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?