

Exhibit A

Summary of 2012 Regional Plan Update Process

This 2012 Regional Plan Update has been informed by a comprehensive public outreach process over a nine-year period. The outreach process is unprecedented in the history of TRPA. Major procedural steps in the planning process are summarized below.

Preliminary Public Outreach – 2004-07

Between 2004 and 2007, TRPA hosted the “Pathway Vision Process” and “Place Based Planning Forums”. Over 2,500 people participated in public meetings and provided recommendations for the Regional Plan Update.

In conjunction with the public meetings and workshops, public opinion polls were also completed in 2005 and 2006 - reaching additional stakeholders. In total, more than 5,000 people shared their vision for Lake Tahoe with TRPA early in Regional Plan Update process.

Follow-up surveys were completed in 2009 and 2011 to obtain more detailed input on important topics and gauge if public opinion had changed since the initial 2005/06 surveys. Overall, public input from the different processes resulted in a similar list of priority topics.

2006 Threshold Evaluation

In 2006, TRPA completed a 5-year Threshold Evaluation outlining environmental conditions and trends at that time. Preliminary and final results of the 2006 Threshold Evaluation were reviewed at public outreach meetings and a range of possible policy responses were discussed.

Pathway Vision Summary

At the conclusion of the preliminary public outreach process, significant recommendations that were widely supported were documented in the Pathway Vision Summary. Important recommendations included:

- Prioritize continued environmental restoration with a focus on:
 - Lake Clarity
 - Forest Health and Fuels Reduction
 - Air Quality and Transportation
- Revitalize existing communities
- Accelerate the construction of bicycle and pedestrian facilities
- Simplify regulations

In 2007, the Governing Board endorsed the Vision for the Regional Plan Update, which served as an important precursor to the significant policy modifications that are reflected in the Final Draft Regional Plan.

Issue Prioritization Process

Between 2008 and 2010, the TRPA Governing Board prioritized topics to address in the Regional Plan Update based the 2006 Threshold Evaluation, the Pathway Vision Summary and other relevant information.

Code Reorganization Process

Between 2009 and 2011, the Code of Ordinances was reorganized to provide a more understandable regulatory framework for the Region. The code reorganization process improved the organization, readability and consistency of the Code of Ordinances, but did not make significant regulatory changes.

2011 Threshold Evaluation

In April 2012, TRPA completed and publically presented another 5-year Threshold Evaluation outlining environmental conditions and trends.

Like prior evaluations, the Draft 2011 Threshold Evaluation was developed in accordance with the Regional Plan directives and through a science-based process that involved the compilation and analysis of Basin-specific monitoring data regarding environmental conditions and the status of Threshold attainment. Additionally, to provide the strongest possible foundation for 2012 Regional Plan Update, 2011 Threshold Evaluation underwent an independent peer review by a diverse panel of environmental scientists not affiliated with the Lake Tahoe Region. The comprehensive nature of the 2011 Threshold Evaluation and recommendations from peer reviewers have helped clarify current status and trends in environmental conditions and potential factors that may contribute to conditions and trends. Information and findings from the 2011 Threshold Evaluation were publically reported to the Regional Plan Update Committee throughout the plan drafting process.

2011-12 Plan Drafting Process

In 2011 and early 2012, the Regional Plan Update Committee of the Governing Board prepared the April 25, 2012 Draft Regional Plan (“April Draft Plan”).

To reflect the makeup of the Governing Board, the Regional Plan Update Committee included Statewide and Local Government Governing Board appointees from both States. Seven members were initially appointed to the Update Committee (half of the Governing Board voting members); one member could not participate and resigned during the process. Plan provisions were developed through an exhaustive public review of existing Policies and proposed amendments. Every word of the Regional Plan was reviewed, debated by participants, and ultimately voted upon by the Regional Plan Update Committee at a series of 15 full-day public meetings.

Wherever possible, compromise language was developed to resolve concerns that emerged at Committee meetings. The vast majority of the updated Plan was unanimously endorsed. Approximately 11% of the votes were non-unanimous. Non-unanimous topics from the Regional Plan Update Committee involved the most controversial aspects of the update process and were the focus of later discussions and compromises.

Environmental Review Process

Following a series of scoping meetings and preliminary analyses, draft environmental documents (Regional Plan EIS and Regional Transportation Plan EIR/EIS) were prepared for the Regional Plan/Code and for the Regional Transportation Plan. The environmental documents

evaluated five alternative planning approaches for the Regional Plan/Code and Regional Transportation Plan Updates. A Draft EIS for the Regional Plan and a Draft EIR/EIS for the Regional Transportation Plan were released for public review and comment on April 25, 2012.

Alternative 3 in the draft environmental documents generally reflected the April Draft Plans that were prepared by the Regional Plan Update Committee. The Final Draft Plan is a modified version of Alternative 3.

The draft environmental documents evaluated a range of potential environmental impacts that could result from implementation of each alternative, in accordance with applicable laws and regulations. For topics that could result in potentially significant environmental impacts, the Draft EIS and EIR/EIS recommended Mitigation Measures to reduce potential impacts to a less than significant level. Other than global climate change, which is outside the control of TRPA, the Final Draft Plans include measures to fully mitigate all potentially significant environmental impacts.

Public Comment Period

Between April 25, 2012 and June 28, 2012, an integrated public comment period for the Regional Plan EIS and the Regional Transportation Plan EIR/EIS was completed. Presentations were given to all of the involved Federal, State and Local Governments and numerous public workshops and hearings were held for interested individuals. Hundreds of comments were received and are responded to in the final environmental documents.

Bi-State Consultations

Between May 2012 and July 2012, high level officials from the States of California and Nevada hosted “consultation meetings” with a variety of stakeholders to develop compromise provisions for topics that were not unanimously endorsed by the Regional Plan Update Committee.

The meetings were organized at the direction of both Governors and were led by John Laird, California Secretary for Natural Resources and Leo M. Drozdoff, Nevada Director of Conservation and Natural Resources. Participants included statewide and local government appointees to the Governing Board from each State, environmental advocates from each State and business advocates from each State. Staff members from TRPA, both States, and Local Governments provided technical support for the discussions.

The process culminated in the “Bi-State Recommendation” for unresolved issues, dated July 26, 2012. The Bi-State Recommendation included a series of recommended modifications for the most controversial components of the Regional Plan Update.

Plan Refinement Process

In August 2012, the Regional Plan Update Committee reviewed Bi-State Recommendations and other public comments and unanimously endorsed a set of plan modifications that addressed controversial issues. Endorsements included the entirety of the Bi-State Recommendation,

applicable mitigation measures from the draft environmental documents, and additional items that were suggested during the Public Comment Period.

On August 25, 2012, the Governing Board endorsed the Regional Plan Update Committee's recommendations for provisions to include in the Final Draft Plans. The Governing Board vote was twelve in favor, none opposed and one abstention. One member was absent and did not vote. The Governing Board also established a diverse "Technical Working Group" to review the plan and code modifications that implement Governing Board endorsements.

Between August 25, 2012 and October 24, 2012, staff, consultants and the Technical Working Group prepared the Final Draft Regional Plan Update and all related documents for review and ultimate adoption. Provisions in the Final Draft Plan were unanimously endorsed by the Technical Working Group as being consistent with the August 25, 2012 Governing Board actions.

Public hearings are scheduled at joint meetings of the Governing Board and Advisory Planning Commission in November and December. Public input will also be accepted at the October Governing Board meetings when the Final Draft Documents are released.

Additional Procedures for Regional Transportation Plan

Policies in the Regional Transportation Plan mirror those in the Regional Plan and were developed through the broader coordinated process. Additional details in the Transportation Plan (transportation facilities, funding strategies, etc.) were developed by transportation experts and vetted by the Tahoe Transportation Commission. Additional procedural steps for the Regional Transportation Plan include:

- Focused outreach with citizen advocates for transportation, businesses, housing agencies and advocates, environmental organizations, the Washoe Tribe, and a large number of public planning and transportation agencies at the federal, state, and local level.
- A Technical Advisory Committee was established in September of 2011 consisting of the Tahoe Transportation Commission, as well as representatives from other interested agencies. The primary role of the Technical Advisory Committee was to review drafts of the Transportation Plan and to provide input on technical matters.
- Four additional public workshops were held in 2011 and 2012 to focus on transportation issues.
- Additional transportation-focused public surveys were completed in late 2011.

Additional Procedures for Section 208 Water Quality Management Plan

The Section 208 Water Quality Management Plan ("208 Plan") administered by TRPA under authority delegated by the states of Nevada and California, with approval of the EPA outlines the water quality management system in the Lake Tahoe Region, including provisions in the Regional Plan. In response to Governing Board endorsement of provisions to include in the Final Draft Plan, updates to the 208 Plan are being prepared to maintain consistency and incorporate the Lake Tahoe TMDL. The amended 208 Plan is currently being reviewed by the two States and the EPA and will be distributed once the interagency consultations and review are complete.