

MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE
COUNTY OF PLACER

TO: Honorable Board of Supervisors

FROM: Thomas M. Miller, County Executive Officer
Submitted by: Jennifer Merchant, Principal Management Analyst

DATE: May 8, 2007

SUBJECT: Approval to Execute a Memorandum of Agreement with the Tahoe Regional Planning Agency (TRPA) in Order to Provide Resource Support for Documents Leading to the Update for Pathway 2007 Regional Plan and Pertinent Placer County Community Plans, Demonstration Program Planning, Development, Implementation and Public Outreach Services, and Authorize the County Executive Officer or Designee to Execute the Agreement.

Action Requested

Approve an agreement with the Tahoe Regional Planning Agency (TRPA) in the amount of \$104,800.

Background

The TRPA is a regulatory and planning agency charged with protecting Lake Tahoe's famed clarity and the region's environment. In the late 1960s the governors and lawmakers in California and Nevada approved a bi-state compact that created a regional planning agency to oversee development at Lake Tahoe. In 1969, the United States Congress ratified the agreement and created the Tahoe Regional Planning Agency. The Compact, as revised in 1980, gave TRPA authority to adopt environmental quality standards, called thresholds, and to enforce ordinances designed to achieve the thresholds. These include air and water quality, forest health and recreation. The TRPA Governing Board adopted its first Regional Plan in 1987, which is still in effect today. The Regional Plan guides all land use decisions in the Tahoe Basin and is the basis for all of TRPA's ordinances and environmental codes.

The process in place to develop a 20-year update of the regional plan currently underway is called Pathway 2007. Placer County has played a leadership role in shaping development of the Regional Plan. The county has an appointee on a 43-member stakeholder committee which provides guidance on the Plan and has also engaged TRPA in ensuring that local community character issues are considered during Plan development. These more localized efforts have led to agreement that "Place-Based

Planning" tools will be utilized to assess impacts and opportunities on attainment of environmental thresholds, as well as projects and programs that meet economic and social needs within the communities around Lake Tahoe.

The first Tahoe basin jurisdiction to do so, on October 25, 2005, your Board unanimously agreed to execute an agreement with TRPA to provide resource support for the phased preparation of Place-Based Planning documents leading to preparation of the Regional Plan. The first completed phase secured significant community input toward development of a vision for 2027, as well as financial analysis and other documentation illustrating how to attain the vision. A key component of the initial TRPA MOA was agreement that the community vision would be utilized to develop future TRPA code changes necessary to implement projects within Placer County redevelopment areas. These projects are called Demonstration Projects.

This next phase will have two components, one regional and one localized. The Regional component requires participation from all five local jurisdictions around Lake Tahoe. It will compile community visions from Phase I, and propose a regional vision, regional guiding principles and land use policies that will guide the implementation of the Regional Plan. By approving the MOA (Attachment A) with TRPA, Placer County agrees to participate in the implementation of the Regional component. This includes \$50,000 in funding for consultant services provided by Regional Planning Partners as identified in the MOA (Attachment A), as well as County staff resources.

The Placer County-specific component will provide a detailed roadmap for the development of a County program of Demonstration Projects that, in order to test and inform the planning process, will proceed in advance of formal adoption of the Pathway 2007 Regional Plan. Demonstration Projects will be assessed on their ability to provide environmental, economic and social improvements in the communities where they may be developed. This process and associated Scope of Work (Attachment B) is an addendum to the MOA and will also be facilitated under contract with Regional Planning Partners. The cost of this component is \$54,800, plus staff resources. This Scope of Work will be managed cooperatively by CEO and Placer County Redevelopment Agency staff. Scope of Work deliverables for this component include development of Demonstration Project criteria, application process, identification of necessary TRPA and County code changes, net gain analysis and worksheet, visual preference assessment, and a proposed demonstration district land use map, final report and presentation of a public workshop. The Demonstration Project(s) that will result from this planning and development process will serve to illustrate TRPA and County Code changes necessary to implement the community vision and also provide much needed economic development opportunities.

As currently planned, Placer County will file Demonstration Project applications this summer. The Regional Plan is scheduled for adoption in 2008.

Fiscal Impact:

A majority of projects proposed for inclusion in the Demonstration Program will affect the North Lake Tahoe Redevelopment Area. Funding for consultant services outlined in the Scope of Work (Attachment B) related to this task under the MOA and will be funded by the Redevelopment Agency. Funding for the County's share of the Regional Plan services also outline in the MOA will be funded by the General Fund, Community Agency & Support. The commitment of staff time will be provided by the County Executive Office, as well as Planning Department staff funded by the Redevelopment Agency. It will be funded by the Redevelopment Agency, and an agreement for funding participation by the Agency for the total cost is forthcoming.

Recommendation:

Approval to execute an Agreement with the TRPA in order to provide resource support for the preparation of documents leading to the update of the Tahoe Regional Plan and pertinent Placer County and TRPA Code changes necessary to the development of a program of Demonstration Projects.

Attachments:

- A. Memorandum of Agreement
- B. Placer County Demonstration Project Scope of Work

**MEMORANDUM OF AGREEMENT
TO PROVIDE RESOURCE SUPPORT FOR THE PREPARATION OF DOCUMENTS LEADING TO
THE UPDATE OF THE TRPA REGIONAL PLAN, AND THE PERTINENT PLACER COUNTY
COMMUNITY PLANS IN CONJUNCTION WITH THE PATHWAY 2007 PLANNING PROCESS**

THIS AGREEMENT made and entered into on May 8, 2007 by and between Placer County, hereinafter called "County", and the Tahoe Regional Planning Agency ("TRPA"), (collectively referred to as the "Parties"). This MOA supersedes the Memorandum of Agreement entered into between the Parties dated October 25, 2005.

WITNESSETH:

WHEREAS, the United States Congress ratified an agreement which led to the bi-state Compact giving the TRPA authority to oversee development in the Tahoe Region.

WHEREAS, the Governing Board of TRPA adopted environmental quality standards, called thresholds, and has also adopted a Code of Ordinances designed to achieve these thresholds; and

WHEREAS, TRPA has established a Regional Plan which is currently undergoing a comprehensive update; and

WHEREAS, the County has declared that the Lake Tahoe portion of Placer County is in need of a Plan update; and

WHEREAS, TRPA desires to amend the Regional Plan under a collaborative process known as Pathway 2007; and

WHEREAS, by amending the respective policies, plans, and codes of the County and TRPA, the governments will be more effective and responsive in carrying out the land use goals of the participants; and

WHEREAS, both the TRPA and the County desire to formally work together to craft an amendment to their respective Plans; and

WHEREAS, the Parties entered into an MOA dated October 25, 2005, and having completed the work described in Phase One therein, it is the desire of the Parties to expand upon the collaborative efforts by including a new Phase 1.5, and

WHEREAS, the TRPA and the County have allocated funds for this purpose;

NOW THEREFORE, it is mutually agreed as follows:

AGREEMENT

I. STATEMENT OF INTENT

It is our purpose to improve the quality of life for residents and visitors and contribute to the environment, community and economy of the North Shore that create vibrant centers in North Lake Tahoe Basin, including the Redevelopment Project areas within the communities of Tahoe City, Tahoe Vista and Kings Beach.

During our first phase we worked together, through the utilization and application of Place-Based Planning concepts, to develop a shared understanding and agreement on the purpose of the Regional Plan, as well as to develop a community vision for the year 2027.

In Phase 1.5 we will continue to work with the basin communities to incorporate what was learned from place-based community visioning in Phase One. Phase 1.5 will continue to activate a community process to articulate, evaluate, and propose a regional vision, regional guiding principles and land use policies that will guide the implementation of the Regional Plan and its components. Concurrently, a demonstration program will be launched. This program will help identify new regulatory techniques and strategies to implement the vision for enhancing the environmental and built qualities of the Lake Tahoe Basin and demonstrate the intent of the Regional Plan Goals and Policies.

Two subsequent phases will follow the completion of Phase 1.5. Phase Two shall continue to involve the community and incorporate the information in the first phases to update the Code of Ordinances and the Plan Areas. Phase Three, which follows adoption of the Regional Plan, will drill back down to the local level with the update of Community Plans and Master Plans. All phases combined will form the 20-year vision and address environmental, social, and economic desired conditions for the North Shore area. During these later phases the parties to this agreement will work

together to ensure the local jurisdiction's guiding plans are updated to be compatible with the Regional Plan and to prepare community plans that implement the chosen vision.

II. DESIRED OUTCOMES

Desired outcomes include: a mutually acceptable ongoing definition of roles and responsibilities, an updated project permitting process, an identification of policies, plans and codes that may require amendment, the adoption of agreements, plans and codes that will be necessary to implement the vision, identification of Demonstration Projects to test the Pathway 2007 plan, and inclusion of community stakeholders. Via the adoption of development incentive policies that lead to quality projects and transit oriented development we hope to improve the environment of the Lake Tahoe Basin while also improving the economy and quality of life for communities within the basin. Development policies that are inclusive of meaningful community, stakeholder, and Placer County Board of Supervisors input and participation will best accomplish our goals.

Specifically, the following outcomes will be pursued as a part of the Pathway 2007 update process:

Tahoe Regional Planning Agency will commit to—

- a. An inclusive collaborative process with affected public and government agencies leading to the adoption of the Pathway 2007 Regional Plan.
- b. The collaborative support of Placer County toward timely completion of Phase 1.5, Regional Efforts, Tasks 1-3, outlined in Section III, TERM.
- c. The collaborative support of Placer County toward timely completion of Tasks and Deliverables outlined in the Placer County Demonstration Program Scope of Work. (Attachment A)
- d. An extensive community outreach effort, creating momentum needed to support the Pathway 2007 Regional Plan.
- e. An alignment of policies, codes, procedures, and processes with those of Placer County to eliminate duplication, streamline review, and to provide good customer service, while maintaining the quality of the Tahoe Basin.
- f. A concurrent Demonstration Project planning process with TRPA which will allow the implementation of updated policies, procedures and demonstration projects in advance of the formal adoption of the Pathway 2007 Regional Plan.
- g. Timely adoption of the Pathway 2007 Regional Plan.

Placer County will commit to –

- a. An inclusive collaborative process with TRPA which results in the timely completion of items a – f listed above.
- b. A concurrent Demonstration Project planning process with TRPA which will allow the implementation of updated policies, procedures and demonstration projects in advance of the formal adoption of the Pathway 2007 Regional Plan.

III. TERM

This agreement shall be valid until the work tasks associated with the three overall Phases described below are completed. The intent of this agreement is to collaborate on the implementation and completion of updates to TRPA and Placer County Goals and Policies, Codes of Ordinances and the Placer County Community Plans and applicable sections of the TRPA Regional Plan.

Phase One of the Work Plan (FY 05/06), Public Visioning/Management Strategy Development, has been completed by the parties to the original MOA.

During Phase 1.5 of the Work Plan (FY 06/07), Regional Vision, Regional Goals and Policies, and Demonstration Program, the parties will work together to complete the tasks outlined below:

Regional Efforts:

- Task 1: Creation of a Regional Vision and Guiding Principles
- Task 2: Draft Regional Plan Goals and Policies
- Task 3: Develop Demonstration Program (Develop criteria, Identify Opportunities and develop a process for selection of projects)

Placer County Efforts as more fully described in Exhibit A of Attachment A, Scope of Work:

- Task 1: Launching the Placer County Demonstration Program
- Task 2: Reviewing Criteria, Process, Discuss Regulatory Strategies
- Task 3: Regulatory and Stakeholder Partner Work Sessions
- Task 4: Developer Test Run of Draft Application Process
- Task 5: TRPA/County/Consultant and Stakeholder Partner Final Work Session
- Task 6: Public Meeting & Presentation

During Phase Two of the Work Plan (FY 07/08), Update of Plans and Regulations, the parties will develop and implement a work program that will complete the following tasks:

- Task 1: Format TRPA Code and Plan Area Statements and Placer County Area Plans to be compatible with each other and new planning concepts
- Task 2: Translate Selected Strategies to TRPA, Placer County Regulatory Framework
- Task 3: Assist with Public Review and Adoption

During Phase Three of the Work Plan (FY 08/09), Update of Community Plans, the parties will develop and implement a work program that will complete the following tasks:

- Task 1: Establish/Re-establish Planning Work Groups
- Task 2: Develop Desired Conditions Assessment
- Task 3: Prepare Updated Statements for Adoption
- Task 4: Identify Community Issues and Preferences
- Task 5: Prepare Draft Community Plans
- Task 6: Public Review and Adoption

Regional Effort, Phase 1.5 Tasks will be deemed complete by both parties as follows:

Task 1: Creation of a Regional Vision and Guiding Principles –

The Regional Vision and Guiding Principles document is deemed completed when it is evaluated and finalized with the Core Planning Team and the Placer County Planning Working Group for inclusion of the key vision and key guiding principles discussed with the public, including those in attendance at the Public Workshops, the Forum Workshop, and the APC/Governing Board joint workshop. TRPA shall provide Placer County one hardcopy and one digital copy of final document.

Task 3: Develop Demonstration Program (Develop criteria, Identify Opportunities and develop a process for selection of projects) –

Through a partnership process, the parties shall deem this program complete when it is created and evaluated with the Core Planning Team and local jurisdiction Planning Working Groups, the TRPA Advisory Planning Commission and the Governing Board. The final program shall be consistent with the TRPA Regional Plan and the Placer County General Plan. The final program will outline specific regional selection criteria, regional opportunities, and a process for selection of projects for the region. The TRPA

shall provide Placer County one hardcopy and one digital copy of the final written documentation on the program.

Subsequent work plans and updated Memorandums of Agreement will outline which specific tasks Placer County will assist TRPA in completing. Not every task within the greater TRPA Regional Plan development contract will require time or funding commitments by the County.

Placer County will participate and provide separate funding for additional services per Attachment A.

IV. RESOURCE SUPPORT

A. Consultant Participation

1. The TRPA agrees to retain a consultant to assist in the completion of the Regional Effort, Tasks 1-3, and Placer County Demonstration Program Scope of Work (Exhibit A of Attachment A) pursuant to a Request for Proposals prepared by TRPA and through a competitive bid process conducted by TRPA. The consultant will be retained by TRPA to manage the entire P7 Regional and Local Plan Update planning process for the entire Lake Tahoe Region. The consultant will be managed by TRPA in partnership and consultation with the parties as it relates to the applicable work tasks described in Section I of this MOA. Placer County will have direct access to the consultant on work performed under the Scope of Work outlined in Attachment A, and in cooperation and consultation with TRPA will manage meetings, timelines and deliverables within this scope. Work performed by the consultant and TRPA staff will be available in electronic and hard copy formats to the parties for use in preparing documents relating to the update of their respective plans and/or programs.
2. Placer County agrees to assist TRPA by funding the consultant to complete the work tasks described in this MOA. The funding commitment by the parties is shown in Attachment B.
3. Regional Planning Scope of Work: Upon satisfactory completion of the programmed work effort required in Task 1 of Phase 1.5 as described in Section III above, with TRPA reserving final discretion over content, TRPA shall

invoice the County (\$25,000). Upon satisfactory completion of the programmed work effort required in Task 3 of Phase 1.5 as described in Section III above, TRPA shall invoice the County for the final (\$25,000). The County shall make payments to TRPA for financial support pursuant to this agreement, within 45 days of the day of invoice, unless agreed to otherwise.

4. Placer County Demonstration Program Scope of Work: Placer County will make payments based on completion, to the satisfaction of both TRPA and Placer County, of Deliverables outlined in Tasks 1-6, pursuant to the payment amounts described in Exhibit B of Attachment A as follows: Upon completion of Task 1, TRPA shall invoice the County (\$6,500). Upon completion of Task 2, TRPA shall invoice the County (\$7,500). Upon completion of Task 3, TRPA shall invoice the County (\$7,500). Upon completion of Task 4, TRPA shall invoice the County (\$7,500). Upon completion of Task 5, TRPA shall invoice the County (\$8,500). Upon completion of Task 6, TRPA shall invoice the County (\$15,500). The County shall make payments to TRPA for financial support pursuant to this agreement, within 45 days, unless agreed to otherwise.

B. Staffing

1. TRPA and the County agree to provide sufficient staff resources to complete the Regional Effort, Tasks 1-3, and Scope of Work outlined in Attachment A. TRPA and the County agree that the Scope of Work in Attachment A will be generally complete within the timelines outlined. TRPA and the County will dedicate professional staff time plus administrative support pursuant to Attachment A. The parties further agree to complete all above-referenced Tasks and Deliverables in a timely manner.

V. ROLES AND RESPONSIBILITIES:

TRPA and the County agree they will be working in partnership to create a vision of what is desired in the designated area relative to the environment, local economy, and local community and to collaborate on the update of the TRPA Regional Plan. This process will work in concurrence with the Regional Plan update process known as Pathway 2007. In this pursuit each party has a role and responsibility as defined below:

Tahoe Regional Planning Agency

Role: To dedicate the necessary resources needed to represent TRPA interest in updating the TRPA Regional Plan in accordance with the Pathway 2007 planning process and in association with Placer County and the general public. TRPA staff will be expected to coordinate and communicate with TRPA departments, Advisory Planning Commission ("APC"), Forum and Governing Board ("GB") during implementation of the Work Plan. TRPA is expected to support the update process and

commit to completing the Work Plan in accordance with the schedule to achieve a smooth transition between the 1987 TRPA Regional Plan and the 2007 Regional Plan while maximizing opportunities to streamline all aspects of the regulatory process.

Responsibilities: Assist in the establishment/reestablishment of the Planning Working Group. TRPA will delegate to Placer County the lead in selecting, organizing and managing the Placer Planning Working Group. Assist the County in the preparation and mailing of meeting materials and running the workshops/meetings. Review and comment on material prepared by consultants. Research and collect pertinent baseline information (maps, documents, etc.) for use in the planning process. Update and advise affected/interested TRPA Pathway 2007 entities (e.g. APC, GB, Forum) on the planning process and propose revisions to the TRPA Regional Plan to achieve mutual regulatory streamlining goals and achieve land use regulatory consistency. TRPA will have primary responsibility for implementing all Phases of the Work Plan unless otherwise specified.

Placer County

Role: To dedicate the necessary resources needed to represent the County's interest in updating the TRPA Regional Plan. County staff will be expected to coordinate and communicate with all affected and/or interested County entities during implementation of the Work Plan. The County is expected to support the update process and commit to completing the Work Plan in accordance with the schedule to achieve a smooth transition between the 1987 TRPA Regional Plan and the 2007 TRPA Regional Plan while maximizing opportunities to streamline all aspects of the regulatory process.

Responsibilities: Assist TRPA to establish/reestablish the Planning Working Group. Organize and lead the Placer Planning Working Group. Assist TRPA in the preparation and mailing of meeting materials and running the workshops/meetings. Review and comment on material prepared by consultants. Research and collect pertinent baseline information (maps, infrastructure and service

capacity information, etc) for use in the planning process. Update and advise affected/interested County staff and Boards on the planning process and propose revisions to the Placer County General Plan to achieve mutual streamlining goals and achieve land use regulatory consistency.

VI. MODIFICATION--TERMINATION

- A. This Agreement may be modified at any time during the term hereof upon the signed consent of all parties.

- B. This Agreement may be terminated by either TRPA or County at any time during the term hereof for any reason whatsoever upon providing 30-days written notice to the other party.

VII. NOTICES

All notices which may be given by all parties to the other shall be deemed to have been fully given when made in writing and deposited in the United States Mail, certified and postage prepaid, and addressed as follows:

John Hitchcock, Manager
Pathway 2007
Tahoe Regional Planning Agency
128 Market Street
P.O. Box 5310
Stateline, NV 89449

Jennifer Merchant, Principal Management Analyst
Placer County Executive Office
P.O. Box 772
Camelion Bay, CA 96140

The address to which the notices shall or may be mailed in accordance with the above may be changed by written notice by such party.

TAHOE REGIONAL PLANNING AGENCY

By: _____
Title

Date: _____

Approved as to Form:

Agency Counsel

PLACER COUNTY

By: _____
Title

Date: _____

Approved as to Form:

County Counsel

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Attachment A

Regional Planning Partners

SCOPE OF SERVICES: Placer County Demonstration Program – Shaping Potential Projects

Introduction

This scope of services contains Exhibits A and B. Exhibit A outlines seven (7) major tasks intended to develop and implement a demonstration program for the Placer County portion of Lake Tahoe. The seven tasks are as follows:

1. Launching the Program
2. Draft Process
3. Draft Criteria
4. Draft Process
5. Review Comments and Updates
6. Public Meeting
7. Planning Work Group Meeting

Exhibit B contains a draft budget for the project to augment the MOA Scope of Services.

Purpose: To assist Placer County in developing and implementing a demonstration program in cooperation with the Tahoe Regional Planning Agency and the Demonstration Program conceived as part of the Regional Planning process. This project is separate from the Kings Beach Commercial Core Improvement Project. A joint public workshop may be appropriate given the timing of the project and will be determined in May.

Exhibit A Scope of Work

Task 1: Launching the Program (Work Session #1- March 29) - Core Planning Team (TRPA, Placer County CEO, CDRA, RDA, RPP consultants)

This task includes a background review and one coordination meeting to launch the project.

- a. Consultant team to prep for items below
- b. Phase 1.5 Process and Program Objectives Review, Timeline and Scope Finalization
- c. Identify Potential Criteria (for example, location, height, density, open space, zoning, etc.)
- d. Preliminary Net Gain Analysis Discussion (The analysis discussion is designed to provide background to regulatory agencies, developers and the public that identifies environmental, economic and social improvements of proposed demonstration projects. The Net Gain Analysis Worksheet will allow Placer County to utilize this tool for future development proposals.)
- e. Placer Demonstration Program District Boundaries

Task 1 Deliverables:

1. Prep for Work Session #1 including background materials
2. Facilitate Work Session #1
3. Work Session #1 Summary Paper

Task 2: Review Criteria and Process and Discuss Regulatory Strategies (Work Session #2- April 12) - CPT

This task includes one work session to review the Demonstration Program process and discuss the challenges to implement the Place-Based vision and the existing community plan in Kings Beach. This task will involve an exercise with Placer County and TRPA staff to review major local code / ordinance challenges and materials from TRPA Pathway 2007 Demonstration Program. Staff will prepare a background memo on known code challenges in advance for discussion and review. Review Draft Criteria and Process, discuss Regulatory Strategies.

- a. Consultant team to prep for items below
- b. Core Team (Afternoon Session)
 - Wrap up on Work Session #1 issues
 - Identify and discuss TRPA and County Code Changes
 - Identify and discuss Demonstration Project Criteria and decision-making process
 - Review zoning map concepts

Task 2 Deliverables:

1. Prep for Work Session #2 including background materials
2. Facilitate Work Session #2
3. Provide First Draft Criteria and Process and suggested decision making process
4. Conceptual Kings Beach Demonstration District Framework Map
5. Work Session #2 Summary Paper and next steps

Task 3: Regulatory and Stakeholder Partner Work Sessions #3- (May 15)- CPT and Planning Working Group

This task involves two work sessions, one with regulatory partners to define net gain and establish joint expectations and solutions. During the morning session the consulting team will lead discussion on redevelopment concepts and discuss opportunities for threshold attainment and demonstration of net gain. The afternoon session will update the PWG on work completed to date and engage them in thinking about visual preferences and discussing Demonstration Project case studies.

- a. Regulatory Partner Work Session to review demonstration Program Objectives, Reinvestment Concepts and threshold Attainment Goals and net gain (invite TRPA soils, CTC, Lahontan)
- b. Draft County and TRPA demonstration Application Process Elements and Net Gain Worksheet
- c. Process Update and Visual preferences work session with Placer PWG (Afternoon Session)

Task 3 Deliverables:

1. Prep for Work Session #3 including background materials
2. Facilitate Work Session #3
3. Draft Criteria, Application Process Elements and Net Gain Worksheet
4. Visual preferences summary (PWG)
5. Work Session #3 summary and next steps (Regulatory Partner input and Code Changes Update)

Task 4: Developer Test Run of Draft Application Process (Work Session #4 – PWG- early June)

Two developers or development partnerships will be invited to participate in this exercise during a CPT work session with their architects/planners. The morning work session includes final review and preparation of documents to be used during the afternoon test run. The afternoon will include a work

session with the development team and appropriate TRPA and County staff to conduct a test run through the draft application process. This task will involve reviewing the comments and outcomes of the Developer Test Run and refining materials to improve the process. A Net Gain Worksheet will also be utilized to assist in defining a project's "net gain"- environmental, economic and social improvements.

- a. Consultant team to prep for items below
- b. Invite one Developer from Kings Beach to Test Run of Draft Process, Criteria, Application and Net Gain Worksheet with the CPT

Task 4 Deliverables:

1. Work Session #4 summary and next steps
2. Facilitate CPT and developer test run (work session #4)
3. Review of Net Gain Worksheet results
4. Work session #4 summary and Recommendations

Task 5: CPT and Stakeholder Partner Final Work Session #5 (late June)- CPT and PWG

A joint work session of the CPT and PWG will review final draft project criteria, decision making process, application, and Net Gain Worksheet, major code changes, Kings Beach Demonstration District Map and Visual Preferences Package (photo examples) for two mixed-use infill developments.

- a. Consultant team to prep Final Report for discussion.
- b. Discussion and revisions to final deliverables.

Task 5 Deliverables:

1. Facilitate Joint work session #5
2. Summary Paper #5
3. Final Process recommendations
4. Final Demonstration Criteria recommendations
5. Final Demonstration Project submittal process, application form and instructions
6. Final Recommended Code Changes (Placer and TRPA)
7. Net Gain Analysis Worksheet
8. Kings Beach Demonstration District Map
9. Visual Preferences Examples

Task 6: Public Meeting & Presentation (late June)

This task will involve preparation of materials and a presentation at a public meeting.

Task 6 Deliverables:

1. Public Meeting held Late June
2. Slideshow for presentations
3. Final Slideshow for Board presentations (Placer County Planning Commission (date to be determined), TRPA Advisory Planning Commission (June 13), Placer County Board of Supervisors (June 12), TRPA Governing Board (June 27))

Payments made based on review and acceptance of Deliverables by Task by Placer County.

Exhibit B Budget for Services

The following budget is based on the tasks identified in the scope of services, time assigned to each task, and hourly rates. Additional time and/or tasks can be provided as an additional service.

Task 1: Launching the Program- Core Team (TRPA, Placer County CEO, CDRA, RDA, RPP consultants)

Project Manager	15 hrs x \$150/hr = 2,250
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	10 hrs x \$150/hr = 1,500
Associate Planner	8 hrs x \$125/hr = 1,000

Task 1 subtotal **\$6,500**

Task 2: Criteria & Process & Regulatory Strategies – Discussions

Project Manager	10 hrs x \$150/hr = 1,500
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	10 hrs x \$150/hr = 1,500
Associate Planner	10 hrs x \$125/hr = 1,250

Task 2 subtotal **\$7,500**

Task 3: Regulatory and Stakeholder Partner Work Sessions

Project Manager	10 hrs x \$150/hr = 1,500
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	10 hrs x \$150/hr = 1,500
Associate Planner	10 hrs x \$125/hr = 1,250

Task 3 subtotal **\$7,500**

Task 4: Developer Test Run of Draft Process

Project Manager	15 hrs x \$150/hr = 2,250
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	10 hrs x \$150/hr = 1,500
Associate Planner	16 hrs x \$125/hr = 1,000

Task 4 subtotal **\$7,500**

Task 5: CPT and Stakeholder Partner Final Work Session

Project Manager	20 hrs x \$150/hr = 3,000
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	10 hrs x \$150/hr = 3,000
Associate Planner	6 hrs x \$125/hr = 750

Regional Planning Partners – Scope of Services

Task 5 subtotal \$8,500

Task 6: Public Meeting Presentation & Final Deliverables

Project Manager	20 hrs x \$150/hr = 3,000
Principal Planner (1)	10 hrs x \$175/hr = 1,750
Principal Planner (2)	30 hrs x \$150/hr = 4,500
Associate Planner	38 hrs x \$125/hr = 4,750
Outreach Coordinator	25 hrs x \$60/hr = 1,500

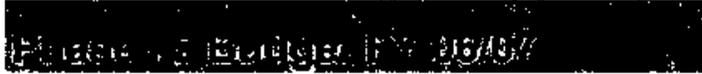
Task 6 subtotal \$15,500

Subtotal \$53,000

Reimbursable Expenses \$1,800

Project Total \$54,800

Attachment B



<u>Contributors</u>	<u>Contract</u>
TRPA	\$300,000
Placer County	\$50,000
Washoe County	\$50,000
City of South Lake Tahoe	\$50,000
Douglas County	\$50,000
El Dorado County	\$50,000
Total	\$550,000