



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, AICP
CD/RA Director

DATE: October 25, 2011

SUBJECT: Tahoe Basin Community Plan Updates Status

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 of Supervisors with the adoption of the FY 2010-2011 Budget, Planning Services Division staff initiated the process of updating the County's Community/General Plans within the Tahoe Basin. Beginning in November 2010 staff begun collecting and organizing background materials and preparing a work program for the Tahoe Basin Community Plan Update.

At the July 26, 2011 Tahoe hearing, staff reported to the Board on the overall work program for the Tahoe Basin Community Plan Update. Staff's report to the Board highlighted specific tasks identified in the work program, including staff's coordination with the Tahoe Regional Planning Agency (TRPA) on how its Regional Plan Update relates to the County's Community Plan Update effort, staff's proposed public outreach strategy for the Update process, and the proposed budget for the Community Plan Update.

After hearing staff's report on the Community Plan Update, the Board of Supervisors directed staff to proceed with the work program and budget as proposed. Based upon the Board's direction, staff has continued to move forward with the overall work program and provides this report to the Board on the progress to date.

STATUS:

Since the July 26, 2011 Board hearing, staff has continued to coordinate with the County's Redevelopment Agency and with TRPA on the Community Plan Update. Staff has been working with these agencies to solidify the locations of land use/zoning district designations

and development standard ranges (I.E., densities, urban boundary limits), and has begun discussions regarding agency responsibilities over land use regulations. Staff also continues to monitor the process and progress of TRPA's Regional Plan Update (RPU) to ensure that the County's Community Plan Update process remains on track and aligned with the RPU.

Staff has also begun to initiate the Public Outreach Strategy for the Community Plan Update. One component of the Public Outreach Strategy includes the formation of a Technical Advisory Committee (TAC). The Community Plan TAC has been formed and meetings have commenced. The TAC has begun reviewing existing Community/General Plan policies and is identifying new policies for consideration.

In addition, staff has begun to solicit public participation in the development of the zoning and design planning for each Plan Area within the new Community Plan boundary. A website for the Community Plan Update has been developed, where the public can keep informed on the process and can sign up to participate on a Plan Area Team.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/TahoePlanning/TahoeBasinCPUUpdate.aspx>

Staff has also scheduled a Town Hall Meeting to kick-off the Community Plan Update and to further solicit public participation. The Town Hall Meeting is scheduled for October 25, 2011 at 6:00PM and will be held at the North Tahoe Event Center in Kings Beach. Staff will provide a presentation on the overall work program for the Update and will discuss how the Community Plan Update builds upon the Pathway 2007 Place-Based Planning process and the community's vision that was identified and developed through that process. Staff will discuss how the community can get involved in the Community Plan Update to ensure that the planning documents that will be developed as part of the Update reflect the community's vision.

As identified in the work program for the Community Plan Update, five planning documents will be prepared throughout the process. Those planning documents include:

- An over-arching Tahoe Basin Community Plan policy document
- West Shore Plan Area Zoning/Design Standards and Guidelines
- Greater Tahoe City Plan Area Zoning/Design Standards and Guidelines
- North Tahoe West Plan Area Zoning/Design Standards and Guidelines
- North Tahoe East Plan Area Zoning/Design Standards and Guidelines

As previously noted, staff continues to work with the TAC to identify Community Plan policies for consideration, and to help develop the policy document. Staff also continues to solicit and encourage the public to participate in the development of the zoning and design documents for the four separate Plan Areas.

NEXT STEPS:

To kick-off the Update effort to the public, staff will hold the Town Hall Meeting on October 25, 2011 and will work through November 30, 2011 to solicit public participation in the Plan Area teams. It is anticipated that the Plan Area Teams will be selected in late December/early January. Accordingly, a workshop will be scheduled in January, where the Plan Area Teams

will meet and break out into group working sessions geared at the development of each Plan Area Team's zoning/design guidelines and standards.

Over the next few months, staff will continue to work with the County's Redevelopment Agency and TRPA on the overall RPU and Community Plan processes 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.

Regular Town Hall meetings and 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.

FISCAL IMPACT:

None at this time. The Planning Services Division's budget has sufficient revenues to support the efforts of staff at this time. No consultant contracts are anticipated through the balance of this fiscal year.

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.

- cc: Tom Miller, County Executive Officer
- Jennifer Merchant, Tahoe County Executive Office
- Scott Finley, 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
- Jim Lobue, Redevelopment Deputy Director
- Rae James, Redevelopment Agency
- Mary Dietrich, Deputy Facility Services Director
- Nick Trifiro, Associate Planner

