



COUNTY OF PLACER
Community Development/Resource Agency

**PLANNING
SERVICES DIVISION**

Michael J. Johnson, AICP
Agency Director

Paul Thompson, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Michael J. Johnson, AICP *MJ*
Agency Director
DATE: January 22, 2013
SUBJECT: UPDATE - TAHOE REGIONAL PLANNING AGENCY REGIONAL PLAN

ACTION REQUESTED

Regional Plan Update - Update on the successful completion of the TRPA Regional Plan. No Board action is requested.

BACKGROUND

Over the past two years, County staff from several departments have closely followed the efforts of the Tahoe Regional Planning Agency in updating its Regional Plan for the Tahoe Basin. This process was intended to be complete in 2007, but due to the complexity of attempting to update all portions of the Plan at once, significant delays continued to occur. With the introduction of Senate Bill 271, TRPA elected to narrow the scope of the Regional Plan with an aggressive schedule to meet the required adoption date of December 2012. In order to make certain that the interests of the County were addressed, County staff reviewed and provided comments on multiple draft documents, attended nearly every Regional Plan Update Committee Meeting, Governing Board Meeting, Advisory Planning Commission Meeting, and Technical Code Workshop Meeting that the County was invited to participate in. In addition to these efforts, staff from the 12-member internal interdisciplinary team of experts formed by the County Executive Office would often meet prior to these meetings to formulate a position on the documents and provide feedback to TRPA, often in advance of the public meetings.

December 12, 2012 marked an important date for the Tahoe Regional Planning Agency. The Governing Board Meeting that provided an opportunity for public comment on the RPU demonstrated significant support from its government partners for the adoption of the Regional Plan. While it was apparent that not everyone was completely satisfied with this Plan, it appeared that the Plan had reached a fair compromise to some of the more contentious issues. At the end of the day, the Governing Board voted nearly unanimously to approve all portions of the plan and related documents. The vote included 12 members in support, with one opposed and one member abstaining.

TRPA allows sixty days for the adoption of the Regional Plan and Code of Ordinances to take effect after the approval. TRPA's staff intends to return to its Governing Board following to receive direction on the priority of the mitigation measures required by the Environmental Impact Statement (Attachment 4 of the RPU) as well as the "To-Do List" items (Attachment 5 of the RPU). The TRPA Governing Board will decide which items to focus on for completion in 2013.

ANALYSIS

County staff and TRPA have worked collaboratively to address a number of the areas of difference with the Draft Regional Plan Update documents. As such, a number of the items of concern to the

County have appeared on the "To-Do List". In addition to the "To-Do List", TRPA has committed to review a "Man-Modified Stream Environment Zone" determination for the Tahoe City Area. TRPA met with County staff following the adoption of the RPU in December 2012. That meeting revealed that TRPA has begun the work on the potential "Man-Modified Stream Environment Zone" determination for Tahoe City. During this meeting there was also discussion regarding the future involvement of TRPA staff with the Community Plan Updates. This discussion included mention of addressing the Nonconforming Uses on State Route 89/Truckee River Corridor as part of this process. Further discussion included mention of the other "To-Do List" items, where County staff conveyed that the review of the Transfer of Development Rights and the review of the Individual Parcel Evaluation System are of particular importance to Placer County. County staff identified these two items as being of unique importance to Placer County and may otherwise be over-looked as opposed to some of the other "To-Do List" items that would also be shared with other jurisdictions. Placer County staff intends to be available to assist TRPA staff with these efforts as well as to attend the Governing Board Meeting to provide comments and answer any questions that should be raised related to these items.

FISCAL IMPACT

None.

SUMMARY

No action is necessary as this status update is intended to generate discussion and feedback from the Board regarding prioritization of the "To-Do List" items associated with the Regional Plan Update. Staff will continue to move forward and will return to the Board to request future direction as warranted.

cc: David Boesch, County Executive Officer
Jennifer Merchant, Tahoe County Executive Office
Karin Schwab, County Counsel
Loren Clark, Assistant CD/RA Director
Rick Eiri, Engineering and Surveying Manager
Dan Dottai, Engineering and Surveying Manager
Paul Thompson, Deputy Planning Director
Steve Buelna, Supervising Planner
Crystal Jacobsen, Supervising Planner
Ken Grehm, Department of Public Works Director
Peter Kraatz, Deputy Public Works Director
Nick Trifiro, Associate Planner