

MEMORANDUM

DATE: January 26, 2016

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP, Agency Director
BY: Crystal Jacobsen, Principal Planner

SUBJECT: Status Update - Tahoe Basin Area Plan Update

ACTION REQUESTED

Receive an update on the Tahoe Basin Area Plan Update. No Board action is requested.

BACKGROUND

After developing and launching a public outreach strategy in 2012 for the Tahoe Basin Area Plan Update, 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 an Environmental Impact Report/Environmental Impact Statement (EIR/EIS). This report provides the Board with information on the recent efforts with the Area Plan 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 October 2015, 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 release of the Public Review Draft Area Plan, staff has worked with TRPA to make minor refinements to the Area Plan. Area Plan refinements are reflective of

input received during the 60-day public review period and are largely focused on better demonstrating the County's transportation improvements and mobility efforts throughout the Plan area, including the mobility and transportation circulation improvements that will result from the SR89/Fanny Bridge Community Revitalization project.

While environmental analysis for the Area Plan is underway, the County will continue to accept public comments on the Public Review Draft Tahoe Basin Area Plan and based on stakeholder input, will continue work with TRPA to make refinements where necessary. 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/tahoebasinaareaplan>

Environmental Analysis

As previously reported to the Board, an NOP was released for the preparation of an EIR/EIS for the Tahoe Basin Area Plan in June 2015 for a 60-day public review period. During the 60-day public review comment period staff conducted two EIR/EIS public scoping meetings on June 16, 2015 and the NOP was also presented to the TRPA Advisory Planning Commission (APC) on June 10, 2015 and the TRPA Governing Board on June 24, 2015.

Following the close of the NOP public review comment period, an NOP scoping summary report was prepared which summarized public comments received during the public review period. In addition, four EIR/EIS alternatives were developed and presented on September 23, 2015 to the TRPA Governing Board's Regional Plan Implementation Committee (RPIC) for consideration. In general, the TRPA Governing Board's RPIC provided positive feedback regarding the Area Plan and the range of EIR/EIS alternatives presented to the Committee. According, since the September 23, 2015 RPIC meeting, staff has worked with the consultants and TRPA to begin the environmental analysis for the Area Plan.

As required in the environmental analysis, the environmental consultants are analyzing cumulative impacts associated with the Area Plan and therefore the analysis is taking into consideration environmental impacts caused by reasonably foreseeable future land development projects. To that end, over the last few months, staff, the consultants, and TRPA have engaged in productive discussions related to how to address regional/cumulative impacts associated with pending land development projects adjacent to the Tahoe Basin.

Of recent, TRPA has submitted comments to this effect on the Village at Squaw Valley Specific Plan (VSVSP) Draft EIR and the Martis Valley West Specific Plan (MVWSP) Draft

EIR. The TRPA comments are related to what they term as "in-basin" impacts (Lake Tahoe Region impacts) and are largely centered on traffic and greenhouse gas emissions. The TRPA comments note the importance to explore opportunities for transportation and transit capital improvement programs and ongoing transit funding to offset such impacts. Both the VSVSP and the MVWSP Draft EIR public comment periods have closed and the preparation of Final EIRs for these projects are underway.

While these land development projects are outside of the Tahoe Basin and not associated with the implementation of the TRPA Regional Plan or the Area Plan, given their proximity to the Tahoe Basin and their pending entitlements, TRPA and staff agree that it is important to take a comprehensive approach in strategizing on how to address regional impacts, in particular, impacts associated with traffic. As a result, staff, the consultants, and TRPA have been meeting to discuss regional transit needs and how best to address cumulative impacts in the Area Plan, and this has caused a delay in the Area Plan EIR/EIS schedule. Accordingly, staff has recalibrated the EIR/EIS schedule and it is expected that a Draft EIR/EIS will be released for a 60-day public review period in late spring 2016.

Public Outreach

As reported to the Board in October, in addition to the NOP public scoping meetings and the September 23, 2015 TRPA RPIC meeting noted above, staff also conducted public meetings with the Tahoe Basin Area Plan teams (citizen advisory groups) on June 22 and 29, 2015.

Since the last status report to the Board in October 2015, while staff has continued to outreach to stakeholders, staff has not conducted any public workshops or Area Plan team meetings. Rather, staff has focused efforts on working with TRPA on Area Plan refinements, as well as working with the consultants and TRPA on the preparation of the Draft EIR/EIS, notably strategizing on regional transit solutions as described above.

Over the next few months staff will continue to provide regular updates to the North Tahoe Regional Advisory Committee (NTRAC) and to the Area Plan teams on the Tahoe Basin Area Plan. In addition, after release of the Draft Area Plan and Draft EIR/EIS in late spring 2016, Planning Commission hearings will be conducted to accept public comments on the Draft EIR/EIS. Planning Commission deliberations on the Area Plan and EIR/EIS are anticipated in late summer 2016.

Next Steps/Timeline

Staff has been working with the consultants to ensure the Area Plan EIR/EIS stays on schedule. However, as discussed in this report, circumstances related to the EIR/EIS cumulative impacts analysis and TRPA's comments on transportation and greenhouse gas emission impacts associated with adjacent land development projects have resulted in implications to the Area Plan schedule.

Staff continues to meet with TRPA and the environmental consultants to strategize on how to address concerns related to traffic impacts and it is anticipated that a regional transit strategy will take shape over the next four to six weeks. As a regional transit strategy will likely be a key element in addressing cumulative impacts in the Area Plan EIR/EIS, this task is a high priority in order to advance the preparation of the EIR/EIS. To that end, assuming that a regional transit strategy is identified within the next four to six weeks, it is anticipated that the Draft EIR/EIS and Public Review Draft Area Plan will be released to the public for a 60-day public comment period in late spring 2016. During this time, the Planning Commission will conduct public hearings to provide opportunity for the public to comment on the Draft EIR/EIS and the Public Review Draft Tahoe Basin Area Plan.

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 revised timeline to adoption of the Area Plan:

Planning Commission Deliberations on Draft Documents	Summer 2016
TRPA Submittal/Conformance Review	Late 2016

SUMMARY

No action is necessary, as this status update is intended to generate discussion and feedback from the Board regarding the Area Plan Update. Staff will continue to move forward on the Area Plan Update and will return to the Board to request future direction as warranted.

- cc: David Boesch, County Executive Officer
- Holly Heinzen, Chief Assistant County Executive Officer
- Jennifer Merchant, Tahoe County Executive Office
- Karin Schwab, County Counsel
- Loren Clark, Assistant CDRA Director
- Paul Thompson, Assistant CDRA Director
- Steve Buelna, Supervising Planner
- Allen Breuch, Supervising Planner
- Peter Kraatz, Deputy Public Works Director