



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Crystal Jacobsen, Principal Planner

DATE: October 21, 2014

SUBJECT: TAHOE BASIN AREA PLAN UPDATE STATUS REPORT

ACTION REQUESTED

1. Tahoe Basin Area Plan Update – Status update. No Board action is requested.

BACKGROUND

Since 2011, staff has been working with the Tahoe community on the Tahoe Basin Area Plan Update work program (formerly called the Tahoe Basin Community Plan Update). After developing and launching a public outreach strategy in 2012, staff continues to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the County's Area Plan Update and has recently modified the Area Plan approach based on new direction from the TRPA. This report provides the Board with information on this new approach and staff's progress on the work program to date.

AREA PLAN UPDATE STATUS

Plan Document Development and Coordination with the TRPA Regional Plan

Since the last status report to the Board in April 2014, staff continues to coordinate with the TRPA on the Area Plan Update to ensure that the Plan conforms to the TRPA Regional Plan and Code of Ordinances.

Since initiation of the work program, the County's intent has been to consolidate the County's nine existing Community/General Plan in the Tahoe Basin and prepare the following:

- One, single, over-arching Policy Document (Community Plan Policy Document) for the entire area within the Basin portion of Placer County
- Four separate development codes (Area Plans) for four separate communities within the Basin portion of Placer County:
 - West Shore Area Plan
 - Greater Tahoe City Area Plan
 - North Tahoe East Area plan
 - North Tahoe West Area Plan

In coordination with TRPA staff, staff has focused efforts on preparing the Plan documents noted above and accordingly, a "Public Review Draft Tahoe Basin Community Plan Policy Document" was released in May 2014, and a Notice of Preparation (NOP) for the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was released July 2014. Staff conducted two NOP scoping meetings on July 29, 2014 and the NOP was also presented to the TRPA Governing Board on July 23, 2014 and to the TRPA Advisory Council (APC) on August 8, 2014.

At the July 23, 2014 TRPA Governing Board meeting, many concerns were raised regarding the timing of the release of the NOP, as well as the overall structure and nomenclature of the Plan documents and the listing of the Tahoe City golf course as an "Opportunity Site" in the NOP.

Members of the public and the Governing Board expressed concern regarding the timing of the NOP, noting that its release should occur after release of the Development Codes or "Public Review Draft Area Plans". At the time of the NOP release, staff was working to finalize the Development Codes, which are intended to implement what has been referred to as the "Tahoe Basin Community Plan Policy Document". The administrative draft Development Codes have since been finalized and are currently under review by TRPA staff; however they have not been released to the public.

Other concerns raised at the TRPA Governing Board meeting were related to the overall formatting and nomenclature of the County's Plan documents. Some TRPA Governing Board members noted that the County's formatting of the documents and nomenclature was confusing and inconsistent with other local planning efforts in the Basin. As noted above, the County focused on preparing one Policy Document and four separate Development Codes (Area Plans) for the four distinct communities in the Basin. The Governing Board indicated that the County should be processing one Area Plan instead of a Community Plan Policy Document and four separate Development Codes (Area Plans).

In addition to the concerns noted above, the TRPA Governing Board expressed concern regarding the identification of the Tahoe City Golf Course as an "Opportunity Site" in the NOP. It should be noted that while the Golf Course was listed as an "Opportunity Site", the golf course was not included as an expansion area in the TRPA Tahoe City "Town Center" boundary. Staff listed the Golf Course as an "Opportunity Site" based upon the community's expressed desire to look for opportunities to improve recreation on the site during the winter months, to find ways to integrate the site as a green belt into the town, to renovate the club house, and to help restore the environmentally sensitive lands on the Golf Course, thereby improving water quality. The TRPA Governing Board had concerns that "Opportunity Sites" have been identified by Placer County for the purposes of redevelopment in the Tahoe City and Kings Beach areas and that the Golf Course is not within a Town Center and should not be targeted for redevelopment.

Following the TRPA Governing Board meeting, staff has worked with TRPA staff to address concerns raised by the TRPA Governing Board and to look for solutions to achieve community and Regional Plan goals. To that end, the following changes have been made to Plan and the Update process:

Re-formatting Plan and Modifying Nomenclature: County staff has agreed to reformat and rename the Plan documents to help eliminate confusion and to provide consistency with other local planning efforts in the Basin. County staff, TRPA staff, and consultants are meeting in late September to review TRPA comments on the County's administrative draft Area Plans (four documents), and based on the direction from TRPA staff, County staff will be making edits on the content of the documents, and will work to re-format the documents and modify the nomenclature of the documents. The County and TRPA anticipate release of the Public Review Draft Area Plan (one single document) in the fall and will be providing a 60-day public comment period. Based on direction from TRPA, the four Development Code documents, currently under review by TRPA, will be

consolidated with the Policy Document to create one single Area Plan document and the newly formatted document will be called the "Tahoe Basin Area Plan" and will contain the following:

- Policy Chapter (with several elements including an implementation element)
- West Shore Sub-Area Implementing Ordinance
- Greater Tahoe City Sub-Area Implementing Ordinance
- North Tahoe West Sub-Area Implementing Ordinance
- North Tahoe East Sub-Area Implementing Ordinance
- Area-Wide Development Standards and Design Guidelines

Release of Second NOP: Staff has agreed to release a second NOP after release of the Public Review Draft Tahoe Basin Area Plan. As noted above, the administrative draft Area Plans (formerly four documents) are currently under review by TRPA staff and are expected to be released within the next 60 days. Following release of the Public Review Draft Tahoe Basin Area Plan, the County and TRPA will release a second NOP for 30 days. Release of the second NOP will occur 30 days after the release of the Public Review Draft Tahoe Basin Area Plan so that both comment periods – the NOP comment period and the Public Review Draft Tahoe Basin Area Plan comment period – will end on the same date.

Tahoe City Golf Course as "Opportunity Site":

Based on direction from TRPA staff and concurrence by the TRPA Governing Board at the Board's July 23, 2014 meeting, staff has agreed to modify the project description in the NOP related to "Opportunity Sites" to help clarify the opportunity related to the Golf Course. The suggested modification would be to amend the definition an "Opportunity Site" as follows:

- "Opportunity Sites" in Tahoe City and Kings Beach are of a scale that would produce significant economic development resulting in job growth and additional private sector investment and that would help foster sustainability, with the exception of the Tahoe City Golf Course which will be utilized as a sending site to achieve economic and environmental redevelopment goals."

Parking Management Plan

As reported to the Board in April 2014, the County is preparing a Parking Management Plan to look for community-wide solutions to address parking issues in the Basin. The Parking Management Plan is a two-part plan that includes project level analysis for the expansion of the Grove Street Parking Lot in Tahoe City, as well as programmatic level analysis for the development of a parking management strategy and new parking standards that will be incorporated into the Area Plans (Development Codes). This effort is led by the County's Department of Public Works, with Planning Services Division coordination on the parking management strategy and preparation of new parking standards. Staff is currently reviewing an administrative draft of the Parking Management Plan and a public review draft is expected in October 2014. The Parking Management Plan is expected to be finalized by the end of 2014 and the parking management strategy and new parking standards will be folded into the Area Plan prior to the release of the Draft EIR/EIS and Draft Area Plans.

Environmental Analysis, Plan Preparation & Potential Need for Contract Amendments

As approved by the Board at its April 22, 2014 meeting, the County has contracted with consultants, Ascent Environmental, Inc., for the preparation of the Area Plan Update EIR/EIS. The EIR/EIS will evaluate impacts related to the Area Plan policy document, the land use diagram, Area Plan zoning districts, "Opportunity Sites" as catalysts for environmental development, the maximum allowances for height and density in the TRPA Regional Plan, as well as associated amendments to the TRPA Regional Plan and Code of Ordinances. The EIR/EIS process is expected to take up to one year to complete following the release of the second EIR/EIS NOP.

Furthermore, as approved by the Board at its December 10, 2013 meeting, staff continues to work with consultants Dyett & Bhatia on the preparation of the Area Plan. Given the recent direction from TRPA, staff is coordinating with the consultants on edits to the content of the Area Plan, as well as modifying the format and nomenclature to meet the concerns of the TRPA Governing Board.

As noted in staff's April 2014 report to the Board, there are complexities and potential delays that come with multi-jurisdictional review and deliberation of draft and final documents. The recent direction from TRPA to release a second NOP and to modify the formatting and nomenclature of the Plan documents is an example of how the multi-jurisdictional complexities of the Tahoe Basin Area Plan Update can result in impacts to the project's schedule and budget.

To that end, it is important to note that given this delay, the overall timeline for Board and TRPA adoption of the Area Plan Update will be extended. In addition, given the increase work necessary to reformat and modify the Plan documents to address TRPA concerns, and to re-release the NOP, contract amendments for the Plan preparation and EIR/EIS preparation may be expected in order to capture new tasks associated with new direction and to revise the consultant's work scopes. Staff is currently working with the EIR/EIS and Plan consultants on revised Scopes of Work and will return to the Board if additional monies are needed.

Public Outreach

As reported to the Board in July 2014, over the last several months, staff has focused efforts on the preparation of planning documents and commencing environmental review of the Area Plan Update. Staff released the first NOP for the EIR/EIS in July and held two NOP public scoping meetings on July 29, 2014 to receive public comment. As noted above, the NOP was also presented to the TRPA Governing Board on July 23, 2014 and the TRPA Advisory Planning Commission (APC) on August 13, 2014, where the public was provided further opportunity to comment.

Staff also continues to provide regular updates to the North Tahoe Regional Advisory Committee (NTRAC) on the Area Plan Update and provided a report on the status of the Update at the Committee's regular August meeting. In addition, in response to inquiries related to the project description in the first NOP released in July, staff conducted public meetings with the County's Plan Teams (citizen advisory groups) on August 19, 2014 and September 8, 2014. The purpose of the meetings was to provide each Plan Team with the opportunity to discuss density within the commercial core areas of their communities.

Over the next few months, as staff releases a Public Review Draft Area Plan and second NOP, staff will continue public outreach efforts. Staff will conduct additional NOP scoping meetings, and will provide presentations on the NOP to the TRPA Governing Board and APC. Staff will also conduct public workshops to seek feedback on the Public Review Draft Tahoe Basin Area Plan. Planning Commission deliberations on the Draft Community Plan policy document, Area Plans and Draft EIR/EIS is anticipated in early 2015.

Next Steps/Timeline

As noted above, the Public Review Draft Area Plan is expected to be released to the public for a 60-day public comment period in Fall 2014. During this time, staff will be holding public workshops to provide opportunity for the public to comment on the Public Review Draft Tahoe Basin Area Plan.

In addition, 30 days following the release of the Public Review Draft Tahoe Basin Area Plan, TRPA and Placer County will be releasing a second NOP for the EIR/EIS for a 30-day public comment period. During that time, staff will conduct public scoping meetings on the NOP and the NOP will also be presented to the TRPA Governing Board and APC. Preparation of an EIR/EIS will begin following release of the NOP and Planning Commission deliberations are anticipated to begin in Spring 2015 on the Public Review Draft Area Plan and Draft EIR/EIS.

Following Planning Commission and Board deliberations, the Area Plan Update will be submitted to TRPA for conformance review and approval. Staff is aware of outside pressure to complete the Tahoe Basin Area Plan Update as soon as possible in order to take advantage of investment opportunities for environmental redevelopment within the North Tahoe communities. It was anticipated that the Area Plan Update work program would be a three-to-five year effort, and staff continues to work within a schedule that assumes Board approval and TRPA approval by end of year 2015 (which is within the initially-identified timeline). The following table provides a general overview of the remaining timeline, given the recent delay of the work program:

Public Review Draft Area Plan	Fall 2014
Commence Environmental Analysis	Fall 2014
Draft EIR/EIS & Draft Area Plan	Late Spring 2015
Planning Commission Deliberations on Draft Documents	Late Spring 2015
Board of Supervisors Deliberations on Final Documents	Summer 2015
TRPA Submittal/Conformance Review	Late Summer/Early Fall 2015

SUMMARY

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

- cc: David Boesch, County Executive Officer
- Holly Heinzen, Chief Assistant County Executive Officer
- Jennifer Merchant, Deputy County Executive Officer
- Karin Schwab, County Counsel
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