



**MEMORANDUM
COUNTY EXECUTIVE OFFICE
ADMINISTRATION
County of Placer**

TO: Honorable Board of Supervisors **DATE:** June 27, 2022
FROM: Jane Christenson, Acting County Executive Officer
BY: Stephanie Holloway, Principal Management Analyst
SUBJECT: North Tahoe/Eastern Placer Partnerships and Regulatory Framework

ACTION REQUESTED

Receive a presentation from County Executive and Tahoe Regional Planning Agency staff on the history and relationship of governmental and community oversight in the North Lake Tahoe region.

BACKGROUND

Lake Tahoe is one of the world's largest, deepest, clearest, and most spectacular mountain lakes in the world and is a unique treasure of many. In the 1960s, Lake Tahoe faced a critical crossroads as rapid development pressures created uncertainty for the future of the pristine environment. Regulatory authority for the 500-square-mile watershed was fractured; split roughly in half by the California and Nevada state border and further divided into local governmental authorities; five counties and a city. In response to growing concerns for irreparable environmental degradation, California and Nevada decided to come together to create an agency to manage growth and development in the watershed and lead a shared, cooperative mission to conserve and restore the lake and watershed and its highly sensitive environment.

Established in 1969, the Tahoe Regional Planning Agency (TRPA) is the nation's first bi-state regional environmental planning agency, with a mission to lead the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region, while improving local communities and people's interactions with the irreplaceable environment. The organization was established with the consent of Congress through a bi-state compact, creating the nation's first environmental organization with land use authority crossing state lines and overlaying local government authority.

The bi-state compact charges TRPA with establishing a regional plan for the Lake Tahoe Basin with the mandate to achieve environmental standards, called thresholds. Environmental threshold standards set long-term environmental goals for the Region. Many of the thresholds will take generations to achieve and will require a lasting commitment to environmental improvement over time. The Regional Plan outlines actions to attain these thresholds that restore Lake Tahoe while balancing economic and community vitality. The compact gives TRPA authority to enforce the Code of Ordinances designed to protect and attain the thresholds.

Although the Compact designates TRPA as the leader of environmental standards in the Lake Tahoe Basin, TRPA works in cooperative partnership with other organizations, agencies, and many private property owners to implement Environmental Improvement Program projects that enhance the community and restore and enhance the environment.

The bi-state compact and establishment of Tahoe Regional Planning Agency set the region on a path of collaboration which includes Placer County and the common goal for to enhance recreation and economic interests, provide access to public lands, support local communities and protect sensitive lands. The two agencies work closely together on both regional and project specific elements of Regional and Area Plan implementation including environmental stewardship efforts.

To further advance the bi-state compact and TRPA Regional Plan, local jurisdictions have established local land use planning documents. The Placer County Tahoe Basin Area Plan (TBAP) is a joint document between Placer County and TRPA which is intended to implement and achieve the environmental improvement and redevelopment goals of the TRPA Lake Tahoe Regional Plan and the TRPA/Tahoe Metropolitan Planning Organization (TMPO) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The TBAP also satisfies California's comprehensive long-term general plan requirements and serves as the General Plan for the Tahoe Basin portion of Placer County. Recent establishment of the TBAP in December of 2016 provides a heightened focus within the TRPA-designated town centers of Tahoe City and Kings Beach and includes redevelopment incentives and new development and design standards for mixed-use areas to promote the redevelopment of existing town centers to improve aesthetic conditions, restore environmentally sensitive lands, enhance recreation opportunities, and improve multi-modal transportation options. After five years, Placer County staff is preparing a package of TBAP amendments which further refine and improve upon the policies and standards. These amendments are targeted to be before TRPA and your Board later this year.

In addition to the sustainability and land planning efforts outlined above, Placer County has engaged with local business and community members to ensure a vision to support a sustainable tourism economy within the region. From this effort, the first Tourism Development Master Plan (TDMP) was developed in 1995, concurrent with the passage of the first voter ballot initiative to increase Transient Occupancy Tax (TOT) in Eastern Placer County, which identified priority projects and services TOT funds could support.

In 2004, the North Lake Tahoe Tourism and Community Investment Master Plan was developed to update the TDMP in response to a changing tourism industry and added priorities such as workforce housing. In 2015 the current Tourism Master Plan (TMP) was created with broad community participation and served as the second update to the original TDMP. The current 2015 TMP emphasizes community priorities including visitor-serving amenities like trails and expanded transportation service, visitor serving facilities and destination marketing services.

In addition to the above planning and policy work, your Board has been committed to local financial and community engagement investments to assure successful implementation of a balanced approach to development, community and environmental goals and interests.

Following the initial approval of the additional North Lake Tahoe Transient Occupancy Tax in Eastern Placer, voters reauthorized the 2 percent Transient Occupancy Tax in 2002, 2012 and most recently on June 7th, 2022. TOT revenues generated in the Collection Area have historically been apportioned by your Board to eastern Placer County to implement the TMP and voter supported priorities and continue to be allocated in consultation with community organizations, including the North Lake Tahoe Resort Association, business associations and County residents. One such community committee is the Board establish Capital Projects Advisory committee (CAP). This 13-member committee, established by your Board, recommends capital priorities projects to the Placer County Board of Supervisors which advance the implementation the Tourism Master Plan and Transient Occupancy Tax Policy in eastern Placer County.

The Lake Tahoe and Eastern Placer region has an established framework which fosters collaboration and promotes a common mission to achieve economic and environmental balance. The long history of preservation and continued partnerships provides a bright, sustainable future for generations to come.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

None