
Date: July 22, 2010

To: Tahoe Forest Hospital District Board

From: Rick McConn, Chief-Facilities Development

Subject: Tahoe Forest Hospital adoption of proposed Mitigated Negative Declaration

Attachments: 1. Resolution 2010-
2. Exhibit A to the Resolution-Appendix A-Mitigation Monitoring Program
3. Initial Study/Mitigated Negative Declaration
4. Appendix C-Responses to Comments
5. Appendix B-Draft Parking Management and Parking Management Survey

TAHOE FOREST HOSPITAL

Project Justification

The projects proposed by the TFHD are a culmination of two years of planning effort expended to quantify the necessary services and redefine the various components within the hospital to provide *state of the art* services to the Truckee community. While the majority of the uses proposed in the overall plan are refurbishing or restructuring of the existing facility to accommodate new requirements from both a service stand point and seismic integrity, a portion of the site is being utilized for increased cancer care and renovation of the emergency department. The proposed use is consistent with the Town of Truckee's General Plan, consistent with the provisions set forth in the Measure C Bond Resolution and consistent with the planning efforts as determined by the District's Board.

Staff Comment

The Tahoe Forest Hospital Facilities team, in conformance with Section 15060.5 of the CEQA Guidelines, prepared a pre-application packet including a preliminary project description and solicited comments from affected agencies (i.e., Town of Truckee, Truckee Donner Public Utility District, Truckee Sanitary District and the Truckee Fire Protection District). Discussions ensued with the Town of Truckee Community Development Staff regarding Lead Agency status for processing the Environmental Document associated with implementation of the Facilities Development Plan. As a result of the discussions, it was determined that the Truckee Tahoe Forest Hospital District, being a public district, would act as the Lead Agency. In embarking on that effort, a complete project description was prepared that analyzed full implementation of the Facilities Development Plan but focused the direct project entitlements for the short term period to be relocating the business office, constructing the cancer center, upgrading the hospitals' central utility plant, and expanding the hospital's skilled nursing facilities. In accordance with Section 15063 of the CEQA Guidelines, an Initial Study was prepared to analyze the proposed project impacts and to assess if those impacts could be mitigated to a level less than significant. A team of consulting professionals was established to assess traffic impacts, parking demand analysis, noise and air quality assessments, aesthetic designs, drainage, storm water pollution and protection assessments, and land use analysis of the project's conformity to the Town of Truckee's General Plan.

Based on the Initial Study, it was determined that the project could mitigate potential impacts to less than significant levels. After review of the Initial Study and upon a recommendation of the consulting design team, it was determined that a Mitigated Negative Declaration should be prepared, pursuant to CEQA Guidelines Section 15070.

In May of 2010, a Mitigated Negative Declaration was prepared and pursuant to CEQA Guidelines Section 15072, a Notice of Intent to Adopt a Mitigated Negative Declaration was posted in the Sierra Sun, a locally circulated newspaper. The Notice allowed for a 30-day public comment period to review the content of the proposed Initial Study / Mitigated Negative Declaration. In addition, the Notice stated that copies of the Initial Study and proposed Mitigated Negative Declaration would be available at the Tahoe Truckee Library, on the Districts website and available for review at the District's Public Administration Office. The Notice was published twice in the paper commencing on May 21st and ending on May 22nd. The public comment period began on May 21st and ended on June 21st. Based on comments received during that initial public comment period, the District Board, at their regular Board Meeting of June 22nd recommended that the comment period be extended an additional two weeks from June 21st to July 6th. The District Facilities Staff members also conducted four public outreach meetings: May 18th, June 2nd, June 15th and July 1st. The purpose of those meetings was to introduce the project and answer specific questions regarding contents of the Mitigated Negative Declaration and other elements associated with the project. In general, comments from these meetings expressed concerns over parking, future potential for westerly encroachment into the gateway neighborhood, pedestrian accessibility around the hospital facility, and the proposed building size of the Cancer Center.

By the end of the extended public comment period on July 6, TFH Facilities Administrative Staff had received eight letters commenting on the proposed project and Mitigated Negative Declaration. The TFH District Facilities consulting team provided written responses to the comments and included the responses under Appendix C in the final Mitigated Negative Declaration for your consideration.

Based on the public comments, minor revisions were made to the Mitigated Negative Declaration and the Mitigation Monitoring Program (which are highlighted in yellow in your documents) and it was determined that all potential impacts of this project on the environment will be mitigated to less than significant levels either by compliance with agency standards or specific mitigation measures recommended in the Mitigated Negative Declaration.

Summary

In summary, staff recommends that the Board take the following action:

1. Adopt the proposed Mitigated Negative Declaration pursuant to Section 15074 of the California Environmental Quality Act guidelines making the following findings:
 - a. There is no substantial evidence in the record supporting a fair argument that the proposed project as mitigated and conditioned might have any significant adverse impact on the environment;
 - b. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Board's Consulting Specialists and that by implementing the mitigation measures,

attached, any potential environmental impacts will be mitigated to a level less than significant;

- c. The location and custodian of the document which constitute a record of these proceedings is the Tahoe Forest Hospital District Administrative Office, 10121 Pine Ave, Truckee, CA.
2. The Board hereby approves the proposed “project”, consisting of relocating the business office, constructing the cancer center, upgrading the hospitals’ central utility plant, and expanding the hospital’s skilled nursing facilities, as outlined in the project description on page two and three of the proposed Mitigated Negative Declaration. In approving the project as proposed, the Board recognizes that the Town of Truckee has land use jurisdiction over the approval of the Development Permit, and is subject to the Community Development Department and Town of Truckee Planning Commission’s approval of the project and conditions attached thereto.
3. Adopt the Mitigation Monitoring Program and instruct staff to implement the Program.