



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: July 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 initially 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, 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 & Coordination with the TRPA Regional Plan

Since staff's last status report to your Board on April 24, 2012, 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. After release of the TRPA Draft RPU, staff reviewed and considered the RPU policies as they relate to the Community Plan Update. 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. Accordingly, regular Community Plan Technical Advisory Committee (TAC) meetings will resume shortly thereafter, 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 April 24, 2012, three Community Workshops have been held. 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. Community Workshops are held monthly, and staff held its third workshop on July 11, 2012.

The focus of the first Community Workshop was for each team to draft a vision statement and community/design themes for their Plan Area, which will be used to help guide land use development for the next twenty years. The second and third workshops were geared at addressing land uses and scale within each Plan Area, where the teams have been working to discuss desired land uses and scale within their communities and are working to map the uses in town and neighborhood centers within each Plan Area. Attendance at the workshops has included 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 a Town Hall Meeting the evening of July 19, 2012 at the Granlibakken in Tahoe City. 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.

Tahoe City Downtown Association Tahoe City Vision Planning

As a result of the recent purchase of the Tahoe City golf course, the Tahoe City Downtown Association held a series of design workshops geared at creating a vision plan for the Tahoe City golf course, as well as the Tahoe City commercial core area. Staff has been following the visioning process by attending the design workshops. In an effort to acknowledge the visioning work completed by the Resort Association, 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. It is staff's intention to hold a focused meeting with the County's Tahoe City Plan Area Team, where staff will report on the Association's vision plan for the golf course and the commercial core area, and allow the 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:

Since the release of the TRPA Draft RPU, staff has been reviewing the Draft RPU policies and will begin to incorporate those policies into the Community Plan policy update effort where necessary. In addition, staff will be releasing the Community Plan policy document background report and will work to resume regular Community Plan Technical Advisory

Committee (TAC) meetings, to review the development of the Community Plan policy document and the background report. It is anticipated that the next TAC meeting will commence this summer.

Staff will continue to hold Community Workshops monthly, 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 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 associated background report.

As noted above, staff will be holding a Town Hall Meeting on July 19, 2012 to update the North 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 July 12, 2012 meeting. In addition, 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.

cc: David Boesch, County Executive Officer
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