

Regional Plan Update Final EIS and Regional Transportation Plan/Sustainable Communities Strategy Final EIR/EIS

Presented to:

Tahoe Regional Planning Agency

Governing Board

October 24, 2012



Presentation Overview

- Status of environmental review process
- Purpose of the Final EIS and Final EIR/EIS
- Key issues raised in comments on the draft documents
- How comments have been addressed
- Next steps for certification and approval

Status of Environmental Review

- Draft EIS and Draft EIR/EIS published April 25, 2012
- Review period from April 25, 2012 to June 28, 2012
- Public meetings to solicit comments
- Comments reviewed and considered
- Written responses prepared
- Final EIS and Final EIR/EIS released October 24, 2012



Purpose of the Final Documents

- Assemble the whole of the environmental analyses for consideration by the Governing Board (Drafts, Appendices, Final, Comments, and Responses)
- Convey important Plan changes and their environmental effects
- Consider and respond to public and agency comments pertaining to environmental adequacy

Navigating the Final Documents

- Two separate documents for RPU and RTP/SCS, with common comments and responses to comments
- Volume 1
 - Chapter 1, Introduction
 - Chapter 2, Revisions to the Plans
 - Chapter 3, Responses to Comments
 - Chapter 4, Revisions and Corrections
- Volume 2
 - Comment letters and transcripts of oral testimony, reproduced in their entirety

Navigating the Final Documents

- Comments organized by Agencies, Organizations, Individuals, Form Letters, Open House
- List of commenters
- Each comment bracketed and identified (A1-1, A1-2, A1-3, etc.), with indication of the Plan to which it applies
- Written responses to comments are provided in Chapter 3

Revisions to the Plans

- Final Draft Plan
 - Regional Plan Update Alternative 3, from the Draft EIS, as Revised by RPUC and Governing Board
 - Narrow the scope of originally proposed policies
 - Include additional environmental protection features
 - Include desirable features of other alternatives
- Final Draft RTP/SCS
 - Level of Service Standard Clarification
 - Changes to the Fiscally Constrained and Unconstrained Project List

Summary of Comments Received

- Total of 357 comment letters or oral testimony
- Over 1,500 comments
- Over 500 pertain to the Plans, Code, or Threshold Evaluation
- Many requests for clarification
- Many pertain to the way in which the information is presented

Master Responses

1. Comments Pertaining to the Draft Plans, Code of Ordinances or Threshold Evaluation
 - Requests for revision or clarification
 - Staff Summary includes responses to plan/policy comments
2. Duration of Public Comment Period
 - TRPA requires at least 60 days
 - Requests for and against 60- and 90-day review period
 - Summary of issue and Governing Board decision

Master Responses

3. Programmatic Coverage Assessment

- Region-wide versus parcel level
- Total baseline coverage
- Infeasibility of parcel-level analysis, reasonable methodology used in Draft EIS
- Revisions in Final Draft Plan to narrow scope of proposed coverage changes
- Refined tools and data

Master Responses

4. Consistency and Coordination between the TMDL, 208 Plan, and Regional Plan Requirements
 - Revisions to streamline reporting requirements
 - Align stormwater requirements
5. Concentrated Development on Water Quality
 - Draft EIS included regional evaluation and potential for localized impacts; parcels adequate to accommodate BMPs
 - Final Draft Plan limits maximum allowable coverage to areas 300 feet or more from high water mark or landward of SR 28 in Tahoe City and Kings Beach
 - Retain restriction on transfers across HRAs

Master Responses

6. Effects of Revised Height and Density Allowances on Development Potential
 - Concern that policies would increase growth potential
 - Growth limited through approved allocations
7. Effects of Increased Allowable Height on Scenic Resources
 - Final Draft Plan includes additional scenic protections
 - Mitigation measures included in Final Draft Code

Master Responses

8. Feasibility of the Proposed Transferable Development Incentive Program

- Analysis uses best available information; estimates are reasonable and realistic
- Final Draft Plan includes additional monitoring, acquisition, and restoration of sensitive lands

9. Consideration of Banked Commodities

- TRPA actions to confirm accounting
- Additional limitations in the Final Draft Plan
- Total development generally lower

Master Responses

10. Development on Recreation-Designated Lands

- Concern about development on Recreation lands
- Final Draft Plan restriction to two parcels
- No subdivision of land; retirement of development
- Mitigation incorporated into Code

11. Effectiveness of Community Centers and Transportation Improvements in Reducing VMT

- Concern expressed about VMT reduction
- Analysis based on modeling, survey data, and current science shows VMT reduction
- Emphasis on alternative transportation

Master Responses

12. Relationship Between Phased Allocations and Level of Service Significance Criteria
 - Ongoing, adaptive mechanism to evaluate LOS and restrict allocation releases, if needed
 - Consideration of project-level effectiveness
13. Programmatic Mitigation Measures and Proper Deferral of Mitigation Details
 - Best-practice policies
 - Consideration of performance standards
 - Measures codified and/or prioritized

Next Steps

- TRPA and TMPO to consider the adequacy of the environmental documents
- Certify the environmental documents as prepared in accordance with TRPA and CEQA requirements, as appropriate
- Consider for action



Questions?

