

**NEVADA OVERSIGHT COMMITTEE (March 19, 2012)**

**Transfer of Planning Matters to Other Gov't Entities**

<sup>morning</sup>  
**Good afternoon** Chairman Lee, members of the Committee and public, I am Joanne Marchetta, Executive Director of the Tahoe Regional Planning Agency.

- With me today is **John Hester**, TRPA's Planning Director and **Julie Regan**, Chief of External Affairs.
- As TRPA Board member Nancy McDermid said in her remarks, **one of the priorities of our Regional Plan Update is returning TRPA to a truly regional role** where we transition more permitting responsibility to local governments – a transition that will have the safeguard of accountability to Tahoe's regional standards.

**For several decades**, TRPA's emphasis has been on localized, site-specific issues, with a heavy emphasis on residential projects.

- That was right for then when there was uncertainty about what would happen on **mostly vacant private residential parcels** with development rights.
- Today, nearly at build-out, our focus needs to be adjusted to today's problems where a **more regional focus is needed** in order to deliver accelerated regional-scale environmental benefits as intended by the Compact.

**TRPA's vision** is for an improved planning and permitting system where many parcel-by-parcel development decisions transition to local county or city governments in accordance with TRPA approved plans and regulations – a system of so-called CONFORMITY review and approval.

- If the Board decides to pursue this new conformance review system, we believe it will **beneficially refocus TRPA on achieving key regional environmental goals** while removing the need in most cases for two layers of often duplicative, permit requirements and time-consuming, costly process.

**Under this new approach, local governments** – which have nearly 25 years of experience working with TRPA rules and regulations – **would create localized land use plans** that must **meet the Compact's environmental standards**.

- In turn, local governments could **tailor their plans to their locality** and have **more autonomy in administering planning and permitting** responsibilities to better serve the unique circumstances and desired character of each community.
- This transition does not mean that local government would be left on its own or that it would become unaccountable to regional standards needed to protect the spectacular alpine environment that is Tahoe.

EXHIBIT D - TAHOE  
Document consists of 2 pages.  
Entire Exhibit provided.  
Meeting Date: 03-19-12

- No, in fact, in designing these modifications to Tahoe's planning system, TRPA is **looking to already effective regional planning models elsewhere**, like the Truckee Meadows Regional Planning Agency and the California Coastal Commission.
- **By using the best** from these tried and true existing models, we believe we can make the planning and permitting system for Tahoe more efficient and this **transition will allow TRPA to focus its limited resources on achieving regional gains on regional issues** like water and air quality, invasive species, and transportation planning.

The Governing **Board is discussing how this new approach should evolve**, including how to balance streamlining and efficiency with safeguards to assure that regional standards will be met.

- **So, for example**, the Board may be discussing // what size of a project is "regionally significant" so that TRPA would retain primary permitting authority, // how and when projects approved by local governments could be appealed to TRPA, and // if and how often local governments' plans should be re-certified by the TRPA Governing Board.

There is a **working proposal** on the table as part of the draft regional plan document coming forward in April. We recognize this is an area where there are **differences of opinions** and expect to work the issue through to an acceptable solution that satisfies the various points of view.

You know I am an optimist, and I believe **there's common ground** to be found among the diverse stakeholders on the regional plan on this and other issues. As our next topic gets into more detail about the regional plan update, **I'll close my remarks on this first issue** and take your questions on this item ... thank you.