

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Tahoe Forest Hospital District Campus Master Plan Update

Lead Agency: Tahoe Forest Hospital District

Contact Person: Dylan Crosby, Director of Facilities & Construction Management

Street Address: 10121 Pine Avenue

Phone: (530) 582-3571

City: Truckee

Zip: 96161

County: Nevada County

Project Location: County: Nevada County City/Nearest Community: Town of Truckee

Cross Streets: Donner Pass Road, Levon Avenue, Spring Lane, Tahoe Drive

Zip code: 96161

Lat/Long/: 39 ° 19 ' 33.84 " N 120 ° 12 ' 5.42 " W

Total Acres: 36

Assessor's Parcel No: 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.

Within 2 miles: State Hwy#: SR 89, SR 267 Waterways: Truckee River

Airports: Tahoe-Truckee Airport Railways: Union Pacific Schools: Sierra High, Truckee High, Sierra Expeditionary Learning School, Truckee Elementary, Alder Creek Middle, Placer County Community, Forest Charter

Document Type:

- | | | | |
|--|--|---|---|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | Development | <input type="checkbox"/> Land Division | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Site Plan | (Subdivision, etc.) | |

Development Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Residential: Units 8 Acres 0.40 | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Office: Sq.ft. 70,000 Acres 3.29 Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input checked="" type="checkbox"/> Other: 4-story parking structure (0.99 acres) | |

Project Issues That May Have A Significant Or Potentially Significant Impact:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation |
| <input checked="" type="checkbox"/> Agricultural Land/Forest | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| | | | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation: The project site encompasses the existing Tahoe Forest Health System Campus. The project site is designated in the General Plan as a Special Study Area and zoned 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 proposed project 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 11/16/2021 Ending Date 12/15/2021

Lead Agency: Tahoe Forest Hospital District Sponsor: Tahoe Forest Hospital District
Consulting Firm: Raney Planning & Management, Inc. Address: 10121 Pine Avenue
Address: 1501 Sports Drive, Suite A City/State/Zip: Truckee, CA 96161
City/State/Zip: Sacramento, CA 95834 Phone: (530) 582-3571
Contact: Nick Pappani, Vice President
Phone: (916) 372-6100

Signature of Lead Agency Representative: Nick Pappani for Date: 11/15/21

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.
Dylan Crosby, THFD Facilities Director