



MEMORANDUM
COMMUNITY DEVELOPMENT/RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: April 19, 2016

FROM: Michael J. Johnson, AICP
Agency Director

BY: Crystal Jacobsen, Principal Planner

SUBJECT: Tahoe Basin Area Plan Update Status Report, and EIR/EIS Contract Amendment

ACTION REQUESTED

1. Tahoe Basin Area Plan Update – Status update. No Board action is requested.
2. Approve a contract amendment with Ascent Environment for continued preparation of the Placer County Tahoe Basin Area Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for \$36,250, increasing the total to \$447,450, and authorize the County Executive Officer to execute the contract.

BACKGROUND

After launching the Tahoe Basin Area Plan Update work program in 2012, the Planning Services Division has completed a Draft Area Plan and is presently focusing on completion of the Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS), as well as making Area Plan refinements based on stakeholder input. Staff continues to work with the Tahoe Regional Planning Agency (TRPA) to ensure that the Area Plan is in conformance with the TRPA Regional Plan and to jointly prepare the EIR/EIS. This report provides the Board with information on the recent efforts with the Area Plan, the progress with the EIR/EIS, and outlines the timeline moving forward to adoption.

AREA PLAN UPDATE STATUS

Plan Document Development and Coordination with the TRPA Regional Plan

Since the last status report to the Board in January 2016, the Planning Services Division and consultants continue to coordinate with TRPA on the preparation of a Draft Tahoe Basin Area Plan and implementing regulations which are intended to achieve TRPA adoption and Regional Plan goals.

As previously reported to the Board, staff has focused on outlining an environmental enhancement strategy for the Area Plan and to highlight the County's already-constructed environmental improvement projects and efforts to achieve environmental threshold gain. The intent of this approach has been to illustrate how the County has and will continue to implement the goals and objectives of the TRPA Regional Plan.

On June 3, 2015, in coordination with TRPA, a Public Review Draft Tahoe Basin Area Plan and Notice of Preparation (NOP) for the EIR/EIS were released for a 60-day public review period. The Public Review Draft Tahoe Basin Area Plan includes an implementing regulations chapter and implementation plan intended to implement the TRPA Regional Plan and Code and to further environmental threshold gain in the North Tahoe Basin area.

Since the June 2016 release of the Public Review Draft Area Plan, staff continues to make minor refinements to the Area Plan which are reflective of input received during the 60-day public review period, as well as input received since that time. Refinements are largely focused on better demonstrating the

County's commitment to expanded and enhanced transit and mobility within the North Lake Tahoe region. The Public Review Draft Tahoe Basin Area Plan, related documents, and all proposed Area Plan revisions can be found on the County's Tahoe Basin Area Plan webpage at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>. While the environmental analysis for the Area Plan takes shape and until deliberations on the Area Plan begin, the County will continue to accept public comments on the Area Plan and to make refinements where necessary.

EIR/EIS Preparation and Contract Amendment

As previously reported to the Board, a Notice of Preparation (NOP) for an EIR/EIS was released on June 3, 2015 for a 60-day public review period. Following the June 2015 release of the NOP and after a September 23, 2015 TRPA Governing Board Regional Plan Implementation Committee meeting, where the Committee provided feedback on alternatives to be analyzed in the EIR/EIS, preparation of the EIR/EIS began.

Over the last few months, a key area of focus with the preparation of the EIR/EIS has been the cumulative impact analysis and TRPA's expressed concern with appropriately addressing cumulative impacts associated with land development projects outside of the Tahoe Basin. TRPA's concern is to ensure that the Area Plan and EIR/EIS outline opportunities for transportation and transit capital improvement programs and ongoing transit funding to offset potential impacts associated with pending land development projects. Staff, the consultants, and TRPA have been meeting regularly to discuss regional transit needs and have developed an approach to address cumulative impacts. An Administrative Draft EIR/EIS is expected to be released to the TRPA and the County for review on April 15, 2016, and it is anticipated that a Draft EIR/EIS and Draft Area Plan will be released the week of June 20, 2016.

In anticipation of the final phase of the Tahoe Basin Area Plan Update work program, staff has worked with TRPA and the EIR/EIS consultant to strategize on essential areas of support to ensure a seamless deliberation and adoption process. To further this work program, and as identified and proposed in Task 17 of the EIR/EIS contract amendment (Attachment 1), the consultants will provide assistance and support in planning, technical support, and in facilitating engagement and collaboration with the TRPA Governing Board and key stakeholders. Support would also be provided in assisting with coordination and dissemination of Area Plan refinements resulting from the deliberation process, and with Regional Plan conformance review and/or TRPA findings in order to facilitate a successful Area Plan outcome. A contract amendment for \$36,250 is required to fund Task 17 as outlined in Attachment 1.

Public Outreach

Having worked to address TRPA concerns related to improving transit in the North Lake Tahoe area, staff will be conducting Area Plan Team meetings to present the Area Plan refinements and to report out on the status of the Area Plan. These meetings will provide an opportunity to inform the Area Plan Teams and the public of the upcoming release of the Draft EIR/EIS and Draft Area Plan. These meetings will provide an opportunity to inform the Area Plan Teams and the public of the upcoming release of the Draft EIR/EIS and Draft Area Plan. Meetings will be held on Monday, April 25, 2016 from 5:30 to 7:00PM at the North Tahoe Event Center in Kings Beach, and on Wednesday, May 4, 2016 from 5:30 to 7:00PM at the Tahoe City Public Utility District office in Tahoe City.

Staff will also be presenting to the North Tahoe Regional Advisory Council (NTRAC) at its regular May meeting to report out on the status of the Area Plan and to inform the Council of the upcoming release of the Draft EIR/EIS and Draft Area Plan.

In addition, following the release of the Draft EIR/EIS and Draft Area Plan, staff will be presenting the Draft EIR/EIS and Draft Area Plan to the NTRAC and to the Planning Commission to accept public comments on the Draft EIR/EIS. The Draft EIR/EIS and Draft Area Plan will also be presented to the TRPA

Governing Board, the TRPA Governing Board Regional Plan Implementation Committee, and the TRPA Advisory Planning Commission during the 60-day public review period.

Next Steps/Timeline

As discussed above, the Administrative Draft EIR/EIS is expected to be released to Placer County and TRPA for review on April 15, 2016. Following review by the County and TRPA, the consultants will work with TRPA and the County to release the Draft EIR/EIS. It is anticipated that the Draft EIR/EIS and Draft Area Plan will be released the week of June 20, 2016 for a 60-day public review period. During the 60-day public review period, staff and TRPA will conduct public meetings to accept comments on the Draft EIR/EIS including, meetings at the NTRAC, the Placer County Planning Commission, and the TRPA Governing Board.

In addition, as outlined above, staff will also provide a report on the Area Plan and EIR/EIS status to the Area Plan Teams on April 25, 2016 and May 4, 2016 and to the NTRAC at the Council's regular May meeting.

Following the public comment period on the Draft EIR/EIS and Public Review Draft Area Plan, staff will work with consultants to prepare the Final EIR/EIS and Area Plan. It is anticipated that Planning Commission and Board deliberations on the Final EIR/EIS and Area Plan will occur in late 2016. Accordingly, the Area Plan Update will be submitted to TRPA for conformance review and approval following Placer County Board adoption. The following table provides a general overview of the tentative timeline to adoption of the Area Plan:

Planning Commission Deliberations on Draft Documents	June/July 2016
Board of Supervisors Deliberations on Final Documents	December 2016

FISCAL IMPACT

The Ascent Environmental contract amendment is for \$36,250 increasing the total contract to \$447,450. The \$36,250 will be funded from Planning Division's FY 2015-16 budget.

ATTACHMENTS

Attachment 1 – Ascent Environmental Contract Amendment

- cc: David Boesch, County Executive Officer
- Jennifer Merchant, Tahoe County Executive Office
- Karin Schwab, County Counsel
- Paul Thompson, Assistant CDRA Director
- Steve Buelna, Supervising Planner
- Peter Kraatz, Deputy Public Works Director
- Nanette Hansel, Ascent Environmental
- Adam Lewandowski, Ascent Environmental
- Lucia Maloney, TRPA

ATTACHMENT 1
FIRST AMENDMENT TO PLANNING SERVICES AGREEMENT
PROFESSIONAL CONSULTANT SERVICES – ASCENT ENVIRONMENTAL, INC

THIS FIRST AMENDMENT TO THE CONSULTANT SERVICES AGREEMENT is made and entered on this _____ day of _____, 2015, by and between the TAHOE REGIONAL PLANNING AGENCY, a bi-state regional planning agency created by Public Law 96-551 (1980), hereinafter referred to as TRPA or AGENCY, the COUNTY OF PLACER, hereinafter referred to as COUNTY, and ASCENT ENVIRONMENTAL, INC, hereinafter referred to as CONSULTANT.

WHEREAS, on June 2, 2015, TRPA, COUNTY and CONSULTANT entered into a Contract whereby consulting services would be provided to the COUNTY; and

WHEREAS, the parties have agreed to additional services to be provided by Consultant under said contract and the compensation for those additional services.

NOW, THEREFORE, IT IS MUTUALLY AGREED by and among the parties as follows:

1. That section IV of the original Contract shall be amended to provide for the additional services and compensation as follows:

The CONSULTANT agrees to perform the additional professional services as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and the total compensation to be paid CONSULTANT for these additional services shall not exceed \$36,250.00 as set out in Exhibit "A".

2. The COUNTY agrees to pay to CONSULTANT \$447,450.00 as the sole compensation under the Contract and as amended by this First Amendment.

EXCEPT as specifically modified above, all of the remaining terms and conditions of the said Contract shall remain and continue in full force and effect.

TAHOE REGIONAL PLANNING AGENCY
(TRPA)

ASCENT ENVIRONMENTAL, INC.
("CONSULTANT")

BY: _____

BY: _____

COUNTY OF PLACER COUNTY
("COUNTY")

Approved as to form – County Counsel

BY: _____
COUNTY EXECUTIVE

BY: _____
COUNTY COUNSEL

Approved as to form – TRPA

Approved as to form – Placer County

BY: _____
TRPA

BY: _____
COMMUNITY DEVELOPMENT RESOURCE AGENCY

EXHIBIT A



October 30, 2015

Ms. Crystal Jacobsen
Principal Planner
Advanced Planning/Planning Division
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 140
Auburn, California 95603

Subject: Budget Amendment Request to Add New Facilitation Task – Environmental Documentation for the Placer County Tahoe Basin Area Plan

Dear Crystal:

As we have discussed by telephone on several occasions, the purpose of this letter is to add a new task to support Placer County and TRPA in completing the environmental review for the Placer County Tahoe Basin Area Plan through ongoing assistance with facilitation with key stakeholders, which requires an amendment of the scope and budget. The new task is described below.

► **Task 17: Assistance with TRPA and Stakeholder Facilitation**

Ascent will provide support to the County and TRPA by participating in as-directed facilitation, planning, or technical support. Ascent will also provide support in facilitating engagement and collaboration with key stakeholders, including but not limited to the TRPA Regional Plan Implementation Committee (RPIC), TRPA Governing Board members, the League to Save Lake Tahoe, and members of the Plan Area Teams. As part of this task, Ascent shall also assist the County and TRPA by supporting staff in as-directed planning or technical tasks such as: (1) developing land use scenarios to support Area Plan traffic modeling; (2) coordination and dissemination of Area Plan refinements; (3) assistance with Regional Plan conformance review and/or TRPA findings; and (4) other as-directed tasks to facilitate a successful Area Plan outcome. Effort under this task will be completed with prior authorization by Placer County and TRPA staff. For budget purposes, we have included an estimate of 250 hours of Adam Lewandowski's time to assist with facilitation. Ascent's facilitation activities will be documented in monthly progress reports submitted with Ascent's invoices.

The cost to complete the above-described out-of-scope work totals \$36,250, assuming up to 250 hours of Adam's time at a rate of \$145 per hour. With authorization, this brings the total contracted amount for environmental review for the Placer County Tahoe Basin Area Plan to \$447,450.

Every effort will be made to complete the additional work in an efficient, cost-effective manner. We look forward to your reply, and to the opportunity to continue to assist Placer County on this important effort. Please contact either of us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Sydney B. Coatsworth".

Sydney B. Coatsworth, AICP
Principal

A handwritten signature in black ink, appearing to read "Nanette Hansel".

Nanette Hansel
Project Manager

