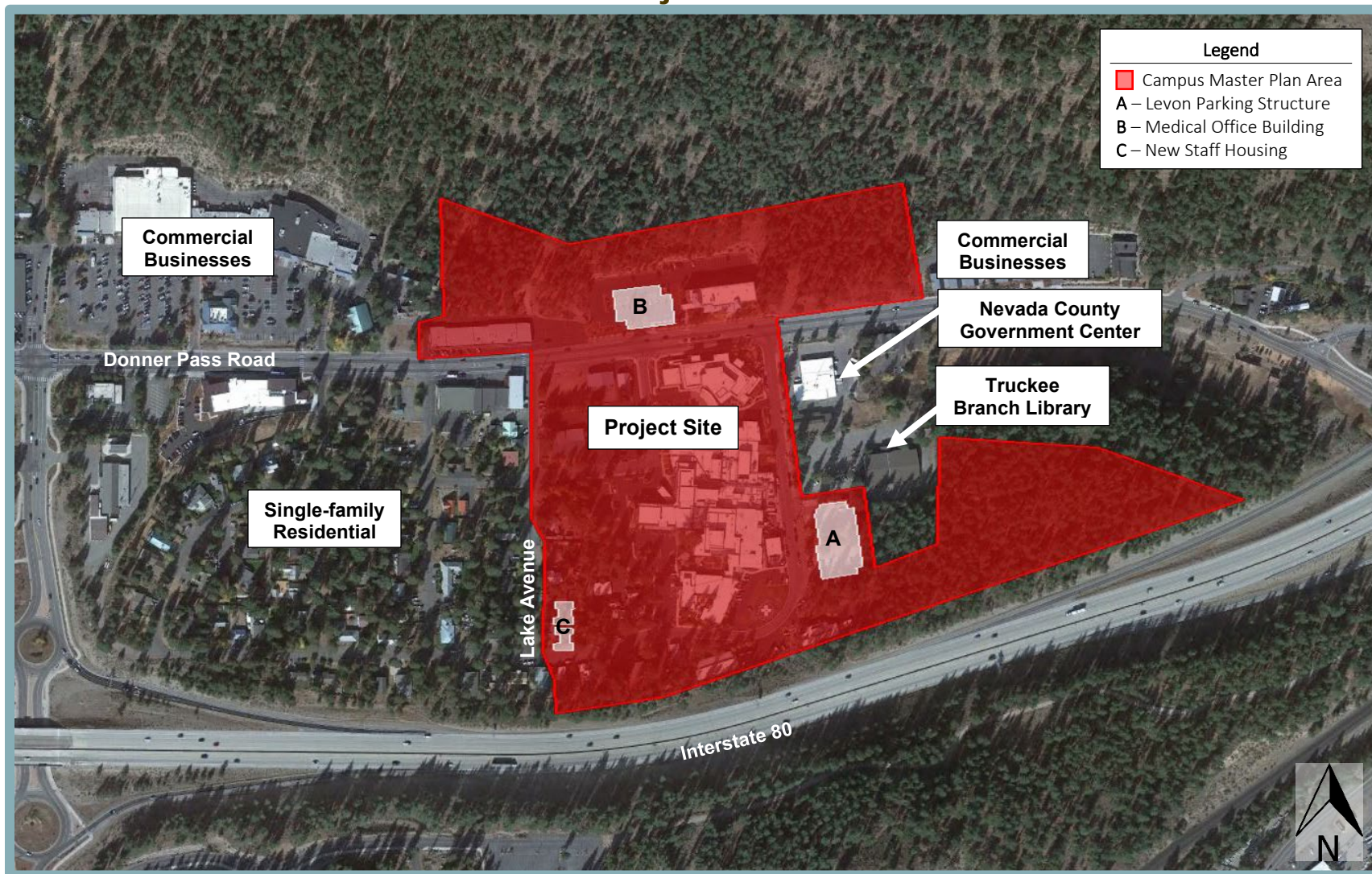
- Construction of a new child care center to serve almost twice as many families as the current child care center, which would be demolished;
- Expansion of the existing support services/warehouse and receiving building;
- Reconstruction of the 1950/1966 Hospital structure within the same building footprint to comply with structural code requirements. This project component would also involve the relocation of the existing helipad from the site/street level to the rooftop of the new three-story structure.
- Roadway and parking upgrades, including a new Campus driveway, a roundabout at Donner Pass Road, surface parking lot reconfiguration for patients, and green space improvements;

**Figure 1**  
**Regional Project Location**





**Figure 2  
Project Site**

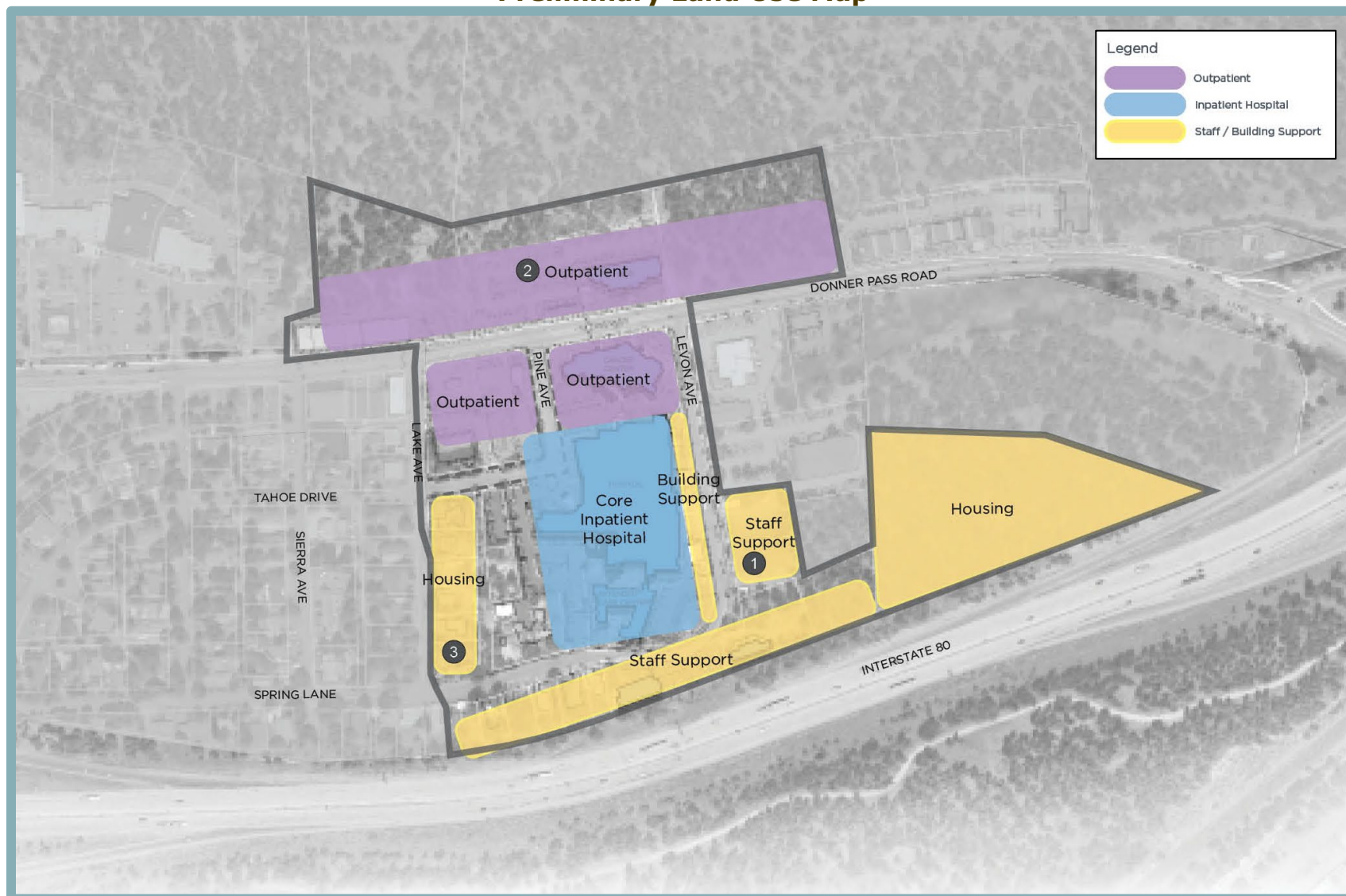




**Figure 3**  
**Existing Conditions**



**Figure 4**  
**Preliminary Land Use Map**



- Construction of a new two-story medical retail building and associated two-story parking structure behind the retail frontage;
- Construction of a new conference/education center (+/- 300 person conference capacity) with outdoor deck over the retail parking structure;
- Construction of an estimated 10 residential units, distributed between three two-story structures, to provide staff workforce housing west of the main hospital, along Lake Avenue; and
- Demolition of the existing single-family houses on APNs 018-650-011, -012, and -014, and redevelopment of the parcels with a new two-story administration building along the I-80 corridor.
- Construction of a new two-story medical retail services building adjacent to the Cancer Center;
- Construction of a new three-story mixed-use ground floor medical retail and administration building and associated three-story parking structure; and
- Construction of new residential units intended for workforce and senior housing/skilled nursing, located at the easternmost portion of the Campus, along I-80.

The three following components will be analyzed at the project-level of detail in the EIR:

- A. Levon Parking Structure:** The Levon Parking Structure would entail the construction of a 225-stall, four-story parking structure, with a height of approximately 48 feet. The structure would serve the main Tahoe Forest Hospital to provide needed staff parking and be located at 10113 and 10143 Levon Avenue (APNs 019-460-027 and -028) (see Figure 2).
- B. Medical Office Building:** The Medical Office Building (MOB) would be located on the north side of Donner Pass Road at 10956 Donner Pass Road (APN 019-640-002) (see Figure 2). The MOB would be a three-story building, with a proposed height of 57 feet, that would provide space for services including outpatient surgery, orthopedics, physical therapy, and imaging. The MOB project would also include construction of a 2.5-story parking structure to support the parking requirements of the outpatient facility. The parking structure would be located west of the MOB and would require partial excavation of the adjacent northerly slope to accommodate the footprint of the structure.
- C. New Staff Housing:** The New Staff Housing to be built in the short-term would be located at 10145 and 10151 Lake Avenue (APNs 018-650-005 and -006) (see Figure 2). The project would entail the construction of two, three-story multi-family residential structures, which would provide an estimated eight units of workforce housing, as well as landscaping improvements and on-site surface parking spaces.

## **PROJECT APPROVALS**

### **Lead Agency - Tahoe Forest Hospital District Approvals**

- Adoption of EIR and Mitigation Monitoring and Reporting Program; and
- Adoption of Campus Master Plan Update.

### **Responsible Agency - Town of Truckee**

- Land use approvals, to be determined, which may include a new zoning district for the Hospital campus and plan-specific development standards.



## PROBABLE ENVIRONMENTAL EFFECTS:

The TFHD, as lead agency under CEQA, has decided that the potential exists for significant environmental effects to occur with implementation of the proposed project and, therefore, will prepare an EIR. Consistent with Appendix G of the CEQA Guidelines, the following issue areas will be addressed in the EIR:

- Aesthetics;
- Agriculture and Forestry Resources;
- Air Quality and Greenhouse Gas Emissions, including Energy;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use/Population and Housing;
- Noise;
- Public Services and Utilities;
- Transportation; and
- Wildfire.

**Aesthetics.** The Aesthetics chapter of the EIR will evaluate the potential for the project to substantially degrade the existing visual character or quality of the project site and its surroundings and/or impact views from scenic corridors designated by the Town of Truckee. For example, a portion of the proposed project would be subject to the Town's Scenic Corridor development standards, pursuant to Truckee Municipal Code Section 18.46.080, Scenic Corridor Standards. At a minimum, the analysis will include photo simulations of the proposed project as viewed from I-80 at key vantage points, showing both pre- and post-project views. In addition, the potential for the project to increase light and glare within the vicinity will be evaluated, including protection of the night sky.

**Forestry Resources.** The Forestry Resources chapter of the EIR will focus on the forestry resources present throughout the northern portions of the project site. In particular, pursuant to Appendix G, the chapter will address the project's potential to result in the loss of forest land or conversion of forest land to non-forest use. The chapter will rely on information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project.

**Air Quality and Greenhouse Gas Emissions, including Energy.** The Air Quality and Greenhouse Gas (GHG) Emissions chapter of the EIR will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub>), as well as construction-related and operational GHG emissions from both stationary and mobile sources. The project's cumulative contribution to regional air quality will be discussed. The air quality and GHG analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMod) software program and following the Northern Sierra Air Quality Management District (NSAQMD) CEQA Guidelines. The significance of air quality impacts will be based on NSAQMD-recommended methodology.

The construction analysis will account for all on-site demolition as well as the future construction of new buildings and infrastructure. The chapter will also evaluate the potential localized health impacts resulting from air pollutants, including toxic air contaminants (TACs), associated with the construction and future operation of the project. Vehicle miles traveled and vehicle trip generation data from the project-specific Traffic Study will be used as model input data. Mitigation measures

will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Impacts related to energy consumption will be addressed in this chapter as well. The focus will be on whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This discussion will also evaluate whether the project would conflict with or obstruct a State or local plan for renewable energy.

*Biological Resources.* The Biological Resources chapter of the EIR will include a description of the potential effects to plant communities and wildlife, including adverse effects on rare, endangered, candidate, sensitive, and special-status species due to the proposed project. Analysis in the chapter will be based on a technical report, focused on information relevant to sensitive biotic habitats (e.g., wetlands), special-status plants and animals (e.g., State and federally listed threatened and endangered species, State species of special concern, etc.), and other unique biotic resources known to occur in the vicinity of the project area. Mitigation measures will be identified for impacts related to development of the proposed project.

*Cultural/Tribal Cultural Resources.* The Cultural/Tribal Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from build-out of the proposed project. The chapter will also discuss outreach and consultation, if any, required by AB 52 and assess the potential for tribal cultural resources to be impacted by the project, pursuant to Public Resources Code Section 21080.3.2. The report will also provide recommendations, if applicable, for future management of any cultural or tribal cultural resources found in the project area.

*Geology and Soils.* The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. The chapter will also discuss the potential for the project to result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site. In addition, the chapter will address potential impacts to paleontological resources from build-out of the proposed project.

*Hazards and Hazardous Materials.* The Hazards and Hazardous Materials chapter of the EIR will summarize the existing setting and describe the potential for existing or possibly hazardous materials within the project area, including any lead or asbestos impacts associated with the demolition of existing on-site structures. The analysis will rely upon a project-specific Environmental Site Assessment to identify any on-site hazards or hazardous materials. In addition to hazardous materials, the chapter will evaluate potential hazards associated with the relocation of the helipad on top of the redeveloped building at 10121 Pine Avenue. The evaluation will include a review of the applicable regulations governing siting of helipads.

*Hydrology and Water Quality.* The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. Generally, the chapter will address the project's projected increase in peak flows and volume of runoff, as well as how stormwater will be treated on the campus prior to being discharged in the downstream system, and whether the downstream system has sufficient capacity to accommodate the project's treated runoff.

*Land Use/Population and Housing.* The Land Use/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the Town of Truckee General Plan. The

chapter will include a table which lists all of the applicable Town of Truckee General Plan policies and provides corresponding discussions of the project's consistency with such policies. In accordance with Appendix G of the CEQA Guidelines, this discussion will focus on policies that were adopted for the purpose of avoiding or mitigating a physical environmental effect. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. Additionally, the chapter will address the Town's workforce housing requirements and how the Campus Master Plan will accommodate workforce housing sufficient to meet the needs of the employees associated with the project.

Noise. The Noise chapter of the EIR will be based on a project-specific technical report. Potential noise-related impacts upon nearby sensitive receptors from construction noise and vibration will be assessed. The chapter will include an evaluation of the increases in traffic noise, as well as an increase in parking lot noise, attributable to the proposed project, based on data provided by the traffic consultant. The noise analysis will also consider any new stationary equipment within the campus that could generate noise effects upon nearby sensitive receptors. Additionally, the chapter will include an evaluation of the noise impacts associated with the relocation of the current ground-mounted helipad onto the roof of the new building at 10121 Pine Avenue.

Public Services and Utilities. The Public Services and Utilities chapter of the EIR will summarize setting information and identify potential new demand for public services, including, but not necessarily limited to, fire protection services and law enforcement. In addition, the chapter will include an evaluation regarding the project's increase in demand for water supply, wastewater treatment, solid waste service, natural gas, and electricity. The chapter will evaluate the infrastructure improvements needed to provide water and sewer service to the project site, and whether the existing service providers can accommodate the proposed project. If existing water, sewer, solid waste, natural gas, or electricity facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated.

Transportation. The Transportation chapter will be based upon a project-specific technical report. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3. Consistent with Town of Truckee standards, the analysis will focus on summer daily and summer PM peak hour conditions only. Summer PM peak-hour VMT will be estimated based on the trip assignment volumes and trip lengths. The peak-hour VMT will then be factored by daily versus peak-hour trip generation to estimate total summer daily VMT. The VMT will be compared with the Town of Truckee's VMT Thresholds of Significance for impact determination purposes.

The chapter will also describe the existing setting in regards to pedestrian, bicycle and transit facilities. The EIR chapter will include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access.

While not required for CEQA impact determination purposes, the TFHD will consider the proposed project's effects on the local circulation system.

Wildfire. The Wildfire chapter of the EIR will evaluate hazards related to wildfire, consistent with Appendix G of the CEQA Guidelines. Specifically, the analysis will first determine if the project site is located in or near State responsibility areas or lands classified as very high fire hazard severity zones. If either of the preceding criteria apply, then the discussion will evaluate whether the proposed project could: 1) exacerbate wildfire risks (due to slope, prevailing winds, and other



factors), and thereby expose project occupants to, pollutant concentrations from a wildfire; 2) require installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment; and/or 3) expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

*Statutorily Required Sections.* Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. This chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting will be included in each technical chapter of the EIR.

*Alternatives Analysis.* In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2). If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.

*Effects Not Found to be Significant.* Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, this chapter will include abbreviated discussions of impacts determined not to be significant, including, but not limited to, agricultural resources, mineral resources, and recreation.