COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING SERVICES DIVISION

E.J. Ivaldi, Deputy Director

HEARING DATE: June 26, 2014
ITEM NO.: 4
TIME: 10:40 am

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: June 26, 2014

SUBJECT: **TAHOE BASIN COMMUNITY PLAN UPDATE (PGPA 20110123) STATUS REPORT**
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

STAFF PLANNER: Crystal Jacobsen, Principal Planner

LOCATION: Tahoe Basin

APPLICANT: Placer County Planning Services Division

PROPOSAL:
The Planning Services Division is providing a report of the progress of the County's Tahoe Basin Community Plan Update. The purpose of the report is to provide the Commission with an update on the status of the Community Plan Update work program and to outline next steps in the process.

PROJECT DESCRIPTION/BACKGROUND:
As directed by the Board of Supervisors in July 2011, staff initiated the process of updating the County's Community/General Plans within the Tahoe Basin. Since the Board's direction, staff has collected and prepared background information and materials, prepared a work program, conducted public outreach, prepared draft Community Plan documents, and commenced preparation of an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the Tahoe Basin Community Plan Update. The work program includes a policy and land use update of the Community Plans within the Tahoe Basin area of the County.

As part of the overall work program the Community Plan Update includes the preparation of five planning documents, including:

- An over-arching Tahoe Basin Community Plan policy document
- West Shore Area Plan (Development Code)
- Greater Tahoe City Area Plan (Development Code)
- North Tahoe West Area Plan (Development Code)
- North Tahoe East Plan Area Plan (Development Code)

The Tahoe Basin Community Plan will be a single policy document which will contain broad-based planning policies applicable to the entirety of the Tahoe Basin area within Placer County. The remaining four planning documents, Area Plans (Development Codes), will provide the zoning standards and design guidelines that will be specific to the four Plan Areas mapped within the Tahoe Basin area of Placer County. It is the Planning Services Division's intention that these four planning documents will be reflective of the individual community vision and character of each of the four Plan Areas.

PROGRESS TO DATE:

Public Outreach

Since staff's last status report to the Commission in October 2013, staff has finalized community visioning for the Community Plan Update, yet public outreach efforts continue.

Over the summer of 2013, staff focused on visioning efforts within the TRPA Town Centers of Kings Beach and Tahoe City. Staff conducted many public meetings, workshops, and a community vision Charrette (a concentrated series of workshops) to outreach to community stakeholders, gather information and seek feedback regarding the future vision for the communities of Tahoe City and Kings Beach. The public feedback received resulted in the preparation of the Kings Beach Vision Plan and a Tahoe City Visioning Options Diagram and Planning Principles. These visioning documents, along with all information gathered and comments on the visioning process have been posted to the Community Plan Update website and have been made available to the public.

Following the community visioning efforts, staff conducted a series of topical policy public workshops over the fall of 2013. These public workshops were intended to seek public input on topical policy issues related to various elements of the Community Plan, including: –conservation; land use and development potential; recreation and public parks and facilities; and transportation and circulation. The feedback received from the topical policy workshops resulted in the preparation of the Tahoe Basin Community Plan Policy Framework document that was released in December 2013 for public comment, as well as the Public Review Draft Tahoe Basin Community –Plan policy document which was released in May 2014 for public comment. -The Policy Framework document includes guiding goals that frame up specific Community Plan policies, which have been

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folded into the Community Plan policy document. Staff is accepting public input on the Public Review Draft Tahoe Basin Community Plan policy document through June 23, 2014.

Staff also continues to provide regular updates to the TPRA and the North Tahoe Regional Advisory Committee (NTRAC) on the Community Plan Update, and continues to hold Town Hall Meetings to report out on the progress of the Community Plan Update and to seek broad community input and feedback on the process. Staff provided a report to the NTRAC at its regular January 2014 meeting, and held Town Hall Meetings on January 29, 2014 and June 4, 2014 at the North Tahoe Event Center in Kings Beach. In addition, staff held a Board of Supervisors public workshop on April 21, 2014 at the Granlibakken in Tahoe City, where staff provided a detailed report on the status and next steps of the Community Plan Update, including implementation efforts to help catalyze environmental redevelopment and foster revitalization within Tahoe City and Kings Beach.

Document Preparation & Coordination with the TRPA

Since the last status report to the Commission in October 2013, staff continues to coordinate with the TRPA on the Community Plan Update to ensure that the Community Plan documents conform to the TRPA Regional Plan and Code of Ordinances.

The preparation of the Community Plan policy document is being funded through grant funds awarded to the Tahoe Basin Partnership for Sustainable Communities, which Placer County and TRPA are members of. The grant funding has also included the preparation of an Economic Market Analysis for the North Tahoe Basin, a Kings Beach Vision Plan, and Tahoe City Town Center visioning materials, which are intended to inform the Community Plan Update. –County General Fund revenues have been allocated to the preparation of four Area Plan Development Codes, a Parking Management Plan, and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS). To date, the following planning documents have been finalized and published to the County's website:

- Tahoe Basin Community Plan Update Existing Conditions Report
- Economic Market Analysis (included as an appendix in Existing Conditions Report)
- Kings Beach Vision Plan
- Tahoe City Town Center Visioning Options Diagram and Planning Principles
- Tahoe Basin Community Plan Policy Framework (guiding goals intended to frame up Community Plan policies)
- Public Review Draft Tahoe Basin Community Plan Policy Document

After receiving and considering public comment on the Tahoe Basin Community Plan Policy Framework document, staff prepared the Public Review Draft Community Plan Policy Document, which was released in May 2014 for public review comment. The Policy Document is available for review through June 23, 2014, and is intended to be reflective of the input received through the Community Plan Update visioning process.

In addition to the Community Plan Policy Document, staff continues efforts to prepare four Area Plans (Development Codes). In December 2013, the Board of Supervisors approved of a contract with consultants, Dyett & Bhatia for technical assistance on the preparation of the four Area Plans which are intended to implement the Community Plan Policy Document. It is anticipated that the first Public Review Draft Area Plans will be released for public comment in late summer 2014. After release of the Public Review Draft Area Plans, staff will conduct public workshops to receive input from the Plan Area Teams (citizen advisory groups) and the public.

Parking Management Plan

In response to public comments received at many of the Community Plan Update visioning exercises, the County has contracted with consultant, LSC Transportation, Inc. to prepare a Parking Management Plan to look for community-wide solutions to address parking issues in the Basin. Many community members have expressed concern with the lack of parking within the commercial core areas, the need for flexibility and allowances for shared parking, and the need to update the parking standards to be more consistent with current parking practices in other mountain/resort area jurisdictions. The Parking Management Plan is a two-part plan that includes analysis for the expansion of the Grove Street Parking Lot in Tahoe City, as well as analysis for the development of a parking management strategy and new parking standards that will be incorporated into the Area Plan Development Codes. This effort is being 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.

Environmental Analysis

In May 2014, the County contracted with consultants, Ascent Environmental, Inc. for the preparation of the EIR/EIS for the Tahoe Basin Community Plan Update. The EIR/EIS will evaluate impacts related to the Community 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. Preparation of the EIR/EIS has commenced and staff anticipates release of the Notice of Preparation (NOP) for the EIR/EIS in June 2014.

NEXT STEPS:

As noted above, a Public Review Draft Tahoe Basin Community Plan policy document has been released for public review and comment through June 23, 2014. After receiving comments on the Public Review Draft, staff will work with consultants to finalize the Policy Document and begin environmental analysis of the Community Plan. In addition, over the next few months, staff will be releasing the Public Review Draft Area Plans to the Plan Area Teams and to the public for review and comment. During this time, staff will be holding public workshops with the Plan Area Teams and public to receive feedback on the Area Plans.

After completion of environmental analysis and preparation of the EIR/EIS, staff will release the Draft EIR/EIS and Draft Community Plan and Areas Plans. It is expected that Planning Commission deliberations on the Draft EIR/EIS and Draft Community and Area Plans will begin in late 2014 or early 2015. Following Planning Commission deliberations, the Board of Supervisors will consider adoption of the Final EIR/EIS and Final Community Plan and Area Plans; and following the Board's adoption, the Community Plan Update will be submitted to TRPA for conformance review and approval. The following table provides a general overview of the remaining timeline:

Administrative Draft Documents	Spring 2014
Commence Environmental Analysis	Spring 2014
Planning Commission Deliberations on Public Review Draft EIR/EIS & Draft Community Plan Documents	Winter 2014
Targeted Board Adoption	**May, 2015**
TRPA Submittal/Conformance Review	Late Spring 2015

RECOMMENDATION:
No formal action is necessary at this time as this report is intended to provide an overview and status of the Community Plan Update. –Staff will continue to move forward on the Community Plan Update and will return to the Planning Commission to further report on the status, and to hold workshops and hearings as necessary.

Respectfully submitted,

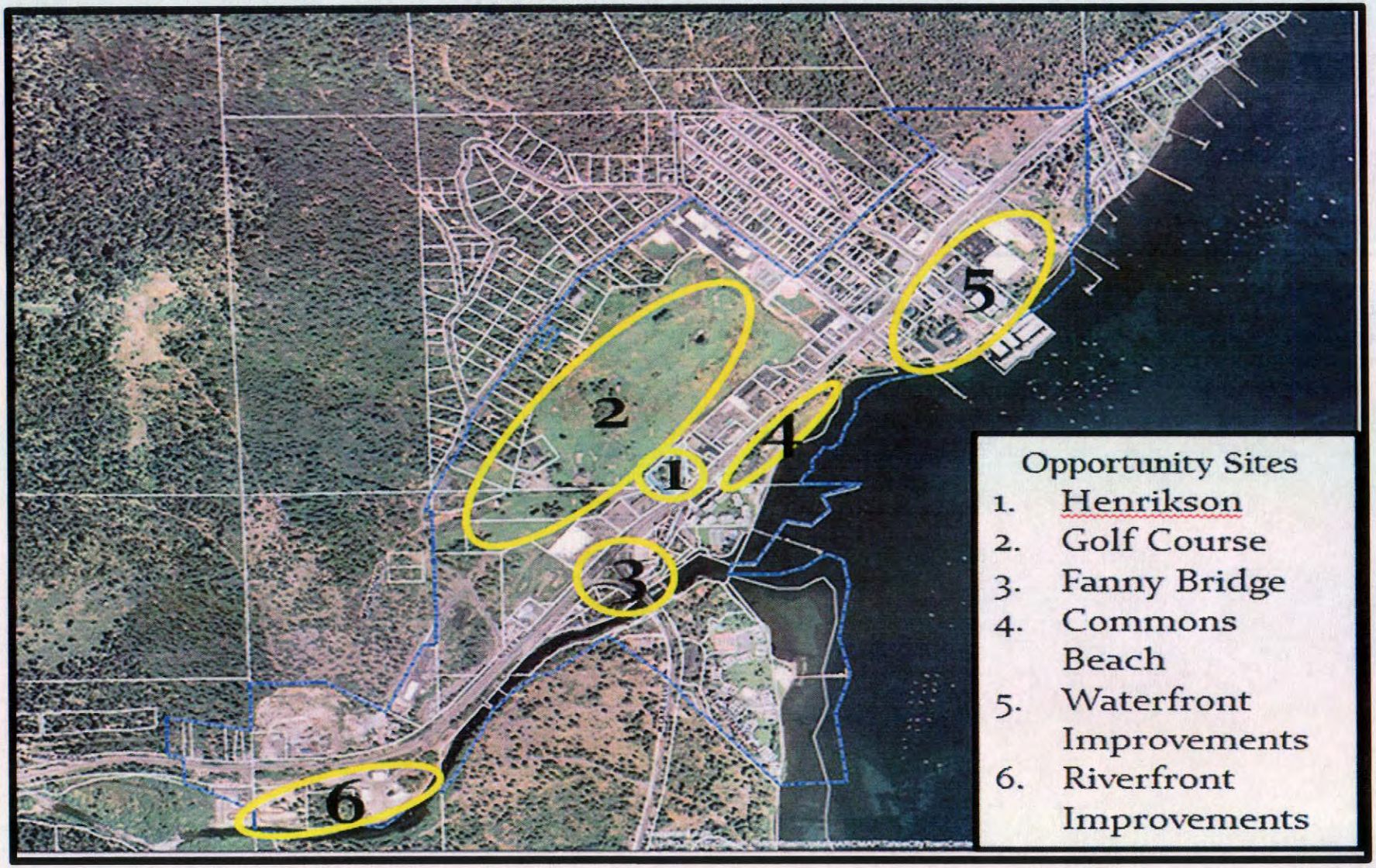
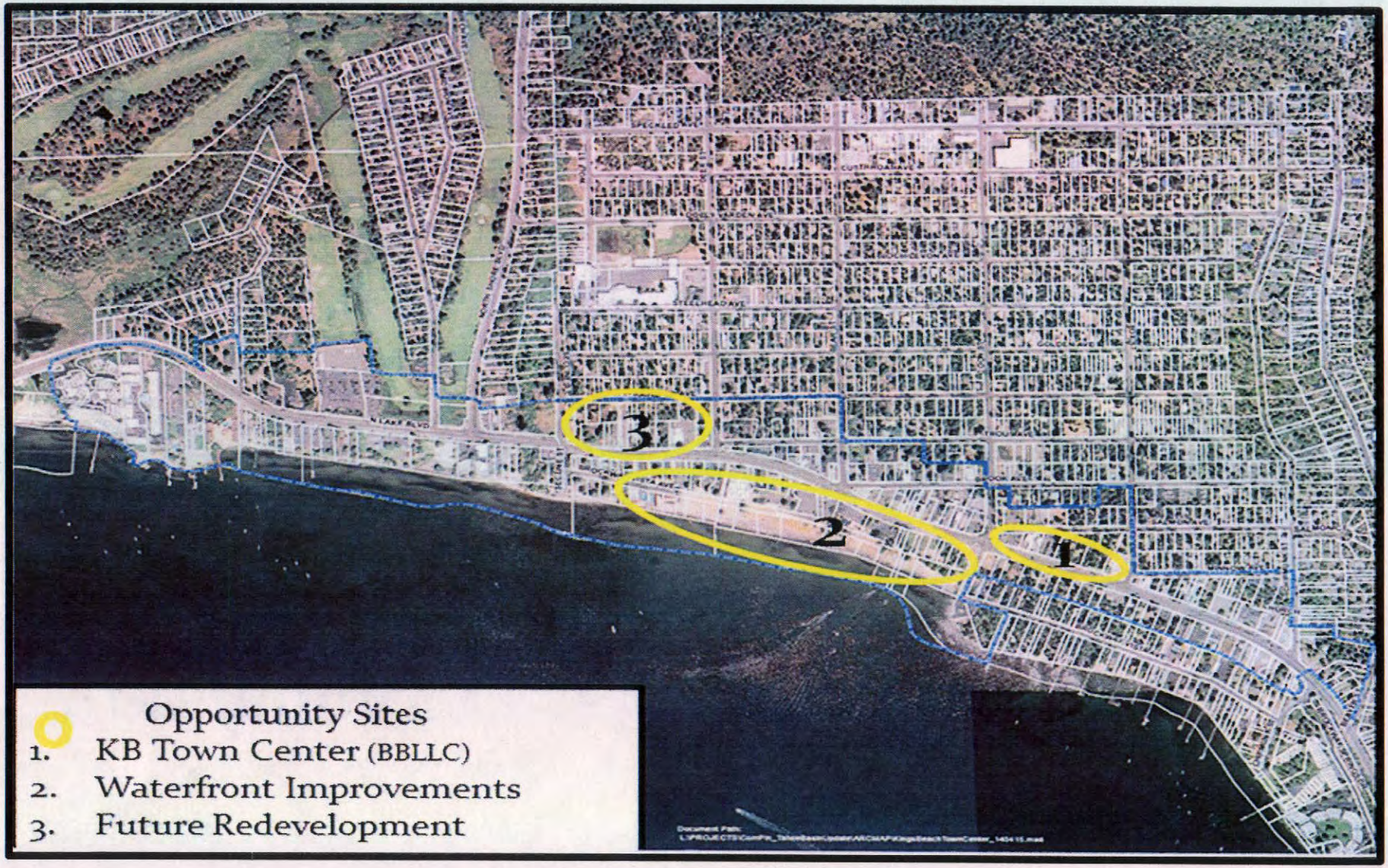
Crystal Jacobsen, Principal Planner

ATTACHMENTS:
Attachment A – Maps of Plan Areas Within Community Plan Boundary

cc: Rebecca Taber - Engineering and Surveying Division
Environmental Health Services
Air Pollution Control District
Andy Fisher - Parks Department
Karin Schwab - County Counsel
Michael Johnson - CDRA Director
Paul Thompson – Assistant CDRA Director
E.J. Ivaldi – Deputy Director
Steve Buelna – CDRA
Allen Bruech – Planning Services
Holly Heinzen – CEO Office
Jennifer Merchant – Tahoe CEO Office
Subject/chrono files

ATTACHMENT A

Opportunity Sites – Tahoe City



Opportunity Sites – Kings Beach