

## NOTICE OF PREPARATION

**Date:** May 1, 2025

**To:** California State Clearinghouse  
Nevada State Clearinghouse  
Cooperating Agencies  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**Subject:** Notice of Preparation of a Draft Environmental Impact Statement (EIS) for the Barton Health Hospital Project and related South Shore Area Plan Amendments.

**Lead Agency:** Tahoe Regional Planning Agency (address above)  
Contact email: [bartonproject@trpa.gov](mailto:bartonproject@trpa.gov)

**Project Title:** Barton Health Hospital Project and South Shore Area Plan Amendments

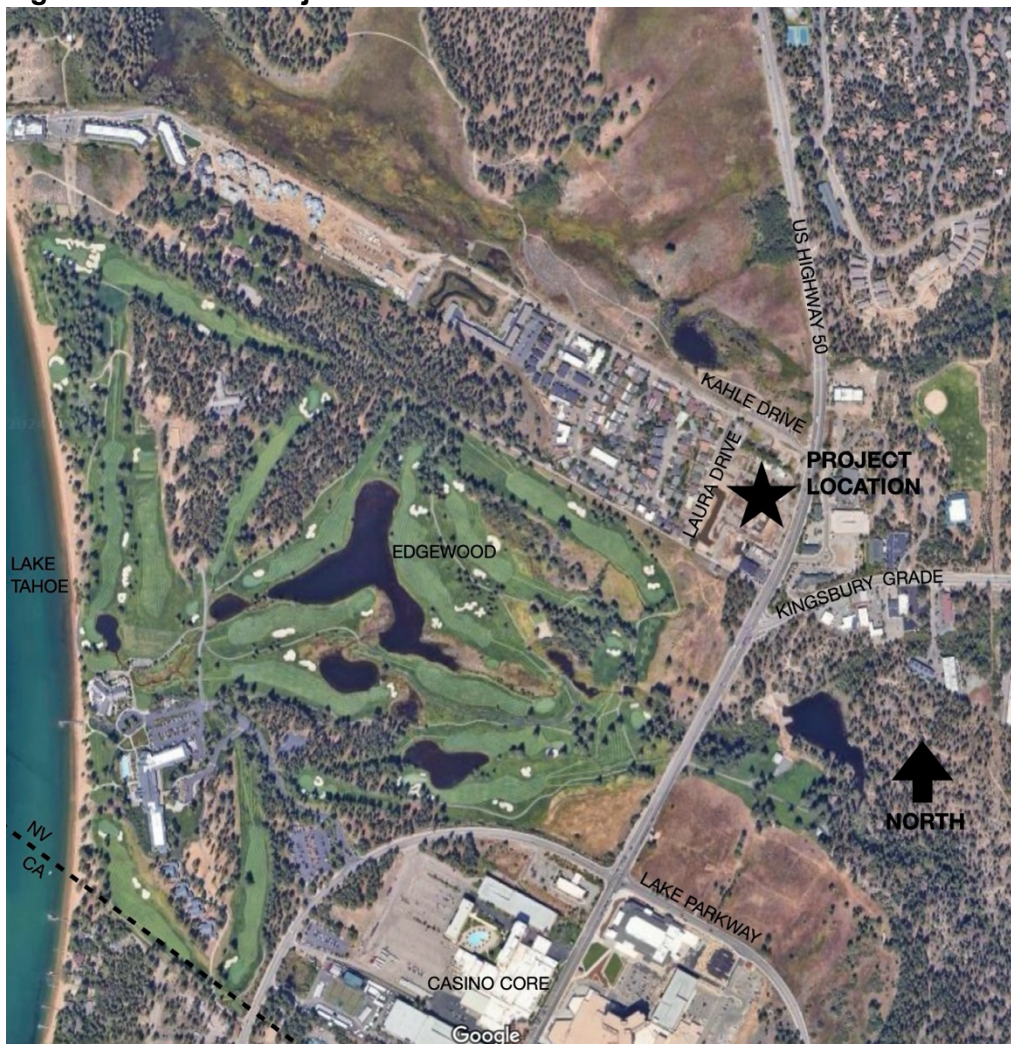
### Summary

**Project Description:** The Tahoe Regional Planning Agency (TRPA) and the Douglas County Community Development Planning Division (Douglas County) are seeking public scoping comments on the scope of Barton Health (Barton) Environmental Impact Statement (EIS) that will evaluate the potential environmental impacts of the proposal to amend the Douglas County South Shore Area Plan (SSAP) and construct the Barton Stateline Hospital (Project). Located upon 6.67 acres at the former site of the Lakeside Inn and Casino, 168 US Highway 50, Stateline, Nevada, Barton proposes to construct a new full-service hospital. The Project is located within the Kingsbury Town Center of the SSAP. The Project would replace the former Lakeside Inn and Casino, and three commercial buildings previously located on Kahle Drive (Prior Uses) with a new hospital building, parking, and outdoor pedestrian spaces. The previously existing Lakeside Inn and Casino structures and Prior Uses were set back from US Highway 50 between 26 and 50 feet and included approximately 400 surface parking spaces, accessible from entrances located off of US Highway 50, Laura Drive and Kahle Drive. In summer 2024, the Prior Use structures, including surface structures, were demolished, asbestos was abated, and the site regraded pursuant to an interim TRPA Permit. As part of the Project, Douglas County, in conjunction with Barton as co-applicant, are proposing two SSAP Amendments. One is to create a new healthcare subdistrict within the boundaries of the existing Kingsbury Commercial Town Center, and the second is a height amendment,

allowing for increased building height within the Barton Hospital portion of the proposed subdistrict at 168 US Highway 50. A more detailed project description is provided below.

**Project Location:** The site of the proposed Project is 168 US Highway 50, Stateline, NV near the intersection of US Highway 50 and Kingsbury Grade (Figure 1). The project area is bound by US Highway 50 to the east; Laura Drive to the west; Kahle Drive to the north; and 4-H Camp Road and existing commercial buildings to the south. The Project site is located across US Highway 50 from Barton's existing Nevada campus located at 145-165 US Highway 50, which consists of approximately 20,000 square feet, providing primary care, urgent care, imaging, physical therapy, occupational therapy and laboratory services.

**Figure 1 – Barton Project Location**



## Project Comment Requested:

In compliance with its Compact, Chapter 3 of its Code of Ordinances, and Article 6 of its Rules of Procedure, the TRPA is preparing an Environmental Impact Statement (EIS) that will aid in informing agency decision makers about the potential environmental effects of the proposed Project. This notice meets the 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. Following receipt of scoping comments, a Draft EIS will be prepared for 60-day public circulation – it is anticipated that the Draft EIS will be available for public review beginning in late 2025.

TRPA would like to know the views of interested persons, organizations, and agencies as to the scope and content of the information to be included and analyzed in the EIS. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed alternatives. The project description, location, potential alternatives to be evaluated in the EIS, and potential environmental effects of the proposed alternatives (to the extent known) are contained in this NOP. **Comments previously submitted pursuant to the public scoping for the EA will be included with comments received for the EIS NOP and need not be resubmitted.**

Your responses should be sent at the earliest possible date, but not later than **June 6, 2025**, to the mailing or email address listed below. Please use the subject line “Barton NOP” in your letter or email transmittal. If you represent a public agency, private firm, or other entity, please indicate a contact person in your response.

**Tahoe Regional Planning Agency**  
P.O. Box 5310  
Stateline, NV 89449  
Email: bartonproject@trpa.gov

In addition to your opportunity to submit written comments, a public scoping meeting is being conducted to provide you with the opportunity to learn more about the Project and to express your comments to the TRPA Advisory Planning Commission members about the scope and content of the information to be included and analyzed in the EIS. The scoping meeting will be held at the following time and location:

**Wednesday, May 14, 2025 - Meeting Begins at 9:30 AM**

TRPA Advisory Planning Commission (check hearing agenda, available May 7 on the TRPA website, for timing of the Barton NOP item)  
TRPA Meeting Rooms (see address above)

---

## PROJECT BACKGROUND

Barton Health has proposed to relocate its hospital in South Lake Tahoe, CA to a Barton-owned property in Stateline, NV (former site of Lakeside Inn and Casino and Prior Uses). As proposed, the Project will include several components.

Barton Hospital requested amendments to the SSAP that would allow for a modern hospital with the services Barton wishes to provide. The SSAP amendments include creation of a special subdistrict specific to a medical facility use and increased height allowance within the proposed Barton Hospital project area (west of US Highway 50 only with setback limitations). Within a portion of the healthcare subdistrict where the Barton Hospital is proposed, Barton and Douglas County request a maximum building height allowance of 80 feet as measured from natural grade. According to Barton, modern building standards for hospitals require additional height for each floor to accommodate special equipment and other needs. The current allowable height on the parcel is 56 feet as measured from natural grade. The requested building height amendment would only apply to the central portion of the former Lakeside Inn and Casino project area and would not apply within other locations within the proposed healthcare subdistrict.

Douglas County is following a process to propose amendments to the SSAP, which is a joint Douglas County/TRPA planning document for the areas of Lower Kingsbury Grade and Stateline. The SSAP amendments are being reviewed in conjunction with the December 2024 Barton Project application and a single environmental document is being prepared for both actions.

In December 2024, Barton Health submitted an application to TRPA to construct a full-service hospital facility on the previous site of Lakeside Inn and Casino in Stateline, NV. The project application and supporting documents are available at the following TRPA Permit Application Website under Record Number ERSP2024-1890 (<https://aca-prod.accela.com/TRPA/Cap/CapHome.aspx?module=Building&TabName=Building>). Following receipt of the application and review of the Initial Environmental Checklist, TRPA determined that a higher level of environmental review was needed. TRPA conducted a public scoping process in anticipation of preparing an Environmental Assessment (EA) (December 23, 2024 to February 7, 2025). Following review of approximately 150 comment letters received during the public scoping process, TRPA decided to elevate the Barton Project environmental review to an Environmental Impact Statement (EIS) due to multiple potentially significant impacts (e.g., land use, water quality, scenic quality, noise, transportation and cumulative impacts) that cannot be confidently mitigated to a less than significant level through preparation of an EA.

---

## PROJECT OBJECTIVES

On March 15, 2024, the State of Nevada Department of Health and Human Services issued a Letter of Approval to Barton for a Hospital Replacement Project, a Certificate of Need, consistent with the proposed Barton Project. Upon completion of the Stateline NV Hospital Project, Barton plans to renovate its existing hospital located at 2170 South Avenue, South Lake Tahoe, California, (California Campus), originally built in 1961, to better serve outpatient visits. Urgent care, primary care, specialty and ancillary services such as laboratory, imaging, and rehabilitation will continue without interruption at the California Campus. This includes operation of the Robert Maloff Center for Orthopedics and Wellness, as well as the Barton Community Health Center, providing medical services to underserved populations (Medi-Cal and uninsured patients). According to Barton, the Project will enable them to defer demolishing the 1961 building and decommissioning the structure built in 1970 until the new hospital is operational, thereby avoiding a multi-year interruption of full-service healthcare to the South Shore and surrounding communities.

## DETAILED PROJECT DESCRIPTION

As part of the Project, Douglas County proposes amendments to the SSAP that would create a new healthcare subdistrict within the boundaries of the Kingsbury Commercial Town Center (the Tahoe-Mixed Use/Town Center [T-MU/TC] zoning district). Section 20.703.060 of the proposed Douglas County Code would be amended to include a new healthcare subdistrict (Tahoe – Healthcare [T-HC]) within the T-MU/TC zoning district. The existing T-MU/TC zoning district is an area intended to provide a mix of commercial, public service, light industrial, office, and residential uses, and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, and provides economic opportunities. Public service land uses are already allowed within the T-MU/TC zoning district, which includes hospitals, with a TRPA- or county-issued special use permit. The new subdistrict would specify use of the area for existing and future healthcare uses and supporting services, and would include hospitals as an allowed use in the subdistrict, eliminating the need for a special use permit. The following weblink provides access to Barton related files including the redline track-changes version of the proposed SSAP and TRPA Code Chapter 13 amendments (<https://www.trpa.gov/major-projects/#barton>).

The healthcare subdistrict would consist of the site of the former Lakeside Inn and Casino and other parcels located east of US 50 and north of State Route (SR) 207 that are currently owned by Barton (Figure 2 and Attachment A). The proposed SSAP amendments (and amendments to TRPA Code Chapter 13, Area Plans, required for consistency purposes) also include increasing the maximum allowable building height from 56 feet to

80 feet (as measured from low point of lowest natural ground elevation prior to disturbance of the site for the construction of the former Lakeside Inn and Casino development), limited to hospital uses and within the Barton Hospital site within a portion of the overall healthcare subdistrict on the west side of US 50.

**Figure 2 – Proposed SSAP Healthcare Subdistrict Boundary and Barton Project Site Plan**



The proposed Project includes construction of a hospital building with approximately 230,000 square feet of floor area on the Barton Hospital property located on the west side of US Highway 50, at a maximum of 80 feet for the central five story section that includes one level of below grade parking. Four stories above the first level parking structure would be visible from US Highway 50. Barton proposes a building design that features sloped roofs, natural stone, and wood elements, and that maximizes natural light, public spaces, landscaped streetscapes and pedestrian circulation. The proposed Project would be located at the northern gateway to the Douglas County urban core and Kingsbury Town Center. The Project would be compliant with International Building Code (IBC) seismic requirements, and constructed of non- combustible materials. The new hospital is proposed to include:

- 28 inpatient hospital patient rooms
- 22 Skilled Nursing beds



**Mail**

PO Box 5310  
Stateline, NV 89449-5310

**Location**

128 Market Street  
Stateline, NV 89449

**Contact**

Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

- 
- |  |                                |
|--|--------------------------------|
| • Surgery department with 7 operating rooms                | • Laboratory                   |
| • Obstetrics / Labor and Delivery with 5 rooms             | • Pharmacy                     |
| • Intensive Care Unit with 5 beds                          | • Cafeteria and Café           |
| • Level 3 Trauma Center with 20 beds                       | • Central Utility Plant        |
| • Imaging Center (MRI, CT, X-Ray, Mammo, Ultrasound, Dexa) | • Receiving and Central Supply |
| • Gastroenterology   | • Administration               |
| • Oncology / Infusion Center                               |                                |

The proposed Project would include 255 onsite parking spaces consisting of 170 surface parking spaces and 85 below grade parking spaces. The proposed Project would also include a publicly accessible pedestrian overpass across US Highway 50, connecting Barton's existing Nevada Campus on the east side of US Highway 50 to the Project. Pedestrian, bicycle and vehicle access will occur via the US Highway 50 frontage, with emergency room walk in, ambulance ingress/egress, and service vehicles via Kahle Drive. The primary entrance for patient hospital parking is proposed via US Highway 50, but access to the employee surface parking lot located near the intersection of Laura Drive and 4-H Camp Road would be provided via driveway entrances off of 4-H Camp Road that require use of Laura Drive and Kahle Drive to access.

Landscaped outdoor spaces surrounding the Project would provide for public assembly, passive recreation, and pedestrian circulation. The proposed landscaped walkways total approximately 2,760 linear feet, and 28,800 square feet. As noted in the grading plan, impervious parking areas and abutting walkways would be graded to drain stormwater to a new onsite stormwater collection system. The storm drain collection system would include catch basins with sumps from which runoff is routed via underground storm drain pipes to a treatment vault (e.g., Contech Vortech Model 9000 Hydrodynamic Sand Separator) prior to discharge to planned detention pond(s) located along Laura Drive. Overflow from the detention pond(s) is planned to be routed through a controlled outlet structure and pipe to the historic point of discharge from the site, which is the existing Oliver Park GID maintained storm drains within Laura Drive and Kahle Drive. The storm drains connect to two wet basins at the end of Kahle Drive that are maintained by Douglas County. The drainage design also includes infiltration drip trenches/dry wells around the perimeter of the building where permeable soil treatment (e.g., landscaping) would be installed to capture roof drainage. A landscaped parkway consisting of approximately 52,000 square feet would

be constructed along Laura Drive, with building setbacks ranging from 28 to 75 feet. The Project is planned to reduce land coverage banked on the site from the former Lakeside Inn and Casino by over one acre.

The Project would contain a Level 3 Trauma Center, to replace the Level 3 Trauma Center located at the existing California Campus. A helipad is proposed above the ambulance entry located off Kahle Drive for the Emergency Room, at a height of approximately 43 feet. Emergency air medical services are anticipated to occur at the same frequency experienced at the existing California Campus (average of approximately eight round trip flights/operations per month), according to Barton.

### **Barton California Campus Changes**

According to Barton, due to the 2030 California seismic mandate and facilities that have reached the end of their useful life, when the proposed Project is complete and in operation, the Skilled Nursing Facility (SNF) at the California Campus will relocate to the portion of the California Campus' existing hospital building constructed in 1996 where the current medical surgical, orthopedics, intensive care unit and obstetrics currently reside. There will be no exterior modifications to the existing California Campus hospital as a result of the SNF relocation. Once vacant, the existing SNF wing, which resides in a 1961-era Facility, will be demolished as it has reached the end of its useful life and cannot be seismically retrofitted. No rebuilding of the demolished SNF will occur – that portion of the California Campus will be revegetated and used as open space. Several other services (dietary, laboratory and pharmacy) that reside in the portion of the Facility constructed in 1970 will remain until they can be replaced elsewhere on the California Campus as they are deemed “essential services.”

## **POTENTIAL ALTERNATIVES**

TRPA is conducting Project Scoping to develop the scope and content of the information to be included and analyzed in the EIS. TRPA Code of Ordinances Subsection 3.7.1.B requires that an EIS study, develop, and describe appropriate alternatives to recommended courses of action for any project that involves unresolved conflicts concerning alternative uses of available resources. Alternatives for evaluation in the EIS will be developed in consultation with TRPA staff based on input received from the members of the TRPA Advisory Planning Commission, other responsible agencies, and the public. Potential alternatives may include, but not be limited to, the following:

- **No Action:** No redevelopment of the Barton Stateline NV site would occur. Barton would continue to operate the hospital at the existing California Campus with facility changes and reduced healthcare

services (to be determined) necessary to replace structures that have reached the end of their useful life and to comply with the 2030 California seismic mandate.

- No Plan/Code Amendments: A Project that uses buildings designed to be consistent with existing SSAP height limits and land use requirements.
- Alternative Design: A Project that uses alternative design, building and/or parking layout to address potentially significant impacts such as noise, traffic and circulation, parking, scenic quality, neighborhood compatibility and/or water quality.
- Other alternatives that may be added to the analysis based on input received during the NOP scoping period, focused on avoiding or reducing any of its potentially significant environmental effects while still attaining the goals of the Project.

## ISSUES TO BE ADDRESSED IN THE EIS

TRPA has determined that an EIS is required because the Project could result in potentially significant impacts to environmental resources. The EIS will identify the potentially significant environmental effects of the Project, including those resulting from construction, operation, and maintenance of the Project. The following subject areas include potential environmental effects associated with the proposed Project. TRPA will explore these further during project scoping and subsequent preparation of the Draft EIS.

**Land Use/Neighborhood Compatibility.** The proposal would locate a busy, regional hospital on a parcel bordered by a residential neighborhood, commercial properties, a popular recreation/open space/wildlife habitat, and the largest transportation thoroughfare (US Highway 50) near the gateway into South Lake Tahoe. Douglas County and Barton are proposing to amend the SSAP to create a new healthcare subdistrict. The new subdistrict would specify use of the area for existing and future healthcare uses and supporting services, and would include hospitals as an allowed use in the subdistrict, eliminating the need for a special use permit. The Draft EIS will study these proposed changes.

**Hydrology (Surface and Groundwater) and Water Quality.** High groundwater conditions are well documented at the project site. Hospital construction, particularly any potential below-grade construction, appears likely to impact existing hydrological conditions on the site and in adjacent areas. In addition to potential impacts from groundwater interception, the high water table may exacerbate stormwater runoff. Further analysis is required to determine whether water quality impacts of proposed development can be managed with traditional stormwater

collection, treatment and discharge. Directing groundwater interception to public storm drains is not a permissible option for new development, and the potential impacts from Project stormwater discharge (as well as potentially necessary mitigation) need to be studied and evaluated in the Draft EIS.

**Biological Resources (Wildlife and Vegetation).** The noise and other impacts from the hospital may impact wildlife habitat. The Draft EIS will evaluate the relationship of project effects to TRPA thresholds for vegetation, wildlife, and fisheries.

**Earth Resources: Geology and Soils, and Land Capability and Coverage.** The Project would involve excavation and the placement of fill material for construction of the proposed facilities, BMPs, and landscaping associated with the proposed Project. The Draft EIS will describe potential environmental effects related to land capability and coverage, soils and geology, topographic alteration, seismic hazards, slope stability, and erosion potential. The proposed Project carries the potential for large fill areas necessary for the building foundations.

**Scenic Quality/Community Design.** The Draft EIS will evaluate the potential impacts from adoption of the proposed Healthcare subdistrict with a height amendment for healthcare facilities west of US Highway 50. The evaluation will include the use of site visits and photographs from sensitive viewpoints on and near the project site and review of visual simulations. Viewpoint locations will be selected to include scenic threshold sites from US Highway 50, Kingsbury Grade, Recreational sites and Lake Tahoe. The Draft EIS effects analysis will consider the relationship of the proposed Project's building massing, height and design to TRPA scenic ordinances and thresholds and Design Guidelines from the SSAP. The evaluation will also address the proposed height amendment and its associated impacts on neighborhood character (e.g., building mass, shading, etc.).

**Public Access and Recreation.** The U.S. Forest Service manages the Rabe Meadow, which is the location of a popular trailhead/access point to Nevada Beach (the Lam Watah Nature Trail). The 20-stall parking lot for the meadow/trail would be directly across the street from the hospital ER. Parking and traffic conflicts, noise, and scenic impacts could all have potentially significant ancillary impacts to this existing recreational use and need to be studied in the Draft EIS.

**Cultural Resources.** The proposed Project is located entirely on formerly developed land associated with the Lakeside Inn and Casino. However, the potential for below ground cultural or historic resources to be located within the project area and the potential for disturbance of previously undiscovered cultural or historic resources due to implementation of the project will be analyzed in the Draft EIS. In addition, the evaluation methodology will include consultation with the Washoe Tribe.

**Transportation/VMT, Parking and Circulation.** Detailed transportation analysis is required to understand the VMT impacts of the hospital relocation to Nevada, as well as impacts on traffic (including level of service at nearby roadways and intersections), parking and multi-modal conflicts. A regional hospital may create localized traffic impacts and conflicts between residents, recreators, and visitors entering the South Shore. The Draft EIS will document these potentially significant impacts and help to better understand potential mitigation measures that may be needed (e.g., street/walkway widening/improvements, parking design or management, etc.). Additionally, especially with respect to VMT, the environmental review will need to consider the cumulative impacts of the hospital combined with other nearby developments (recent, past and foreseeable future) such as the NDOT US Highway 50 East Shore Corridor Management Plan, Events Center, Latitude 39, Beach Club, Nevada Beach Expansion, and other proposed development in the vicinity of the Project site.

**Air Quality and Greenhouse Gases.** Project construction would involve emissions from construction equipment and vehicle trips associated with construction personnel, and the generation of fugitive dust, both contributing pollutants to the air basin. An assessment of short-term (i.e., construction) air quality impacts and long-term (i.e., operational) regional air pollutant emissions, including GHG, mobile, stationary, and area source emissions will be performed for the Draft EIS using available modeling tools.

**Noise and Vibration.** The proposed hospital will bring helicopter flights, ambulances, and other noise generating sources (i.e., delivery trucks and visitor vehicle trips) to the Stateline location. These impacts, particularly helicopters and sirens, could be deemed significant (particularly in comparison to the existing and former land uses; and adjacent residential neighborhood and open space) and may require development of mitigation measures or alternatives for study in the Draft EIS.

**Public Services and Utilities.** The EIS will evaluate impacts on power, water treatment and distribution, wastewater collection, solid waste collection and disposal, police services, fire protection services, schools, and fire fuel management. Issues related to the potential loss of access to health care services, including potential access to Nevada health care facilities for Medi-Cal recipients will also be evaluated in the Draft EIS.

**Public Safety/Hazards.** The EIS will assess the potential for hazardous materials to be used with the new healthcare land use. It will also address hazard issues related to adjoining private properties during project construction. Environmental review will consider potential safety impacts from operation of the helipad, shading on public roadways and/or walkways caused by the proposed building height, and ingress/egress for evacuation

management. Hospital patients will require transport in the event of an emergency, which could lead to heavy localized congestion around an important Basin entry/exit point.

**Socioeconomics/Affordable Housing.** The EIS will assess potential economic impacts related to population and housing, especially effects to the adjacent residential neighborhood and affordability of housing in the SSAP vicinity.

**Cumulative Effects.** The EIS will identify and describe recently approved and reasonably foreseeable future projects in the SSAP area and vicinity of the proposed Project, and any region-wide planning efforts currently underway. The EIS will evaluate the combined effects of these activities with related impacts of the project or project alternatives.



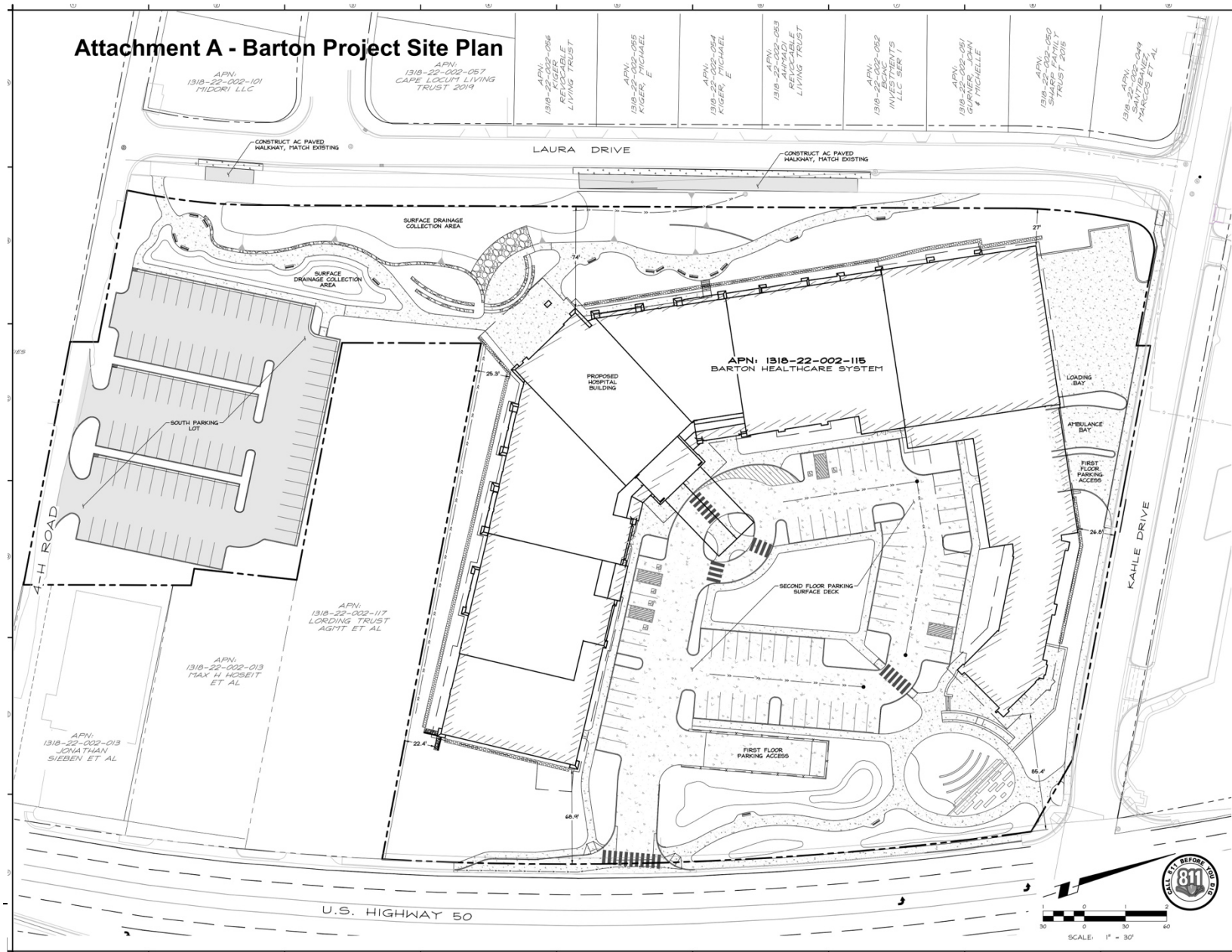
**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

**Mail**  
PO Box 5310  
Stateline, NV 89449-5310

**Location**  
128 Market Street  
Stateline, NV 89449

**Contact**  
Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

## Attachment A - Barton Project Site Plan





**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

**Mail**

PO Box 5310  
Stateline, NV 89449-5310

**Location**

128 Market Street  
Stateline, NV 89449

**Contact**

Phone: 775-588-4547  
Fax: 775-588-4527  
www.trpa.org

## Attachment B - Barton California Campus

