



**COUNTY OF PLACER**  
Community Development/Resource Agency

Michael J. Johnson, AICP  
Agency Director

**PLANNING  
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors

**FROM:** Michael J. Johnson, AICP  
Agency Director

By: Crystal Jacobsen, Principal Planner

**DATE:** January 20, 2015

**SUBJECT:** **TAHOE BASIN AREA PLAN UPDATE STATUS REPORT**

**ACTION REQUESTED**

1. Tahoe Basin Area Plan Update – Status update. No Board action is requested.

**BACKGROUND**

Since 2011, staff has been working with the Tahoe community on the Tahoe Basin Area Plan Update work program. After developing and launching a public outreach strategy in 2012, staff continues to work with the Tahoe Regional Planning Agency (TRPA) on the coordination of the County's Area Plan Update. After receiving input from TRPA on the Area Plan, the Planning Services Division continues to develop a modified approach to the Area Plan update. This report provides the Board with information on recent developments regarding the modified approach and the status of the Tahoe Basin Area Plan Update.

**AREA PLAN UPDATE STATUS**

Plan Document Development and Coordination with the TRPA Regional Plan

As reported to the Board in October 2014, the TRPA Governing Board raised concerns regarding the June 2014 release of the Notice of Preparation (NOP) for the Area Plan and, as a result, County staff has been working to identify solutions to improve processing the Tahoe Basin Area Plan Update in order to achieve TRPA adoption and Regional Plan goals. In fall 2014, County staff began discussions with TRPA's executive team to explore options that might assist the County in a successful TRPA Governing Board adoption of the County's Tahoe Basin Area Plan Update. Those discussions resulted in the County contracting with Stockham Consulting to assist with coordination with TRPA to ensure that the Area Plan complies with TRPA's Regional Plan and Code of Ordinances. Arlo Stockham was previously employed by TRPA and led the Agency's successful adoption of its Regional Plan Update. Given Mr. Stockham's expertise on the TRPA Regional Plan Update and Code of Ordinances, as well as his established relationships with TRPA staff and Governing Board, County staff and the TRPA executive team concluded that Mr. Stockham could play an important role in the Area Plan process as the County navigates through the TRPA process.

Since initiation of the work program, the County's intent has been to consolidate the County's nine existing Community/General Plan in the Tahoe Basin and prepare the following:

- One, single, over-arching Policy Document (Community Plan Policy Document) for the entire area within the Basin portion of Placer County
- Four separate development codes (Area Plans) for four separate communities within the Basin portion of Placer County:
  - West Shore Area Plan
  - Greater Tahoe City Area Plan
  - North Tahoe East Area plan
  - North Tahoe West Area Plan

After the June 2014 release of the NOP, and following new direction from TRPA based upon feedback from RPA Governing Board members, County staff began to reformat the County's Area Plan documents. In late September 2014, staff met with TRPA to review TRPA's comments on the Administrative Draft Area Plan documents and to walk through TRPA's direction on how to re-format the Area Plan. At that time, TRPA provided direction to consolidate the four Development Code documents and the Policy Document to create one single Area Plan document which would contain the following:

- Policy Chapter (with several elements including an implementation element)
- West Shore Sub-Area Implementing Ordinance
- Greater Tahoe City Sub-Area Implementing Ordinance
- North Tahoe West Sub-Area Implementing Ordinance
- North Tahoe East Sub-Area Implementing Ordinance
- Area-Wide Development Standards and Design Guidelines

Following staff's fall 2014 coordination with TRPA staff on addressing concerns raised by the TRPA Governing Board, the County began discussions with Stockham Consulting regarding the overall approach of the Area Plan and what is needed assist in TRPA Governing Board adoption of the Plan. Accordingly, staff has been working with this consultant since then to outline a strategy moving forward.

Having reviewed the County's Area Plan documents and conducting initial meetings with stakeholders and TRPA staff, Stockham Consulting is recommending that the Area Plan should be an "environmental improvement plan" that focuses on the multitude of environmental improvement projects that the County has spearheaded over the past 20 years. From installing curbs, gutters and sidewalks to the current Kings Beach Commercial Core project, Placer County has invested millions of dollars in environmental improvement projects that are designed to improve the water quality of Lake Tahoe. Mr. Stockham has recommended that the County's Plan Area document be designed to highlight these accomplishments. Accordingly, as opposed to the creation of a "land use plan" that is typical of most Area Plan updates, the Tahoe Area Plan update is being designed to focus not only what the County has accomplished, but also on the County's strategy to achieve additional environmental threshold gains within the Basin. To this end, the document is being modified to give key consideration to how the County can further its efforts on environmental improvement. The updated/modified document will focus on an environmental improvement plan for which redevelopment is one tool to help achieve the County's environmental enhancement strategy. Based upon the work done to date, staff, through recommendations from Mr. Stockham, is preparing maps and graphics that show not only the environmental work that has been done, but also the environmental work that will be accomplished as a part of the Area Plan update.

To allow for the re-publication of the Notice of Preparation, staff is also working to refine the County's overall project description for the Area Plan, specifically as it relates to any proposed amendments to the TRPA Regional Plan. To that end, following preparation of the enhanced map series noted above, staff will be working to 1) review the existing and planned environmental improvements, and to explore areas where there may be opportunity for additional environmental improvements; and 2) align the County's environmental enhancement strategy with any proposed amendments to the TRPA Regional

Plan. The intent of this approach is to refine the County's Area Plan so that it better illustrates how the Area Plan will implement the goals and objectives of the TRPA Regional Plan and achieve environmental threshold gain.

Lastly, recent discussions with Stockham Consulting have focused on issues concerning the large geographical boundary of the Area Plan and the potential of dividing the work program into various stand-alone Area Plan documents. For example, discussions have centered about whether or not to prepare separate Area Plans for the Town Centers within the Basin portion of the County, and a separate Area Plan for areas outside the Town Centers. The goal of dividing the current work program is to allow for certain areas to move forward that might allow for the faster implementation of environmental improvements that will benefit the County and the Basin.

#### Parking Management Plan

As reported to the Board in October 2014, the County is preparing a Parking Management Plan to look for community-wide solutions to address parking issues in the Basin. The Parking Management Plan is a two-part plan that includes project level analysis for the expansion of the Grove Street Parking Lot in Tahoe City, as well as programmatic level analysis for the development of a parking management strategy and new parking standards that will be incorporated into the Area Plan. This effort is led by the County's Department of Public Works, with Planning Services Division coordination on the parking management strategy and preparation of new parking standards. Staff has reviewed an administrative draft of the Parking Management Plan and a public review draft is expected in February 2015. The Parking Management Plan is expected to be finalized in the spring and the parking management strategy and new parking standards will be incorporated into the Area Plan.

#### Environmental Analysis, Plan Preparation and Potential Need for Contract Amendments

Approved by the Board at its April 22, 2014 meeting, the County contracted with consultants, Ascent Environmental, Inc., for the preparation of the Area Plan Update EIR/EIS. The Notice of Preparation (NOP) was released for the preparation of the EIR/EIS; however, it has been determined by TRPA that a second NOP will be released after the release of a Public Review Draft Area Plan. Therefore, the contract with Ascent Environmental is currently on hold pending the County's direction on the overall approach and release of a Public Review Draft Area Plan. Once re-initiated, the EIR/EIS process is expected to take up to one year to complete following the release of the second EIR/EIS NOP. Staff also continues to work with consultants Dyett & Bhatia on the preparation of the Area Plan and the preparation of maps/graphics to highlight the environmental improvements previously discussed in this report.

There are complexities and potential delays that come with any multi-jurisdictional review and deliberation of draft and final documents. The new approach to the Tahoe Basin Area Plan Update identified in this report is expected to result in some delays in the project schedule and impacts to the project budget. However, it is staff's opinion that the recent input from Stockham Consulting to prepare additional materials and help refine the County's environmental enhancement strategy and Area Plan approach holds merit, and will ultimately help to successfully facilitate the Area Plan through the TRPA process. It is important to note that given this delay, the overall timeline for Board and TRPA adoption of the Area Plan Update will need to be extended. In addition, given the increased work necessary to refine the Area Plan, address TRPA concerns, and to re-release the NOP, future contract amendments are expected. Staff is currently working with the EIR/EIS (Ascent Environmental) and Plan (Dyett & Bhatia) consultants on revised Scopes of Work, as well as an augmentation to the contract with Stockham Consulting. Staff will return to the Board when contract amendments are necessary.

#### Public Outreach

Staff continues to provide regular updates to the North Tahoe Regional Advisory Committee (NTRAC) on the Area Plan Update and will be providing a report on the status of the Update at the Committee's regular February 2015 meeting.

In addition, following refinement the County's environmental enhancement strategy and overall Area Plan approach, staff will conduct public meetings with the County's Plan Teams (citizen advisory groups). The purpose of the meetings will be to introduce Stockham Consulting to the Plan Teams and to discuss and seek input from the Plan Teams on the County's environmental enhancement strategy and proposed Regional Plan amendments.

Over the next few months, as staff releases a Public Review Draft Area Plan and second NOP, staff will continue public outreach efforts. Staff will conduct additional NOP scoping meetings, and will provide presentations on the NOP to the TRPA Governing Board and APC. Staff will also conduct public workshops to seek feedback on the Public Review Draft Tahoe Basin Area Plan. Planning Commission deliberations on the Draft Area Plan and Draft EIR/EIS are anticipated in late 2015.

Next Steps/Timeline

It is anticipated that the Public Review Draft Area Plan will be released to the public for a 60-day public comment period in spring 2015. During this time, staff will be holding public workshops to provide opportunity for the public to comment on the Public Review Draft Tahoe Basin Area Plan.

Thirty days following the release of the Public Review Draft Tahoe Basin Area Plan, TRPA and Placer County will release a second NOP for the EIR/EIS for a 30-day public comment period. During that time, staff will conduct public scoping meetings on the NOP and the NOP will also be presented to the TRPA Advisory Planning Commission and Governing Board. Preparation of an EIR/EIS will begin following release of the NOP, and Planning Commission deliberations are anticipated to begin in late 2015 on the Public Review Draft Area Plan and Draft EIR/EIS.

Following Planning Commission and Board deliberations, the Area Plan Update will be submitted to TRPA for conformance review and approval. It was anticipated that the Area Plan Update work program would be a three-to-five year effort, and staff is working within a schedule that now assumes Board approval in early 2016, and TRPA approval in summer of 2016 (which is within the initially-identified timeline). The following table provides a general overview of the revised timeline:

Public Review Draft Area Plan	Spring 2015
Commence Environmental Analysis	Spring 2015
Draft EIR/EIS & Draft Area Plan	Fall 2015
Planning Commission Deliberations on Draft Documents	Fall/Winter 2015
Board of Supervisors Deliberations on Final Documents	Winter/Early Spring 2016
TRPA Submittal/Conformance Review	Late Spring/Early Summer 2016

**SUMMARY**

No action is necessary, as this status update is intended to generate discussion and feedback from the Board regarding the Area Plan Update. Staff will continue to move forward on the Area Plan Update and will return to the Board to request future direction as warranted.

cc:

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