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MEMORANDUM

Date: December 22, 2011

To: TRPA Regional Plan Update (RPU) Committee

From: TRPA Staff

Subject: Regional Plan Update Recommendations for January 4 and 10 RPU  
Committee meetings

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**Requested Actions:**

1. Provide direction to staff regarding the Plan update process;
2. Direct staff to include the Regional Plan Amendments (by goal, policy and implementation measure) in the Draft Regional Plan for future review by the TRPA Governing Board; and
3. Direct staff to prepare draft code amendments for implementation items.

**Summary:**

This Staff Summary addresses:

1. Actions Sheets and Minutes from prior meetings;
2. Land Use, Housing, Community Design, Recreation and Public Service Plan Elements restated to reflect Committee actions from prior RPU Committee Meetings;
3. Revisions to the Plan Introduction reflecting direction from prior RPU Committee meetings;
4. A draft Transportation Element for RPU Committee review;
5. A recommended process for preparing a draft Regional Plan and Development Code by March 2012 and preparing a final Regional Plan and Development Code by December 2012; and
6. The schedule and topics for upcoming RPU committee meetings. Please note that additional meetings were scheduled and meeting lengths were increased. The next meeting is January 4, 2012 at 9:30 am.

### **Action Sheets and Minutes:**

Corrected minutes are provided for the November RPU Committee meetings. Action Sheets and Minutes are provided for the December meetings. The RPU Committee is requested to approve minutes and action sheets, with or without modification.

### **Land Use, Housing, Community Design, Recreation and Public Service Plan Elements restated with all Committee actions:**

Enclosed with this Staff Summary are all previously-distributed Plan Elements re-stated with updates to reflect Committee Actions and other previously-distributed staff recommendations that were not acted upon. There are no new recommendations in these materials. These Plan Elements should replace all existing plan materials in the RPU Committee's 3-ring binders.

### **Plan Introduction:**

An Updated Plan Introduction is provided. The updated introduction reflects changes requested by the Committee on December 13. Modifications focused on:

1. More directly referencing TMDL findings related to major water pollutants;
2. Adding emphasis regarding public acquisitions and other environmental initiatives;
3. Addressing State and Federal Master Plans in Figure 2 and text;
4. Also addressing the Prosperity Plan in Figure 2; and
5. Other minor clarifications and corrections, including a more clear representation of the TRPA planning framework on figure 3.

### **Transportation Element:**

This packet includes the initial distribution of the draft Transportation Element. To facilitate thorough public review before Committee Action, staff recommends that the Transportation Element be reviewed on January 10. Transportation Plan maps will be distributed at the January 4 meeting.

In reviewing the Transportation Element, the RPU Committee should consider the following:

1. Goals and Policies in the Transportation Element mirror those in the Draft Regional Transportation Plan (RTP).
2. Under the recommended system, land use and transportation policies would work together to result in reduced reliance on automobiles and improved air quality, along with other benefits. This approach, supported by the RTP and Transportation Element, meets the requirements of California Senate Bill 375 related to sustainable communities.

3. In accordance with federal legislation, the RTP is updated on a four-year cycle, and thus has been vetted frequently with the public and the TMPO Governing Board. The RTP was most recently updated and approved by the TMPO in 2008, but the Transportation Element of the Regional Plan was not concurrently amended to reflect the RTP changes. As a result, language in the existing Transportation Element does not reflect the Board approved 2008 RTP. To view changes between the draft Transportation Element and existing policy, a version of the draft Transportation Element showing legislative modifications to the 2008 RTP Goals and Policies is enclosed.
4. The Draft RTP and the Draft Transportation Element have been updated simultaneously, using the same public process with extensive public and board review. At its 2010 meeting, the Governing Board reviewed substantive changes in the Transportation Element and provided direction to staff. The Transportation Element and draft RTP reflect this direction.
5. Significant changes from the 2008 RTP include the following:
  - a. Requiring that development activities incorporate segments of the planned bicycle and pedestrian network adjacent to the development site. This could be done through construction or in-lieu fees. This requirement is common in local governments throughout the country.
  - b. Requiring a maintenance plan for public bicycle and pedestrian facilities.
  - c. Allowing and encouraging shared parking and other contemporary parking management strategies in local plans and other detailed plans.
  - d. Adding an exception to vehicular delay standards when alternative transportation facilities are provided and are adequate to serve the proposed development and nearby communities.

**Process for Completion of the Regional Plan:**

Staff recommends the following general process for completion of the Regional Plan Update by the end of 2012. Details for upcoming meetings are summarized later in this Staff Summary.

1. By February 3, 2012 the RPU Committee completes its review of Draft Regional Plan Goals, Policies and Implementation Measures (excluding the Implementation Element). Additional meetings have been scheduled by the chair and vice chair to meet this schedule.

February and early March: final refinements of the Environmental Impact Statement (EIS) to reflect Committee actions. The draft Regional Plan and the Proposed Alternative in the EIS would reflect majority votes from the RPU Committee. Policies associated with dissenting opinions would be included within the range of alternatives analyzed by the EIS to facilitate later deliberations and modifications.

2. By March 2, 2012, the RPU Committee completes its review of the Implementation Element and associated Code amendments. Additional meetings will likely be needed in February, depending on progress in January.
3. By March 7, 2012, the RPU Committee reviews and recommends approval of a complete draft Regional Plan and Code Amendment package.
4. At the March 21/22, 2012 TRPA Governing Board meeting, the Governing Board hears an overview of the draft plan as recommended by the RPU Committee along with a summary of dissenting opinions. The draft code and draft EIS will also be presented at this meeting.

After release of the Draft Plan, Code and EIS, the Governing Board discusses and debates the key policy issues where there was RPU Committee dissent. Board deliberations will be made part of the public comment record on the Draft EIS.

5. Throughout April and May, 2012, hold a sixty-day public review and comment period. Multiple informational public workshops are planned at this time and public hearings will be held before the Board in May.
6. In early June, 2012, staff compiles and organizes public comments on the draft Plan and Code.
7. In late June, 2012, staff recommends a Governing Board meeting to consider public comments and dissenting opinions from RPU Committee members. The Governing Board would provide any additional comments to the RPU Committee at this time.
8. Starting in July, 2012, the RPU committee would reconvene and hold a series of meetings to consider and develop changes on issues of significant dissent based on dissenting opinions from RPU Committee members and comments from the public and the Governing Board. The RPU Committee would recommend modifications to the Draft Plan and code at this time. A complete recommendation would be provided to the Governing Board before the September, 2012 Board meeting.
9. At the September Board meeting, the Governing Board would review the RPU Committee recommendation and preliminarily recommend a Final Plan, with or without modifications.
10. After the September Governing Board meeting, the Final EIS would be completed along with responses to comments and the final amendment package would be scheduled for adoption no later than December, 2012.

## **Schedule and Topics for Upcoming RPU Committee Meetings:**

The RPU Committee has completed its review of plan topics including:

1. The Regional Land Use Pattern;
2. The Regional / Local Planning System;
3. Coverage Policies and Programs;
4. Development Right Transfers;
5. The Recreation Element;
6. The Public Service Element; and
7. Threshold Amendments

The RPU Committee needs to complete review of additional plan topics, which were originally scheduled for completion in 2011, including:

1. Development Allocations;
2. Regional Development Standards – Height, Density, Design, etc;
3. TAU Transfers;
4. Regional Land Use Map;
5. Housing Policies;
6. Plan Introduction;

In January, 2012, additional RPU Committee meetings are scheduled to complete review of:

1. Transportation;
2. Water Quality, including the BMP Program, TMDL Program coordination, pollution control regulations and site development standards.
3. Air Quality Policies
4. Other Policies for Conservation, Noise, Natural Hazards, etc.

The Chair and Vice-Chair extended half day meetings to full day sessions (9:30 am to 5:00 pm with lunch break) and scheduled an additional meeting on January 26 and a tentative meeting on Jan 10, to be confirmed pending packet review. An updated schedule of meetings and Committee topics is enclosed.

Overall, staff recommends the Committee complete as many of the unfinished 2011 items as possible on January 4. On January 10, the Committee would address transportation and continue, as needed, with remaining 2011 items. Water Quality and other natural resources would be addressed and completed at the four meetings between January 24 and February 1.

If you have any questions, please contact Arlo Stockham, at (775) 589-5236 or [astockham@trpa.org](mailto:astockham@trpa.org).