

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Board of Supervisors

FROM: Peter N. Maurer, Principal Planner

DATE: June 16, 2009

RE: TRPA Pathway 2007 Funding and Memorandum of Agreement

## Background:

On January 27, 2009 the Board continued Planning staff's recommendation to approve a memorandum of agreement (MOA) with the Tahoe Regional Planning Agency (TRPA) to assist with funding the Tahoe Regional Plan update process, known as "Pathway 2007." Concerns expressed by Board members included how long the process may take, what will the total cost to the County be (including direct financial contributions as well as staff support), and what other agencies' contributions will be. The matter was continued to February 24, 2009 so that additional information could be provided and was then continued off calendar.

## Discussion:

Supervisor Sweeney provided each Board member with a packet of information that was prepared for the initial request for contributions in March of 2006. Of note within that packet is a series of questions posed by Supervisor Sweeney, with responses from then Development Services Director Greg Fuz. Some of the key points in this document are that the Regional Plan Update funding requested is in addition to the \$40,000 to \$50,000 provided to TRPA under a separate MOU for general funding of the Agency's functions; that while 0.2 FTE of staff time was requested, most of that work has been completed and any additional time will be minimal; and that because the 2004 General Plan shows the Tahoe Basin designated as "Adopted Plan" (meaning that the Regional Plan serves as the County's general plan, similar to that of the specific plans in the El Dorado Hills area) no amendment to our plan would be required. It is likely, however, that certain provisions may need to be incorporated into the zoning ordinance, either as a part of the ordinance update that is underway, or as a separate amendment. This would occur depending on the timing of the regional plan update adoption, and whether there would be significant inconsistencies between the zoning standards and the regional plan.

The agreement signed by the County in 2006 committed the County to contributing \$25,000 toward Phase 1 of the update program, which was paid on July 26, 2006 although the expense was applied to FY 2005-06. This was based on an action by the Board on March 14, 2006 where the Board approved a resolution (Reso. No. 069-2006) expressing their intent to participate in the Pathway 2007 process, and authorized the transfer from the general fund to Development Services for this expense. Phase 1 was the public visioning process, which occurred during the 2005-06 fiscal year. At that time other agencies were requested to also contribute in the amount shown in the table below:

**Annual Contribution to TRPA for Regional Plan Update**

<b>Contributor</b>	<b>Amount</b>
TRPA	\$350,000
Placer County	\$50,000
Washoe County	\$50,000
City of South Lake Tahoe	\$50,000
Douglas County	\$25,000
El Dorado County	\$25,000
USFS	\$100,000
<b>Total</b>	<b>\$650,000</b>

The present request before the Board would be for work that has already been completed (during the 2006-07 and 2007-08 fiscal years), based on the understanding by TRPA that the County had committed to funding the work. The total contribution to TRPA for the regional plan update, if this proposed \$50,000 is approved, would be \$75,000. There would be no further commitment on the part of El Dorado County unless we chose to participate further.

TRPA staff expects the administrative draft plan to be completed by the end of summer, with a public review draft out in the fall. Public comment and environmental review would then commence, with final adoption expected later next year. TRPA staff also indicated that after adoption of the Regional Plan update, community plan updates would follow, but there is no specific time frame for that to occur. There has been fairly wide-spread community support for an update to the Meyers Community Plan, which was adopted in 1993. Additionally, the County's General Plan also directs us to work with TRPA in preparing and adopting a community plan for the Tahoma/Meeks Bay area (Policy 2.10.1.3 and Implementation Measure LU-O.)

County staff does not believe that the Regional Plan, when adopted, would constrain any planning efforts the County wishes to achieve in the Tahoe Basin. Staff has worked with TRPA staff on the development of the plan to date and the County has representation on both the TRPA Governing Board as well as the Advisory Planning Commission.

**Recommendation:**

Staff recommends that the Board of Supervisors approve the Memorandum of Agreement, authorizing the payment of a total of \$50,000 (\$25,000 for FY 2006-07 and \$25,000 for FY 2007-08) to the Tahoe Regional Planning Agency, as support for the "Pathway 2007" Regional Plan update.