Attachment 4  
Environmental Impact Statement Mitigation Measures  
Updated August 31, 2012


3. Mitigation Measure 3.5-1: Implement Sustainability Measures with Performance Standard.

4. Mitigation Measure 3.6-1: Establish and Implement a Region-Wide Traffic Noise Mitigation Program.


7. Mitigation Measure 3.6-4: Develop and Implement an Exterior Noise Policy for Mixed-Use Development.

Attachment 5
Preliminary List of Priority Projects
Updated August 31, 2012

Projects noted with “***” were identified as priorities by the TRPA Governing Board during the plan refinement and adoption process. Other projects were identified by the Regional Plan Update Committee during the plan development process.

Projects Related to Development Allocations and Transfers

1. **Review and update the allocation release system (residential and non-residential) in coordination with the Local Government Committee.


3. Evaluate of the IPES program, including the unique situation in Placer County, and identify possible amendments to regional plan policies and/or the development code.

Projects Related to Land Coverage

1. **Complete a detailed review of coverage transfers across hydrologic zones. This review will include presentations from the California Tahoe Conservancy and the Nevada Land Bank / Nevada Division of State Lands.

2. Evaluate the coverage management system and identify possible amendments to regional plan policies and/or the development code.

3. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan Policies. (Repeated in Water Quality)

Projects Related to Community Character

1. **Prioritize an evaluation of Affordable Housing Policies. (also a required mitigation measure)

2. Evaluate Level of Service standards for regional roadways, including standards related to peak periods, and identify possible amendments to regional plan policies, the development code and/or Transportation plans and programs.

3. Evaluate policies and regulations related to drive-up windows and identify possible amendments to regional plan policies and/or the development code (Addressed in part by drive-up pharmacy Pilot Project)

Projects Related to Water Quality Programs

1. **Create a subcommittee of the TRPA Governing Board, along with interested parties, to explore options related to BMP compliance.

2. **Review stormwater discharge standards and resolve any inconsistencies with TMDL requirements.
3. Evaluate floodplain management strategies and identify possible amendments to regional plan policies and/or the development code.

4. Evaluate the Environmental Improvement Program (EIP) and identify possible amendments to the EIP based on Total Maximum Daily Load (TMDL) Pollutant/Stormwater Load Reduction Strategies (PLRPs and SLRPs) and other Regional Considerations.

5. Evaluate the water quality mitigation fee and coverage mitigation fee programs and consider amendments to reflect water quality impacts and benefits from development and redevelopment activities in accordance with updated Regional Plan Policies. (Repeated in Coverage)

6. Evaluate SEZ Restoration strategies and identify possible amendments to Regional Plan policy and/or the Development Code.

7. Develop a strategy to initiate a public information campaign to educate the public about the plan to phase out the use and sale of chemical lawn fertilizer containing phosphorus by 2017, subject to outlined exceptions.

**Projects Related to Air Quality Programs**

1. Develop an incentive program to encourage the replacement of non-compliant wood stoves and conversion of fireplaces by 2015.

**Projects Related to Process Improvements**

1. **Implement a certified contractor program for Land Capability Verifications and consider additional procedural improvements related to the Land Capability Verification process.**

2. Evaluate the code of ordinances and identify topics that could be modified to be more understandable and effective.

3. Develop standardized evaluation criteria for determining the suitability of soil conditions for wet season grading, activity on sensitive lands, and resource management operations. Develop corresponding monitoring protocols for determining the effects of these activities on soil and water quality.


5. Evaluate the opportunity for a variance process within TRPA Code regulations.

6. Improve coordination of GIS data among agencies.

7. Evaluate TRPA Code requirements for Temporary Activities to streamline the process.

8. Evaluate TRPA permit security bonds that have been held for many years and develop a program for utilizing those funds.

9. Evaluate TRPA Code Chapter 21 for opportunities to update and consolidate use categories.
**Other Projects**

1. Develop an urban bear strategy and identify possible amendments to regional plan policies, the development code and/or agency programs.

2. Review of the TRPA Code requirements for historic resource protection to streamline the process and eliminate redundancy with California State Law.