



**COUNTY OF PLACER**  
**Community Development/Resource Agency**

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

Paul Thompson, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, Agency Director 

**DATE:** April 24, 2012

**SUBJECT:** Update - Tahoe Basin Community Plan Update

**ACTION REQUESTED**

The Planning Services Division and County Executive Office are providing the Board with an update on the status of the County's Tahoe Basin Community Plan Update. No Board action is requested at this time.

**BACKGROUND**

As directed by the Board at the July 26, 2011 Tahoe hearing, staff has moved forward with the Tahoe Basin Community Plan Update work program. Specifically, your Board directed staff to launch the public outreach strategy developed for the Community Plan Update and to continue to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the TRPA Regional Plan Update and County's Community Plan Update. Accordingly, staff has continued to move forward with the overall work program and provides this report to the Board on the progress to date.

**STATUS**

Policy Document Development and Coordination with the TRPA Regional Plan

Since staff's last status report to your Board on October 25, 2011, staff has continued to coordinate with the TRPA on the Community Plan Update. TRPA has embarked upon an aggressive schedule for its Regional Plan Update (RPU) and staff has been following the process closely. Given the need for regulatory consistency between the TRPA RPU and the County's Community Plan, staff has been providing regular feedback and proposing modifications to the RPU to address areas of inconsistency related to land use/zoning district designations and development standards.

Staff has focused efforts on the monitoring the RPU process and progress to ensure that the County's Community Plan Update process remains on track and aligned with the RPU. According to TRPA, the Draft RPU and Environmental Impact Statement (EIS) are on schedule to be released for public review on April 25, 2012. After release of the Draft RPU, staff will begin to review and consider the RPU policies. To further ensure consistency

between the RPU and the Community Plan Update, staff will work to incorporate RPU policies into the development of the Community Plan policy document where necessary. Anticipating the release of the draft RPU, regular Community Plan Technical Advisory Committee (TAC) meetings are being scheduled where the TAC will be tasked with reviewing the Community Plan policy document as it takes shape.

#### Public Outreach

Since staff's last status report to your Board on October 25, 2011, staff held a Town Hall Meeting the evening of October 25, 2011. The purpose of the Town Hall Meeting was to introduce the work program to the community and to launch the work program's public outreach. At the Town Hall Meeting, staff provided a report on how the community's former visioning done as part of TRPA's Pathways 2007 Place-Based Planning process will serve as a foundation for the Community Plan Update. In addition, staff also began to solicit public participation in the Update process, by discussing how the community can get involved in the Plan Area Team working groups to ensure that the planning documents that will be developed as part of the Update reflect the community's vision.

Since the Town Hall Meeting, staff has continued to solicit public participation by accepting applications from community members for participation on the Plan Area Team working groups. The formation of these working groups is a component of the public outreach strategy developed for the Community Plan Update. The purpose of the four working groups is to help develop the zoning and design standards for each of the four Plan Areas identified in the Community Plan boundary. Team member applications were accepted throughout the winter months, and staff finalized the team selections and notified team members the week of April 9, 2012 (see Attachment 1 for Plan Area Team selections). Each team will consist of nine community members from each of the identified Plan Areas:

- West Shore Plan Area
- Greater Tahoe City Plan Area
- North Tahoe West Plan Area
- North Tahoe East Plan Area

#### **NEXT STEPS**

As noted above, after TRPA's release of the Draft RPU on April 25, 2012, staff will begin to review RPU policies to ensure consistency between the RPU and the Community Plan Update, and will begin to incorporate RPU policies into the development of the Community Plan policy document where necessary. In addition, staff will work to resume regular Community Plan Technical Advisory Committee (TAC) meetings, to review the development of the Community Plan policy document. It is anticipated that the next TAC meeting will commence in early summer 2012.

After selection of the Plan Area Teams the week of April 9, 2012, staff will be holding the first Community Workshop, where the Plan Area Teams will meet and break out into working group sessions geared at the development of each Plan Area Team's zoning/design guidelines and standards. The first Community Workshop is scheduled for May 9, 2012, from 4:00PM to 8:30PM at the North Lake Tahoe Conference Center in Kings Beach.

Over the next few months, staff will continue to work with TRPA on the RPU and Community Plan Update to ensure consistency in land use planning and that the approaches to the RPU and Community Plan Update share a collective vision. In addition, staff will also continue to meet with the TAC on the preparation of the Community Plan policy document, and will also hold monthly Community Workshops to facilitate Plan Area Teams working sessions for development of each Plan Area Team's zoning/design guidelines and standards.

Staff will be providing a status report on the Community Plan Update process to North Tahoe Regional Advisory Council (NTRAC) at its April 12, 2012 meeting. In addition, regular Town Hall meetings and continued updates to NTRAC will be conducted throughout the process, and staff anticipates providing updates on the progress of the Tahoe Basin Community Plan Update at the Board's quarterly Tahoe Board hearings.

**SUMMARY:**

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

**ATTACHMENTS:**

Attachment 1: List of Plan Area Teams

cc: Holly Heinzen, County Executive Officer  
Jennifer Merchant, Tahoe County Executive Office  
Karin Schwab, County Counsel's Office  
Loren Clark, Assistant Planning Director  
Wes Zicker, Engineering and Surveying Director  
Paul Thompson, Deputy Planning Director  
Steve Buelna, Supervising Planner  
Ken Grehm, Department of Public Works Director  
Peter Kraatz, Deputy Public Works Director  
Nick Trifiro, Associate Planner



**PLACER COUNTY PLANNING SERVICES DIVISION**  
**TAHOE BASIN COMMUNITY PLAN UPDATE**  
 Plan Area Teams (Working Groups)

West Shore Plan Area Team	Greater Tahoe City Plan Area Team	North Tahoe West Plan Area Team	North Tahoe East Plan Area Team
Todd Mather	Gary Davis	Alex Mourlatos	Philip Gilanfarr
Lydia Altick	Walter Auerbach	Keith Franke	Jody Medina Precit
Ron Parson	Harold Slear	Leah Kaufman	Eli Meyer
Suzanne Wilkins	Zach Hymanson	Robert Lyman	Theresa May Duggan
Jan Brisco	Judy Friedman	Danielle Rees	Ann Nichols
Judith Tornese	Marguerite Sprague	Peter Przybyslawski	Ki Nyborg
John Pang	Kathie Fenley	Bill Matte	Andy Deinken
Nancy Dodge	Jim Williamson	Ellie Waller	Joseph A. Chillemi
Keili Twomey	Martin Spitsen	Joseph Lanza	Tony Demanuele

4/10/2012

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