

**MEMORANDUM**  
OFFICE OF THE  
**BOARD OF SUPERVISORS**  
COUNTY OF PLACER

TO: Honorable Board of Supervisors

FROM: Thomas M. Miller, County Executive Officer  
Submitted by: Jennifer Merchant, Principal Management Analyst

DATE: June 22, 2010

SUBJECT: Placer County Position on Tahoe Regional Planning Agency Regional Plan Update.

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**ACTION REQUESTED**

Direct staff to present comments reflecting Placer County's position on the Tahoe Regional Planning Agency Regional Plan Update related to Land Use, Air Quality, Transportation, Noise and Climate Change/Energy sub-element policies.

**BACKGROUND**

The TRPA is a regulatory and planning agency charged with protecting Lake Tahoe's famed clarity and the region's environment. In 1969, the United States Congress ratified an agreement between California and Nevada governors and lawmakers and created a bi-state compact that formed a regional planning agency to oversee development at Lake Tahoe. The Compact, as revised in 1980, gave the Tahoe Regional Planning Agency authority to adopt environmental quality standards, and to enforce ordinances designed to achieve these thresholds.

The TRPA is in the process of updating its Regional Plan and making minor revisions to existing Environmental Threshold Carrying Capacities (Thresholds). The Regional Plan provides an overview of land use, conservation, restoration, forest health, wildlife management, air quality, and related goals and policies and implementation strategies that, when combined, are designed to accelerate threshold attainment over the next 20 years.

**CURRENT STATUS**

County Executive Office and Planning Department staff presented an informational briefing to your Board on May 18, 2010 regarding input on the Regional Plan Update provided by County staff at various stakeholder meetings, TRPA Advisory Planning Commission hearings and TRPA Governing Board hearings and in written form. The update generated discussion and feedback from your Board and provided confirmation that the County staff is implementing your Board's direction thus far in providing comments on the Regional Plan.

In order to reaffirm Placer County's position in specific areas prior to further TRPA Governing Board consideration at upcoming Milestone hearings, staff is requesting that your Board review

and consider endorsement of the following policy concepts. Staff is also prepared to request further direction as the Regional Plan Update is developed.

#### Land Use

- Maintain consistency with existing Placer County-approved Community Plans, i.e. Tahoe City Gateway.
- Support Pedestrian-Transit Oriented Development and its policies to increase height and density and allow missed use development in town centers.
- Ensure availability of development commodities during interim period after RPU approval but prior to Community Plan update.
- Create affordable housing unit banking policy.
- Streamline “two-step” subdivision process.

#### Air Quality

- Withhold implementation measure requirements until appropriate monitoring systems are located in Placer County and an Air Quality Attainment Plan is updated to include data and cost benefit analysis.
- Create a policy for pollutants of localized concern (particulate matter and carbon monoxide) that prioritizes emissions reductions projects the closest to the project that is being mitigated.

#### Transportation

- Eliminate the following required actions:
  - Paid parking as a regional revenue source.
  - Implementation of 20 minute headways in town center areas.
  - Construction and year-round maintenance of bike trails on major transportation corridors.
  - Incorporate bike and pedestrian facilities into all public service projects.

#### Noise

- Eliminate the following required actions:
  - Prohibition of off-highway, off-road and over-the-snow vehicles from operating within 1,000 feet of residences or other sensitive use areas.
  - Prohibition of development in areas that exceed noise standards.

#### Energy/Climate Change

- Create a policy that states future basinwide Climate Action Plans should provide flexibility to allow consistency with plans developed by local jurisdictions under state and federal guidelines.

#### **REQUESTED ACTION**

Direct staff to submit comments reflecting Placer County's position on the above-outlined policy concepts and to return to request future direction as warranted.

#### **FISCAL IMPACT:**

None