

Stakeholder Alternatives Matrix Form

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Stakeholder	Element or Subelement	Alternative	Staff Proposed Goal	Suggested Goal Language	Staff Proposed Policy	Suggested Policy Language	Staff Proposed Implementation Measure	Suggested Implementation Measure
Private Sector	Water Quality	3			Require BMP implement at-sale or post bond	(Move to Alt. 4; this approach cannot be viewed as increased dev. friendly)		
Private Sector	Water Quality	3			Deleted simple disclose lang from Alt 3.	Should be returned and retained in Alt. 3		
Private Sector	SEZ	2			variable relocate ratio [range of 1.5:1 to 4:1]	Retain concept, remove ratio brackets to ensure incentive based program, not punitive		
Private Sector	Rec	2					Gen.Imp-3 requires special TRPA involvement in ROW abandonment	Drop it. Let local gov handle the matter; focus on larger picture items, not micromanaging and impeding the small things
Private Sector	Land Use	2					Amend Code Subparagraph 33.2.A(4) to allow non-sensitive lands to acquire allocations as an enticement	Reject. There is already a finite number of 'buildable' parcels remaining; to both take them out of the

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							to retire the parcel	inventory and divert an allocation in the process is ill-conceived. Focus on 'bang for buck' incentives to most pressing threshold issues such as Water Clarity.
Private Sector	Air Quality	2					Amend AQ.IMP-17 to afford woodstove changeout at times other than title transfer.	Not far enough, especially for Alt. 2, which is to reject the point-of-sale retrofit activity altogether, be it woodstoves, BMPs, or what have you.
Private Sector	Trans.	2					T.IMP-17 requires a maintenance plan for bike/ped trails, including O & M funding, before approving.	This can be viewed as a burden at best, a roadblock or disincentive at worst to those who wish in increase the bike/ped trail system. Perhaps o.k. when funding is pursued, but clearly not as compelling when

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								the applicant is only seeking permit. Remove requirement, or modify to focus on projects that use TRPA dollars.
Private Sector	Veg	2					VG.Imp-10 Requires owners to elim or control noxious weeds...	Should simply replace first word from "Require" to "Assist"
Private Sector	Land Use	2 and 3	none	Ensure, to the extent practicable, no net loss of develop potential as non-sensitive lands are retired	none	Counterbalance the past press to take lands out of private hands and retire their building/use potential.	none	Monitor and track non-sensitive land retire or deed restrict
Private Sector	Air Quality	2					woodstove changeout at sale	disclose only at sale in Alt 2
Private Sector	Land Use	2	secure affordable housing in perpetit	Incentivize increased participation in low, mod, and above-mod housing	deed restrict	market rate		

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Private Sector	EIS	1,2,3, 4	none	Include Economic Impact Analysis in all Alts of EIS				