



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: July 22, 2014

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

ACTION REQUESTED

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

BACKGROUND

Since 2011, staff has been working with the Tahoe community on the Tahoe Basin Community 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 Community Plan Update and has continued to move forward with the overall work program. This report provides the Board with staff's progress on the work program to date.

COMMUNITY PLAN UPDATE STATUS

Public Outreach

As reported to the Board in April 2014, staff finalized visioning efforts for the Community Plan Update in the fall of 2013 and since that time, staff has focused efforts on the preparation of planning documents and commencing environmental review of the Community Plan Update. While community visioning efforts are complete, staff continues public outreach efforts to ensure the community remains involved in the process. Staff held a Town Hall Meeting on June 4, 2014, and a Planning Commission hearing on June 26, 2014. The purpose of these meetings was to report out on the progress of the Community Plan Update and to solicit feedback on the Public Review Draft Tahoe Basin Community Plan policy document, which was released for public review and comment in May 2014.

Staff also continues to provide regular updates to the TRPA and the North Tahoe Regional Advisory Committee (NTRAC) on the Community Plan Update, and will continue to hold Town Hall Meetings to report out on the progress of the Community Plan Update and to seek broad community input and feedback on the process. Staff will be reporting to NTRAC on the status of the Community Plan Update at its regular August meeting, and will also be holding Notice of Preparation (NOP) Scoping Meetings for the Environmental Impact Report/Environment Impact Statement (EIR/EIS) on July 29, 2014: one at 1:00pm at the Fairway Community Center, 330 Fairway Drive, Tahoe City, and; one at 6:00pm at the North Tahoe Event Center, 8318 North Lake Boulevard, Kings Beach. A report regarding the release of the NOP will also be presented to the TRPA Governing Board at its July 23, 2014 meeting and on August 14, 2014 to the TRPA Advisory Planning Commission.

In addition, staff has finalized preparation of four Administrative Draft Area Plans (Development Codes), and after review by TRPA and the Community Plan Technical Advisory Committee (TAC), staff will be releasing them to the Plan Area Teams and the public for review and comment, and will be holding public meetings, including Plan Area Team meetings to receive input. Planning Commission deliberations on the Draft Community Plan policy document, Area Plans and Draft EIR/EIS is anticipated in early 2015.

Community Plan Document Development & Coordination with the TRPA Regional Plan

Since the last status report to the Board in April 2014, staff continues to coordinate with the TRPA on the Community Plan Update to ensure that the Community Plan documents conform to the TRPA Regional Plan and Code of Ordinances. Staff has focused efforts on developing the Community Plan policy document and four Area Plans (Development Codes containing district standards/design guidelines) for the four Plan Areas within the Community Plan boundary.

The preparation of the Community Plan policy document has been funded through grant funds awarded to the Tahoe Basin Partnership for Sustainable Communities, which Placer County and TRPA are members. The grant funding has also included the preparation of an Economic Market Analysis for the North Tahoe Basin, a Kings Beach Vision Plan, and Tahoe City Town Center visioning materials, which are intended to inform the Community Plan Update. County General Fund revenues have been allocated to the preparation of four Area Plan Development Codes, a Parking Management Plan, and an Environmental Impact Report/Environmental Impact Statement (EIR/EIS). To date, the following planning documents have been finalized and published to the County's website:

- Tahoe Basin Community Plan Update Existing Conditions Report
- Economic Market Analysis (included as an appendix in Existing Conditions Report)
- Kings Beach Vision Plan
- Tahoe City Town Center Visioning Options Diagram and Planning Principles
- Tahoe Basin Community Plan Policy Framework (guiding goals intended to frame up Community Plan policies)
- Public Review Draft Tahoe Basin Community Plan Policy Document

In May 2014, staff released the Public Review Draft Tahoe Basin Community Plan policy document for a 45-day public review period ending June 23, 2014. Staff has received written comments on the policy document and as noted above, staff also held a Town Hall Meeting and a Planning Commission meeting where oral comments were also received. Staff has been working to review the comments received, and refine and prepare the Community Plan policy document as needed for environmental review.

With the Board's December 10, 2013 approval of a contract with consultants, Dyett & Bhatia for the preparation of the four Area Plans (Development Codes) intended to implement the Community Plan policy document, staff has been working with the consultant to draft Area Plans. Administrative Draft Area Plans are expected to be complete in mid-July for TRPA and TAC review. Following review by TRPA staff and the TAC, the Area Plans will be refined and released as Public Review Drafts to the Plan Area Teams and the public for comment. It is anticipated that the Public Review Draft Area Plans will be released in late August 2014. During the comment period for the Public Review Draft Area Plans staff will be holding public meetings, including Plan Area Team meetings, to seek input on the Draft Area Plans.

Parking Management Plan

As reported to the Board in April 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 Plans (Development Codes). This effort is underway and being 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. It is expected that the Parking Management Plan will be finalized by the end of 2014 and the parking management strategy and new parking standards will be folded into the Area Plans prior to the release of the Draft EIR/EIS and Draft Area Plans.

Environmental Analysis

As approved by the Board at its April 22, 2014 meeting, the County has contracted with consultants, Ascent Environmental, Inc., for the preparation of the Community Plan Update EIR/EIS. The EIR/EIS will evaluate impacts related to the Community Plan policy document, the land use diagram, Area Plan zoning districts, "opportunity sites" as catalysts for environmental development, the maximum allowances for height and density in the TRPA Regional Plan, as well as associated amendments to the TRPA Regional Plan and Code of Ordinances. The EIR/EIS process is expected to take up to a year to complete following the release of the EIR/EIS NOP.

The environmental review process is underway and as reported to the Board in April, staff anticipated release of the EIR/EIS NOP in June 2014. However, due to on-going discussions with TRPA related to the County's Community Plan Update project description and review of various alternatives to meet community and Regional Plan goals, release of the NOP did not occur until July 16, 2014. As stated above, scoping meetings for the EIR/EIS NOP are scheduled for July 29, 2014 and the public comment period for the NOP ends on August 15, 2014.

As noted in staff's April 2014 report to the Board, there are complexities and potential delays that come with multi-jurisdictional review and deliberation of draft and final documents, and the recent delay of the EIR/EIS NOP is one example of how the multi-jurisdictional complexities of the Tahoe Basin Community Plan Update can result in impacts to the project's schedule. To that end, it is important to note that given this delay, the overall timeline for Board and TRPA adoption of the Community Plan Update will be slightly extended.

Next Steps/Timeline

As noted above, Administrative Draft Area Plans are expected to be released for TRPA and TAC review in late July 2014. Following that review, staff will work to refine the Area Plans and Public Review Draft Area Plans are expected to be released to the Plan Area Teams and the public for review in late August 2014. During this time, staff will be holding public meetings, including Plan Area Team meetings to receive input and review comments.

In addition, preparation of an EIR/EIS has begun and Planning Commission deliberations are anticipated to begin in early 2015 on the Draft Plans and Draft EIR/EIS. Following Planning Commission and Board deliberations, the Community Plan Update will be submitted to TRPA for conformance review and approval. As outlined at the Board's April meeting, staff is aware of outside pressure to complete the Tahoe Basin Community Plan Update as soon as possible in order to take advantage of investment opportunities for environmental redevelopment within the North Tahoe communities. It was anticipated that the Community Plan Update work program would be a three-to-five year effort, and staff has been working within a schedule that assumes Board approval and TRPA submittal by spring 2015 (which is within the initially-identified timeline). The following table provides a general overview of the remaining timeline, given the recent delay of the EIR/EIS NOP:

| | |
|---|-------------------|
| Public Review Draft Area Plans | Summer 2014 |
| Commence Environmental Analysis | Summer 2014 |
| Draft EIR/EIS & Draft Community Plan/Area Plans | Winter 2015 |
| Planning Commission Deliberations on Draft Documents | Winter 2015 |
| Board of Supervisors Deliberations on Final Documents | Late Spring 2015 |
| TRPA Submittal/Conformance Review | Early Summer 2015 |

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
Holly Heinzen, Chief Assistant County Executive Officer
Jennifer Merchant, Tahoe County Executive Office
Karin Schwab, County Counsel's Office
Michael Johnson, CDRA Director
Loren Clark, Assistant CDRA Director
Paul Thompson, Assistant CDRA Director - Tahoe
E.J. Ivaldi, Deputy Planning Director
Steve Buelna, Supervising Planner
Allen Breuch, Supervising Planner
Peter Kraatz, Deputy Public Works Director