

**MEMORANDUM**  
OFFICE OF THE  
**COUNTY EXECUTIVE**  
COUNTY OF PLACER

TO: Honorable Board of Supervisors

FROM: David Boesch, County Executive Officer  
Submitted by: Jennifer Merchant, Principal Management Analyst

DATE: December 11, 2012

SUBJECT: Tahoe Regional Planning Agency (TRPA) Regional Plan Update (RPU)

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**ACTION REQUESTED**

- 1.) Authorize the County Executive Officer to present comments to TRPA reflecting Placer County's support of the Agency's Regional Plan Update; and
- 2.) Direct Community Development Resources Agency to work with TRPA toward resolution of remaining issues.

**BACKGROUND**

The TRPA, a bi-state regulatory and planning agency charged with protecting Lake Tahoe's famed clarity and the region's environment, is nearing completion of a nearly eight-year planning process to update its Regional Plan. Placer County has been engaged in each process step TRPA has taken toward implementation of RPU preparation since 2005, including participation in a two year stakeholder "Pathway 2007 Forum" process, a three year Place Based Planning process to determine a 20 year vision and planning principles for the Tahoe Basin portion of Placer County, and led basin wide advancement of the Community Enhancement Project (CEP) demonstration program.

In 2010, the County Executive Office assembled a 12-member internal interdisciplinary team of experts from County departments, including Planning, Surveying & Engineering, Public Works, Facilities, Redevelopment, and County Counsel, to review draft RPU documents and provide recommendations to the Board of Supervisors regarding impacts of proposed plan amendments on the Tahoe Basin portion of Placer County on at least a quarterly basis. This team also serves as the core component of the County's Technical Advisory Committee, advising the joint Placer County-TRPA "Area Plan" process, which is underway now and will implement finer point community-specific land uses and design standards consistent with the broader Regional Plan.

The RPU Final Environmental Impact Statement (FEIS) was released by TRPA in late October and since has been the subject of two two-day joint TRPA Advisory Planning Commission-Governing Board public hearings held on the north and south shores. The TRPA Governing Board is expected to act on December 12, 2012 to certify the RPU's FEIS, including amendments to its Goals and Policies, Code of Ordinances, its Regional

Transportation Plan, the 208 Water Quality Management Plan, and the 2011 Threshold Update.

## **DISCUSSION**

The RPU FEIS has been reviewed by the County's special purpose team over the course of the last month. The team acknowledges the significant progress made between the draft and final versions of the environmental document in key areas of interest to Placer County. The TRPA Governing Board directed compilation of a "To-Do List" of future planning and analysis needs, including review of the methodology for the calculation of the Individual Parcel Evaluation System (IPES) in Placer County, which has resulted in certain parcels being undevelopable during the previous 20-year plan cycle. At Placer County's request, TRPA also modified language in its Housing Element to be consistent with language in the State Housing Element and eliminated the allocation of a specific amount of Air Quality Mitigation Fees collected to a regional funding pool, thereby allowing local jurisdictions to maintain more control over funds for locally-designated priorities. We were also successful in having language added that would allow for way-finding signage, which is identified as a priority project in the County's Tourism Development Master Plan and was prohibited in the previous Regional Plan. Additionally, in coordination with the Tahoe City Public Utility District and the North Lake Tahoe Resort Association, County staff was able to remove two items included in the California and Nevada appointed "Bi-State Consultation Committee" that would have likely resulted in unintended negative consequences to redevelopment in Tahoe City and Kings Beach.

Consistent with concerns previously raised, but remaining to be fully resolved, are issues related to land use conformance, the role and capacity of Transfer of Development Rights as a development commodity source, the Individual Parcel Evaluation System, the linkage of transportation Level of Service and Vehicle Miles Traveled to certain development commodities, and equity in the development rights distribution system. Other County priorities from TRPA's "To-Do-List" include working with local governments to complete a comprehensive review regarding interchangeability of all development commodities, completing a detailed review of coverage transfers across hydrologic zones and various water quality program projects and flood plain management strategies.

Based on positive progress and momentum, as drafted, the proposed Regional Plan Update represents a marked improvement in TRPA's intent and approach toward addressing environmental improvements in the context of real and significant economic and social challenges faced by communities in eastern Placer County.

## **RECOMMENDATION**

Placer County remains committed to the successful implementation of the RPU and working cooperatively with TRPA to that end. County Executive Officer David Boesch met with TRPA Executive Director Joanne Marchetta on November 30, 2012 to discuss the status of the RPU in light of the areas of concern identified by County staff. Ms. Marchetta advised that a majority of the issues could best be resolved as the County's Area Plans move forward subsequent to Regional Plan adoption, and committed to dedicating upper level TRPA staff resources to work collaboratively with Placer County to resolve the County's remaining issues.

As a result of this commitment to work together toward resolving these areas of joint agency interest, the County Executive Officer recommends that your Board support adoption of the plan as proposed. The CEO also requests concurrence from your Board to task the Community Development Resource Agency to work with TRPA to develop agreed to methodologies and timelines for issue resolution, improved interagency coordination, and to provide regular updates to your Board on progress relative to those efforts.

**FISCAL IMPACT**

None

