



STAFF REPORT

Date: January 18, 2023

To: TRPA Regional Plan Implementation Committee

From: TRPA Staff

Subject: Proposed Amendment to the Plan Area Statement 146 (Emerald Bay) and 147 (Paradise Flat) to incorporate map D-15 to the Regional Plan and correct the designation of parcels APNs: 017-041-017, -018, -025, -027, -029, -031

Summary and Staff Recommendation:

In order to correct a mapping omission, staff recommends that the Regional Plan Implementation Committee recommend Governing Board approval of the amendment to the Regional Plan map, and Plan Area Statements 146 (Emerald Bay) and 147 (Paradise Flat) as proposed. This amendment would move APNs: 017-041-017, -018, -025, -027, -029, -031 from Plan Area Statement 146 to Plan Area Statement 147. This amendment would keep the allowable use of the Paradise Flat subdivision consistent as Residential.

This item is also scheduled for Governing Board review in January, following the RPIC's consideration and recommendation. Please refer to the Governing Board packet for the full staff summary, adopting ordinance, and related attachments.

Required Motions:

In order to recommend adoption of the proposed Ordinance Amendments the Regional Plan Implementation Committee must make the following motion(s), based on the staff report:

- 1) A motion to recommend approval of the Required Findings, as described in Attachment B, including a finding of no significant effect, for adoption of the Plan Area Statement amendment as described in the staff report; and
- 2) A motion to recommend adoption of Ordinance 2023-___, amending Ordinance 1987-9, to amend the Plan Area Statements as shown in Attachment A, Exhibit 1.

In order for motions to pass, an affirmative vote of a majority of the quorum in attendance is required.

Contact Information:

For questions regarding this agenda item, please contact Alyssa Bettinger, Senior Planner, at (775) 589-5301 or abettinger@trpa.gov.