

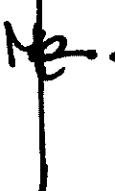
COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP 
Agency Director
DATE: October 23, 2012
SUBJECT: TAHOE BASIN COMMUNITY PLAN UPDATE STATUS

ACTION REQUESTED

1. Tahoe Basin Community Plan Update – Status update. No Board action is requested and there is no net County cost.

BACKGROUND

As directed by the Board at the July 26, 2011 Tahoe hearing, staff has continued efforts on the Tahoe Basin Community Plan Update work program. Specifically, the 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. 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 & Coordination with the TRPA Regional Plan

Since staff's last status report to the Board on July 24, 2012, staff has continued to coordinate with the TRPA on the Community Plan Update and to follow the TRPA Regional Plan Update (RPU) process as it relates to the County's planning efforts in the Basin. TRPA will be releasing its Final RPU and Environmental Impact Statement (EIS) on October 24, 2012. TRPA will be holding Governing Board hearings on the Final RPU and EIS starting in November 2012, with anticipated adoption of the RPU in December 2012. 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. To further ensure consistency between the RPU and the Community Plan Update, staff has begun to incorporate RPU policies into the development of the Community Plan policy document where necessary.

Staff continues work on an administrative draft Background Report for the Community Plan policy document and has been working with the Community Plan Technical Advisory Committee (TAC) on

the technical components of the report. Accordingly, staff held a TAC meeting in September to review the administrative draft Background Report and to update the TAC on the Community Plan Update progress. Staff will be working with the TAC to ensure that, as the Draft Background Report is ready to be published and as the policy document takes shape, they are consistent with the TRPA RPU and other regulatory agency policy in the Placer County Tahoe Basin area.

Public Outreach

Since staff's last status report to the Board on July 24, 2012, two community workshops have been held where the Community Plan working groups have finalized visioning work related to land use and scale within their Plan Areas. The purpose of community workshops is to facilitate Plan Area Team working group sessions, where the Community Plan teams meet and break out into working group sessions geared at the development of each Plan Area Team's zoning/design guidelines and standards. Five community workshops have been held monthly since May 2012. The community workshops and working groups will break in October, and will reconvene on November 28, 2012 for the sixth community workshop.

The focus of the community workshops to date has been geared at community visioning and addressing land use and scale within each Plan Area. The Plan Area Team working groups have been mapping envisioned land uses in neighborhood and town centers within each Plan Area. Attendance at the workshops has included Plan Area Team members (see Attachment A for list of Plan Area Team members) and other members of the public, County staff, TRPA staff, Community Design Consultants, as well as representatives from the Tahoe Basin Partnership for Sustainable Communities.

In addition to the on-going community workshops, staff is holding town hall meetings every three months. The next town hall meeting is the evening of October 17, 2012 at the North Tahoe Event Center in Kings Beach. The purpose of the town hall meeting is to provide a report on the progress of the Community Plan work program to the broad North Tahoe Community and to address any concerns, questions or issues that may arise from the public regarding staff's planning efforts and the overall work program. In addition, at the October 17 town hall meeting, staff will be presenting the work prepared to date by each Plan Area Team working group. The work presented will include each Plan Area Team's vision statement, and working maps of land use and scale within the neighborhood and town centers of each Plan Area.

Tahoe City Commercial Core Vision Planning

As a result of the recent purchase of the Tahoe City golf course, a series of design workshops have been held, geared at creating a vision plan for the Tahoe City commercial core area. This effort, which is separate from the County's Community Plan Update process, has been sponsored by the Tahoe City Public Utility District and the North Lake Tahoe Resort Association, and funded by multiple stakeholders within the Tahoe City area. Staff has followed the visioning process by attending the design workshops.

Recently at a September 27, 2012 design workshop for the Tahoe City visioning process, draft vision options were presented to the North Lake Tahoe community. The vision options resulted from stakeholder input and were created by community design consultants "*DESIGNWORKSHOP Sustainable Community Advocates*". The vision options include key design principles and future design renderings for the Tahoe City commercial core area.

In an effort to acknowledge the visioning effort and to ensure that the County takes this visioning into consideration when creating its own vision for the Tahoe City Plan Area, staff has been strategizing on ways to integrate the two visioning processes. Staff will be holding a focused meeting with the County's Tahoe City Plan Area Team, where staff will report on the vision options plan for the commercial core area, and allow the County's Tahoe City Plan Area Team an opportunity to

incorporate components of the Vision Plan into the County's Community Plan Update, if desired by the team.

NEXT STEPS

Upon the October 24, 2012 release of the TRPA Final RPU, staff will be reviewing the final RPU as it relates to the Community Plan Update, and will provide comments where necessary. In addition, staff will continue to incorporate RPU policies into the draft Community Plan policy document and will continue to hold regular Community Plan TAC meetings, to review the development of the Community Plan policy document and the background report.

Staff will continue to hold regular community workshops, where the Plan Area Teams will continue their work on the zoning and development/design standards and guidelines for each Plan Area. Over the next few months, staff will maintain coordination with the TRPA to ensure consistency in land use planning in the Basin, 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 associated background report.

As noted above, staff will be holding a Town Hall Meeting on October 17, 2012 to update the North Lake Tahoe community on the status of the Community Plan and will also be providing a status report to North Tahoe Regional Advisory Council (NTRAC) at its October 11, 2012 meeting. Staff will continue to update the TRPA on the Community Plan work program. Staff will also continue to provide 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: Plan Area Team Member Matrix

- cc: David Boesch, County Executive Officer
- Holly Heinzen, Assistant County Executive Officer
- Jennifer Merchant, Tahoe County Executive Office
- Karin Schwab, County Counsel's Office
- Michael Johnson, CDRA Director
- Loren Clark, Assistant CDRA Director
- Paul Thompson, Deputy Planning Director
- Crystal Jacobsen, Supervising Planner
- Steve Buelna, Supervising Planner
- Peter Kraatz, Deputy Public Works Director



**PLACER COUNTY PLANNING SERVICES DIVISION
TAHOE BASIN COMMUNITY PLAN UPDATE
Plan Area Team Working Groups
Area of Interests/Representation Matrix**

As directed by the Board of Supervisors, the County established Plan Area Teams that represent a broad spectrum of interests with an overall goal of providing a balanced cross sector of the communities within each Plan Area. Accordingly, the team members selected may represent multiple interested in their communities (i.e., residential, environment/conservation, business/commercial).

PLAN AREA TEAMS	Multiple Interests Represented by Team Members						
	Resident in Plan Area	Self Designation as Residential Representation	Self Designation as Environmental/Conservation Representation	Environmental/Conservation Representation per Recommendation by Outside Agency/Organization	Business/Commercial Representation per Recommendation by Outside Agency/Organization	Business Owner in Plan Area	Self Designation as Business/Commercial Representation
WEST SHORE TEAM							
Todd Mather	x	x			x		
Lydia Altick	x				x		
Ron Parson	x						x
Suzanne Wilkins	x	x	x	x	x		
Jan Brisco	x	x		x			x
Judith Tomese	x			x			
John Pang	x	x	x		x	x	x
Nancy Dodge	x	x					x
Kelli Twomey	x	x					
GREATER TAHOE CITY TEAM							
Gary Davis	x				x	x	x
Walter Auerbach	x				x	x	x
Harold Slear	x	x			x	x	x
Zach Hymanson	x		x	x	x		
Judy Friedman	x	x		x		x	x
Marguerite Sprague				x			x
Kathie Fenley	x		x				
Jim Williamson	x					x	x
Martin Spitsen	x						x
NORTH TAHOE WEST TEAM							
Alex Mourelatos					x	x	x
Keith Franke	x	x			x		
Leah Kaufman	x	x	x	x	x	x	x
Robert Lyman	x	x		x	x	x	
Danielle Rees	x	x			x		
Peter Przybyslawski	x				x		x
Bill Matte	x						x
Ellie Waller	x		x				x
Joseph Lanza						x	x
NORTH TAHOE EAST TEAM							
Philip Gilanfar	x				x		x
Vacant							
Eli Meyer	x	x	x				x
Theresa May Duggan	x		x	x	x	x	
Ann Nichols	x	x	x	x	x	x	x
Ki Nyborg	x		x	x			
Andy Deinken	x	x		x			
Joseph A. Chillemi	x	x			x		
Tony Demanuele	x	x					

Notes:

- 1) Interests/Representations based on: area of self designation, area of residence, area of business, recommendations from outside agencies/organizations
- 2) Environmental/Conservation representation based on recommendations from Sierra Nevada Alliance
- 3) Sierra Nevada Alliance recommendations for environmental/conservation representatives were not exclusive to team applicants that self designated as conservation/environmental representation
- 4) Business/Commercial representation based on recommendations from: Tahoe City Downtown Association, North Tahoe Business Association, Contractor Association of Truckee Tahoe, North Lake Tahoe Resort Association
- 5) Recommendations for business/commercial representations were not exclusive to team applicants that self designated as commercial/business representation