



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 
CDRA Director

DATE: April 12, 2011

SUBJECT: Tahoe Regional Planning Agency – Regional Plan Update Status
Placer County – Tahoe Community Plan Updates Status

ACTION REQUESTED:

The Planning Services Division and County Executive Office are providing the Board with an update on the status of the Tahoe Regional Planning Agency's (TRPA) Regional Plan Update (RPU) and the County's Tahoe Community Plan Updates. No Board action is requested at this time.

BACKGROUND:

TRPA - Region Plan Update

The Tahoe Regional Planning Agency (TRPA) continues its efforts of updating its Regional Plan (RPU) and revising existing Environmental Threshold Carrying Capacities (thresholds). The threshold changes are proposed in an effort to incorporate updated science and changes in law, such as addressing climate change relative to the Region's carbon footprint, and to address the risk of catastrophic wildfire. The Regional Plan provides an overview of land use, conservation, restoration, forest health, wildlife management, air quality, and related goals and policies and implementation strategies that, when combined, are designed to accelerate threshold attainment over the next 20 years.

At its October 2010 Tahoe Board meeting, the Board of Supervisors directed staff to re-submit additional comments to TRPA reflecting the County's position on the RPU related to Land Use, Transportation, Noise, Soil Conservation, Water Quality, and Stream Environment Zone Sub-element policies. Those comments were submitted for the TRPA Governing Board's consideration.

At its January 2011 Governing Board Meeting, the TRPA Governing Board considered additional community input and comments on the RPU and voted to include much of that input in the environmental analysis for the RPU. The TRPA Governing Board also directed its staff to manage a reduced RPU scope and more focused project description, and to assemble an

interdisciplinary team to re-scope the RPU for the preparation of an Environmental Impact Statement (EIS). The purpose of the reduced scope for the RPU and EIS is to allow for a more focused RPU, which will allow the RPU to move forward within a reasonable schedule and budget, and will address the most immediate, emergent issues facing TRPA and the Tahoe Basin Community. The areas of focus for the reduced scope of the RPU include: Water Quality, Land Use, Transportation, Catastrophic Threats (e.g., Wildfire and Invasive Species), Air Quality, and Sustainability. Areas that will not be included as part of the revised scope for the RPU include, Aquatic Invasive Species, Tahoe Total Maximum Daily Load (TMDL), Wildlife, Soils, Recreation, Cultural, and Shorezone. TRPA anticipates the EIS process to begin in late spring 2011, with adoption of the RPU by December 2012.

Placer County – Tahoe Community Plan Updates

The County currently maintains nine Community and General Plans within the Tahoe Basin, including: the West Shore General Plan, Tahoe City Area General Plan, Tahoe City Community Plan, Carnelian Bay Community Plan, Tahoe Vista Community Plan, North Tahoe Area General Plan, Kings Beach Community Plan, Kings Beach Industrial Community Plan, and North Stateline Community Plan.

As part of the RPU, TRPA is proposing a modified zoning system, which while recognizing existing uses, results in the re-classification of the zoning districts within the Tahoe Basin. As a result, and because of the overall need for consistency between TRPA's RPU and the County's Tahoe Community Plans, the County is facing the need to update its nine Community/General Plans within the Tahoe Basin.

In November 2010, County staff began drafting a Tahoe Community Plan Update work program and began internal discussions regarding the Update process. Staff has also been working with the Placer County Redevelopment Agency, and has begun coordination and meetings with TRPA regarding public outreach, format, and how the Tahoe Community Plan Update process relates to the RPU process. Additionally, in an effort to exchange and share information and resources, staff has also met with TRPA's EIS consultant for its RPU to discuss how the County may utilize RPU environmental analysis/studies for the County's environmental analysis for its Tahoe Community Plan Update.

CURRENT STATUS:

TRPA - Region Plan Update

Since the January 2011 Governing Board meeting, TRPA staff has continued to meet with stakeholder groups, including local governments within the Tahoe Basin. As part of the refocused RPU effort, TRPA staff is proposing to "frontload" the RPU process with the update of the Tahoe Community Plans, thereby allowing both processes to run concurrently. It is TRPA's intention to partner with local governments on a coordinated effort to begin the Tahoe Community Plan Update processes, with the ultimate goal of ensuring that the adoption of both Updates (the RPU and the Tahoe Community Plans) are within reasonable timeframes. As mentioned above, TRPA anticipates the RPU to be adopted by December 2012 and, therefore, has indicated it is TRPA's desire for the Tahoe Community Plans Update to maintain a similar timeframe for adoption.

Placer County – Tahoe Community Plan Updates

As part of the Tahoe Community Plans Update work program and as previously mentioned, staff has started the process of coordination with the County's Redevelopment Agency and with TRPA. In addition, and included in the first task that staff has outlined in the work program, staff has begun the identification and mapping of the overall structure or formatting of the Tahoe Community Plans.

As discussed above, the County currently maintains a total of nine Community/General Plans within the Basin. All of these documents include land use goals, policies, and objectives, as well as zoning, and development/design standards, which are largely contained within the same documents. In an effort to develop more cohesive, user-friendly documents, staff has explored a modified format for the Community Plans.

Staff is proposing to consolidate the County's nine Community/General Plans within the Tahoe Basin into a single over-arching Community Plan policy document with four sub-planning areas for which four separate zoning ordinances will be developed. Staff presented this concept and TRPA expressed concurrence with this approach. TRPA agrees that the goals, objectives, and policies contained in Community Plan policy documents are broad in nature and would apply to all areas within the Tahoe Basin; examples of this include water quality, air quality, and transportation. It is staff's intent to create a single policy document for the entire basin, which will contain each of the four proposed sub-planning areas.

The development of four separate zoning ordinances that include design guidelines are proposed for each of the four separate "Planning Areas" within Placer County's portion of the Tahoe Basin. Staff arrived at the development of four "Planning Areas" because of the natural geographical and community splits that are present within County's Tahoe Basin Area. These areas include the:

- West Shore community area
- Tahoe City community area
- Carnelian Bay/Tahoe Vista community area
- Kings Beach/Stateline community area.

A zoning ordinance document will be prepared for each community "Planning Area" and will function as the implementing document for the goals, objectives, and policies set forth in the over-arching "Tahoe Basin Community Plan." These documents will contain the re-classified zoning districts or "Transects" being outlined and brought forward by TRPA, and will also include specific development and design standards and guidelines for each sub-planning area.

Staff has been working to define and map the boundaries of the four sub-planning areas. To help define the boundaries, staff is reviewing Census Tracts, watersheds, PUD boundaries, Postal Service areas, road and highway networks, existing Redevelopment boundaries, and existing zoning districts and land uses. Staff continues in this effort and anticipates that the boundaries for each of the four "Planning Areas" within the Basin will be finalized by May 2011.

The next steps in the Community Plan Update process will include public outreach. Staff has been working to prepare a "Public Outreach Strategy" for the Community Plan Update process. The Public Outreach Strategy provides guiding principles in order to ensure that the process

reflects the participation and feedback of the Community Plan stakeholders. The strategy will also serve as a road map for how the County engages the public in the Community Plan Update process. As part of the Public Outreach Strategy, the following teams will be formed:

- Technical Advisory Council (TAC): Advise the County and TRPA on the technical aspects of the Community Plan Update.
- Community Plan Policy Study Team/Committee: Provide input and feedback on the single over-arching Community Plan Policy Document.
- Four separate Plan Area Study Teams/Committees:
 - West Shore Area Study Team/Committee: Provide input and feedback on the West Shore Plan Area Zoning Ordinances, including development and design standards and guidelines.
 - Tahoe City Area Study Team/Committee: Provide input and feedback on the Tahoe City Plan Area Zoning Ordinances, including development and design standards and guidelines.
 - Carnelian Bay/Tahoe Vista Area Study Team/Committee: Provide input and feedback on the Carnelian Bay/Tahoe Vista Plan Area Zoning Ordinances, including development and design standards and guidelines.
 - Kings Beach/Stateline Community Area Study Team/Committee: Provide input and feedback on the Kings Beach/Stateline Plan Area Zoning Ordinances, including development and design standards and guidelines.

NEXT STEPS:

Staff intends to launch public outreach for the Community Plan Update in May/June 2011, with an information presentation to the North Tahoe Regional Advisory Council (NTRAC). It is staff's intent to conduct presentations on the Community Plan Update at the May and June 2011 NTRAC meetings. Following the NTRAC meetings, staff will conduct a Town Hall meeting to kick off the Community Plan Update process. At the Town Hall meeting, staff will solicit community interest in serving on the Community Plan Policy Study Team/Committee and the four Plan Area Study Teams/Committees.

Regular Community Plan Policy Study Team/Committee meetings and TAC meetings will begin following the first Town Hall meeting. In addition, and at TRPA's recommendation, staff will be selecting one Plan Area to begin working with for the development of its Zoning Ordinance, and will begin regular meetings with that team. Meetings with the other three Plan Area Study Team/Committees will commence after completion of the first Plan Area Zoning Ordinance. Regular Town Hall meetings will be conducted throughout the process, and staff anticipates providing monthly updates to NTRAC and your Board as warranted on the progress of the Tahoe Basin Community Plan Update.

FISCAL IMPACT:

None at this time. The Planning Services Division's budget has sufficient revenues to support the efforts of staff at this time. No consultant contracts are anticipated through the balance of this fiscal year. An EIR/EIS will be required and consultant services are anticipated to support the preparation of that document in FY 11/12.

SUMMARY:

No action is necessary as this status update is intended to generate discussion and feedback from the Board regarding the updates to the Plans. Staff will continue to participate in the update of TRPA's Regional Plan, work on the update of our own community plans and will return to the Board to request future direction as warranted.

cc: Tom Miller, County Executive Officer
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