

**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:** October 23, 2007

**SUBJECT:** Adopt a Resolution in Support of the Submittal to the Tahoe Regional Planning Agency of a Pre-application by JMA Ventures, dba Homewood Mountain Resort, in Accordance with the Lake Tahoe Community Enhancement Program.

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**Action Requested**

Adopt a Resolution in Support of the Submittal to the Tahoe Regional Planning Agency of a Pre-application by JMA Ventures, dba Homewood Mountain Resort, in Accordance with the Lake Tahoe Community Enhancement Program.

**Background**

On April 3, 2007 your Board approved a Memorandum of Agreement with the Tahoe Regional Planning Agency and a Scope of Work with Regional Planning Partners to jointly develop and implement a Community Enhancement Program. This program was formerly referred to as the Demonstration Program. This program was developed by the Tahoe Regional Planning Agency and its local jurisdiction partners, including Placer County, to meet three main objectives. Those objectives intended to inform the update of TRPA's 20-year Regional Plan, include accelerating completion of projects under their Environmental Improvement Program, expediting development of projects that will provide a catalyst for redevelopment and attaining community goals articulated during the Place-based Planning Process. County and TRPA staff, in conjunction with the Planning Working Group of community stakeholders, have met with the developer on several occasions to discuss development concepts and address potential issues.

The Developer seeks your Board's support of its pre-application submittal to the TRPA Lake Tahoe Community Enhancement Program for a mixed use development concept. Local jurisdiction support of concept proposals to TRPA under this program does not imply support of a project. Evaluation of the pre-application is expected to be completed by December 2007.

If successful, the Developer will be invited to submit a full development application to TRPA and the County and be subject to an environmental review and all other standard development review processes.

Approval of this item will authorize County Executive Office staff to forward the attached resolution to TRPA.

**FISCAL IMPACT**

The proposed action does not commit County Funds.

**Environmental Status**

This action does not constitute a "project" as defined by Public Resources Code §21065 and is therefore exempt from the California Environmental Quality Act. The proposed action is not a federal undertaking under National Environmental Policy Act guidelines.

**Recommendation**

Adopt a resolution in support of the submittal to the TRPA of a pre-application by JMA Ventures, dba as Homewood Mountain Resort, in accordance with the Lake Tahoe Community Enhancement Program.

Attachment

# Before the Board of Supervisors County of Placer, State of California

In the matter of:

**Adopt a Resolution in Support of the Submittal to the Tahoe Regional Planning Agency of a Pre-application by JMA Ventures dba Homewood Mountain Resort in Accordance with the Lake Tahoe Community Enhancement Program.**

**Resol. No. ....**

**Ord. No. ....**

**First Reading.....**

**The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held October 23, 2007, by the following vote on roll call:**

**Ayes:**

**Noes:**

**Absent:**

**Signed and approved by me after its passage.**

**Attest:**

**Clerk of said Board**

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**Chair, Board of Supervisors**

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WHEREAS, the Placer County Board of Supervisors approved a Memorandum of Agreement with the Tahoe Regional Planning Agency to establish a Community Enhancement Program on April 3, 2007; and

WHEREAS, the County Executive Office has engaged in discussion with JMA Ventures (Developer), and

WHEREAS, the County Executive Office has, in partnership with the Tahoe Regional Planning Agency, facilitated a series of workshops with a Planning Working Group (PWG) to review and provide input on various development concepts to be submitted during the TRPA's Community Enhancement Program pre-development application process; and

WHEREAS, the Developer has gone above and beyond the County PWG process to seek community input and support for their project concept; and

WHEREAS the Developer has made all efforts to meet criteria outlined for submittal to the CEP, including application for Master Plan status under TRPA and Placer County code; and

WHEREAS, the Developer desires to submit its pre-application representing its development concept for a mixed use resort (Proposal) to the Tahoe Regional Planning Agency (TRPA) for consideration under TRPA's Lake Tahoe Community Enhancement Program; and

WHEREAS, the County Executive Office is desirous that the Board of Supervisors express its support for the submittal by Developer of its Proposal to TRPA under the Lake Tahoe Community Enhancement Program; and

WHEREAS, the County has adopted certain ordinances and regulations governing the use and development of property which will apply to the Proposal, and the County's support for the submittal of the Proposal by the Developer shall not limit, or be inferred to limit, the exercise of discretion by County with respect to County's duties and obligations under the Placer County Code and/or state law arising out of or relating to the granting of any type of regulatory approval or action which may be related to the Proposal.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that the Board supports the submittal to the TRPA of a pre-application by JMA Ventures of its mixed use resort concept for consideration in accordance with TRPA's Lake Tahoe Community Enhancement Program.