



Placer County Administrative Center
175 Fulweiler Avenue
Auburn, CA 95603

Tahoe Regional Planning Agency
128 Market Street
Stateline, NV 89449

Date: October 17, 2014
To: Members of the Placer County Board of Supervisors
From: The League to Save Lake Tahoe

Re: Comments on the Draft Placer County Tahoe Basin Area Plan and Martis Valley West Parcel Area Plan

Dear members of the Placer County Board of Supervisors,

As a member of the Bi-State Working Group, the League to Save Lake Tahoe appreciates the opportunity to work with the Tahoe Regional Planning Agency (TRPA) and Placer County to implement the Regional Plan Update (RPU). Area Plans are a critical part to this implementation. Placer County has more opportunities to demonstrate the RPU environmental goals through its planning process than other local jurisdictions because the Area Plan incorporates the majority of its Basin jurisdiction. The League has submitted extensive comments regarding Martis Valley West Parcel Specific Plan Project and Tahoe Basin Area Plan. This letter summarizes the major concerns that have yet to be addressed for both of these planning proposals. The League also requests that the Board consider extending the 30 day comment period for the Tahoe Basin Area Plan to allow for adequate time to analyze all material.

Martis Valley West Parcel Area Plan

As stated in comments and recent letter to the applicants, the League is unable to support the project and its proposed associated Area Plan.

- **The Basin portion of the project would involve expansion of the urban boundary. No clear environmental benefits to the Basin have been identified or demonstrate environmental threshold gain.**
- **The Area Plan has not gone through an appropriate Area Plan community process. There must be community support for the Area Plan approval.**
- **It must be proven that the new Resort Recreation designation is actually appropriate for this area as it will amend the RPU.**

Tahoe Basin Area Plan

Placer County has proposed significant changes to the Tahoe Basin Area Plan (Area Plan) that go beyond the parameters of the RPU. Before these can even be considered the completed Area Plan must conform to the goals and policies of the RPU. The following summarizes concerns the League has discussed in comments on the Tahoe Basin Policy Document and Notice of Preparation;

- **There is a lack of overall implementation strategy of goals and polices.**
- **The Area Plan does not include coverage reduction strategy or enhanced stormwater management for Town Centers.**
- **The Area Plan does not detail plans for how Scenic Thresholds will be protected.**
- **The Area Plan does not include environmental targets for Stream Environmental Zone restoration or coverage reduction.**
- **Overall planning process has been confusing for the public, stakeholders, and TRPA Governing board members.**

The Tahoe Basin Area Plan has a greater opportunity to help realize RPU benchmarks because of the vast area it covers, the partnerships within Placer County to implement environmental improvement projects, and community involvement. The League looks forward to reviewing the complete Area Plan package and continuing to work with Placer County and TRPA staff through the planning process.

The amount of documents to be released this fall will be significant. The League requests that this Board considers a 60 day review period when the package is complete to assure all stakeholders are able to provide meaningful input.

Enclosed with this letter are the comment letters the League has submitted to Placer County and TRPA staff relating to both Martis Valley and the Tahoe Basin Area Plans. Also included is the League's letter to the Martis Valley West Parcel Specific Project applicants.

Sincerely,

Shannon Eckmeyer
Policy Analyst
League to Save Lake Tahoe

Enclosures

April 22, 2014 Notice of Preparation of an Environmental Impact Statement for Martis Valley West Parcel Specific Plan Project

July 10, 2014 Comments on the draft Martis Valley West Parcel Area Plan and Specific Plan

September 3, 2014 Letter regarding Martis Valley West Parcel Area Plan

June 23, 2014 Comments on the Placer County Tahoe Basin Policy Document

August 15, 2014 Comments on NOP of an Environmental Impact Report/Environmental Impact Statement for the Proposed Placer County Tahoe Basin Community Plan