
TRPA Regional Plan Update

Energy and Climate Change Goals, Policies, and Implementation Strategies

January 27, 2010

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Alternative 1 – Energy and Climate Change Goals, Policies, and Implementation Strategies

Alternative 1 -- ENERGY (no current Goals and Policies speak directly to Climate Change and no changes are proposed)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures

Alternative 2 – Energy and Climate Change Goals, Policies, and Implementation Strategies

Alternative 2 -- ENERGY AND CLIMATE CHANGE										
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1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	EC1 PROMOTE ENERGY CONSERVATION PROGRAMS AND DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES TO LESSEN DEPENDENCE ON SCARCE AND HIGH-COST ENERGY SUPPLIES	EC1 REDUCE GREENHOUSE GAS EMISSIONS WITHIN THE TAHOE REGION CONSISTENT WITH STATE AND FEDERAL PLANNING TO REDUCE THE SCALE AND INTENSITY OF CLIMATE CHANGE EFFECTS ON THE REGION, THE COUNTRY, AND THE WORLD.]	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region. .	EC1.1 ALL NEW DEVELOPMENT SHALL COMPLY WITH STATE AND FEDERAL ENERGY EFFICIENCY STANDARDS	SAME	U	Incorporation of energy efficiency standards in building design is a conservation strategy for reducing energy consumption and costs. Innovative techniques of reducing home and business energy needs should be encouraged	EC IMP1: Enforce through application of federal energy efficiency standards and California building code by local jurisdictions on the California side of the Basin
1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has	EC1.2 A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS SHOULD BE DEVELOPED	EC 1.2 ENCOURAGE AND ADOPT THE PRINCIPLES OF ZERO WASTE AS A GOAL FOR THE REGION	A	Waste targeted for landfills should be minimized. Landfills are a source of greenhouse gas emissions. Land area for landfills is limited and existing landfills	N/A

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	Socio-Economics 3 - Community Design: The Lake Tahoe Basin has pedestrian-friendly, mixed-use town centers and other effective community designs with diverse businesses, residential areas, public spaces, and public services collocated with efficient transportation options.				proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.				are quickly nearing capacity. Reusable waste products such as newspaper and aluminum cans should be targeted for recycling by providing a coordinated program of collections. Reusable waste products such as paper, plastic and metal should be targeted for recycling by providing a coordinated program of collections. Yard and food waste should be composted.	
1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in	EC1.3 DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	EC-1.3 SUPPORT AND ENCOURAGE USE OF ALTERNATIVE ENERGY WHEN TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.	A	Use of alternative forms of energy can reduce greenhouse gas emissions. TRPA should encourage such as solar, wind and small scale biomass.	EC IMP2: When found to be compliant with other threshold areas such as scenic, make design allowances for alternative energy sources, such as height allowances for solar panels. EC IMP 3: Require that new government offices incorporate renewable energy generation either on or off site to provide 15% or more of the project's energy

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					CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.					needs. EC IMP 4: Change the existing solar design guideline into a standard to require, where feasible, that new buildings be designed to include optimal roof orientation (between 20 to 55 degrees from the horizontal) with sufficient south-sloped surface to allow for easy, cost-effective installation of solar energy systems in the future.
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement	EC1.4 ENVIRONMENTAL IMPACTS TO THE FISHERY, INSTREAM FLOWS, AND SCENIC QUALITY OF ALL PROPOSED HYDROELECTRIC PROJECT SITES SHALL BE CONSIDERED TOGETHER WITH OTHER ENVIRONMENTAL CONSIDERATIONS	SAME	D	Dams and other water diversion facilities possibly pose the greatest single impact to the stream fishery. Project proposals must consider the impact on the resident and migratory fishery and adequately mitigate all significant adverse impacts	N/A

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					Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.					
1.10.9 Energy & Climate Change/TRPA Staff	NONE	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.	EC1.5 INCORPORATE POLICIES 4 AND 5 OF GOAL #11, POLICIES 2,3,4,7, AND 8 OF GOAL #2, AND POLICIES 1,5,7,8, AND 9 OF GOAL #4 OF THE AIR QUALITY SUBELEMENT AS ENERGY SAVING MEASURES	SAME	D	This policy is not needed because they already exist within the Air Quality section and support and compliment the energy section.	N/A

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1.10.9 Energy & Climate Change/TRPA Staff	<p>Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.</p> <p>Transportation 1 - Mobility/Socio-Economic Vitality: A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private automobile. - (Non-Threshold)</p> <p>Socio-Economics 3 - Community Design: The Lake Tahoe Basin has pedestrian-friendly, mixed-use town centers and other effective community designs with diverse businesses, residential areas, public spaces,</p>	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.	NONE	<p>EC-1.6 DEVELOP, AND IMPLEMENT A REGIONAL SUSTAINABILITY PLAN TO REDUCE OR ENCOURAGE REDUCTION IN GHGs FROM ALL SECTORS WITHIN THE REGION. THE PLAN WILL BE DEVELOPED AND MAINTAINED IN COLLABORATION WITH PARTNER AGENCIES AND LOCAL JURISDICTIONS. THE PLAN WILL ADDRESS BOTH EMISSIONS REDUCTIONS AND ADAPTATION TO CLIMATE CHANGE EFFECTS, AND WILL INCLUDE AT LEAST THE FOLLOWING ELEMENTS:</p> <ol style="list-style-type: none"> 1. A baseline emissions inventory identifying GHG emissions from both direct and indirect anthropogenic sources in the Region 2. A quantified emissions reduction target for GHG emissions in the Region that take into account climate change legislation in the states of California and Nevada, and at the federal level; 3. Recommendations for new goals, policies, and implementation measures to meet the 	N	State of California is still developing its requirements and program elements for addressing climate change. The decision to address climate change occurred later in the Regional Plan update process. Therefore further development is needed to create a full program for addressing climate change	

Comment [e1]: A Regional Sustainability Plan is under development.

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	and public services collocated with efficient transportation options.						emissions reduction target, as necessary. 4. Recommendations for further research to fill information gaps regarding climate change impacts specific to the Tahoe Region; 5. A program to monitor, evaluate and report progress towards the emissions reduction target and adaptation goals, and 6. An adaptive management program to develop new strategies for emissions reduction and adaptation.			

Comment [e2]: Redundant with element #3.

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1.10.9 Energy & Climate Change/TRPA Staff	<p>Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.</p> <p>Transportation 1 - Mobility/Socio-Economic Vitality: A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private automobile. - (Non-Threshold)</p> <p>Socio-Economics 3 - Community Design: The Lake Tahoe Basin has pedestrian-friendly, mixed-use town centers and other effective community designs with diverse businesses, residential areas, public spaces,</p>	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.	NONE	EC-1.7 REQUIRE THAT TRPA ENVIRONMENTAL DOCUMENTS INCLUDE AN ANALYSIS OF EACH PROJECT'S GHG EMISSIONS.	N	As part of over-all goals and objectives, new construction should minimize GHG emissions	EC IMP 5: Amend the TRPA Initial Environmental Checklist to include criteria for GHG emissions and require analysis of GHG emissions as part of over-all project EIS. Consider assessing a GHG mitigation fee.

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	and public services collocated with efficient transportation options.									
1.10.9 Energy & Climate Change/TRPA Staff	<p>Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.</p> <p>Transportation 1 - Mobility/Socio-Economic Vitality: A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on the private automobile. - (Non-Threshold)</p> <p>Socio-Economics 3 - Community Design: The Lake Tahoe</p>	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.	NONE	EC-1.8 ENCOURAGE ADOPTION OF GREEN BUILDING STANDARDS BY LOCAL JURISDICTIONS AND ENCOURAGE IMPLEMENTATION OF GREEN BUILDING PRACTICES.	N	The recommendation and management decision was to incorporate green building codes through the update of the design guidelines.	<p>EC_IMP 6: Reduce permit fees for projects implementing Green Building Design</p> <p>See AQ implementation measures below: AQ Imp 5 Reduced Fees -- Reduce permit fees by: 15% for all LEED Silver Certified Construction; 25% for all LEED Gold Certified Construction; 50% for all LEED Platinum Certified Construction</p>

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	Basin has pedestrian-friendly, mixed-use town centers and other effective community designs with diverse businesses, residential areas, public spaces, and public services collocated with efficient transportation options.									
1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems. Transportation 1 - Mobility/Socio-Economic Vitality: A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that	NONE	EC-1.9 AS PART OF THE REGIONAL SUSTAINABILITY PLAN, DEVELOP AND IMPLEMENT A PUBLIC EDUCATION AND OUTREACH PROGRAM TO INFORM THE PUBLIC (BOTH RESIDENTS AND VISITORS) ABOUT EFFORTS IN THE TAHOE REGION TO REDUCE REGIONAL CONTRIBUTIONS TO GREENHOUSE GASSES, INCLUDING MEASURES THAT INDIVIDUALS AND BUSINESSES CAN TAKE TO REDUCE CONTRIBUTIONS. THE EDUCATION AND OUTREACH PROGRAM	N	Reducing GHG emissions will require an outreach component.	EC_IMP 7: Develop Regional Sustainability Plan outreach effort. Collaborate and incorporate efforts currently being developed by Regional Sustainability Plan initiative and TMPO

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	the private automobile. - (Non-Threshold) Socio-Economics 3 - Community Design: The Lake Tahoe Basin has pedestrian-friendly, mixed-use town centers and other effective community designs with diverse businesses, residential areas, public spaces, and public services collocated with efficient transportation options.				reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.		WILL ENCOURAGE RESIDENTS AND VISITORS TO REDUCE GREENHOUSE GAS EMISSIONS.			
1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed	NONE	EC-1.10 ESTABLISH OR SUPPORT PROGRAMS TO ASSIST IN THE ENERGY EFFICIENT RETROFITTING OF OLDER RESIDENTIAL UNITS.	N	Many older residences are not energy efficient; this would reduce energy use by residents.	EC_IMP 8 If GHG mitigation fees are assessed, release these fees for retrofitting older primary residential units.

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					legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB 375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.					
1.10.9 Energy & Climate Change/TRPA Staff	Air Quality 2 - Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	EC1	EC1	A	At the Federal level the US EPA has issued findings that GHGs threaten the public health and welfare of current and future generations. The State of NV has proposed recommendations to reduce GHGs in NV and the State of CA has proposed legislation to reduce GHGs in CA. Specifically, California SB 375 requires MPOs to implement Sustainable Communities Strategies that reduce GHG emissions. SB	NONE	EC-1.11 REQUIRE THAT BUILDING PROJECTS RECYCLE OR REUSE A MINIMUM PERCENTAGE OF UNUSED OR LEFTOVER BUILDING MATERIALS.	N	Redevelopment generates a substantial amount of re-useable waste that is diverted to landfills.	EC IMP 9 Update project criteria to include guidelines for documenting waste disposal and reuse.

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					375 has designated TRPA's Regional Plan as the SCS for the Tahoe Region.					
1.10.9 Energy & Climate Change/TRPA Staff	NONE	NONE	EC2 ADAPT TO THE REGIONAL EFFECTS OF CLIMATE CHANGE.	N	There are usually two parts to a climate action plan, or plan that addresses climate change. The first is to reduce GHG emissions and the second is to ensure that regulations and policy recognizes the changing conditions that may be caused by climate change.	NONE	EC-2.1 USE THE MONITORING AND EVALUATION SYSTEM TO DEVELOP AND IMPLEMENT MEASURES TO ADAPT TO CLIMATE CHANGE.	N	Policy intended to support programs that are clearly stated within the Goals and Policies and Code of Ordinance.	None
1.8..2 Housing/TRPA Staff	H.DC-2: 2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1 TO THE EXTENT POSSIBLE AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds	A	Current Goal is written as a policy	NONE	EC-H1.1 Locate affordable housing in transit-oriented development whenever feasible.	N	Reduce vehicle trips by residents of PTOD areas. Reduce VMT by daily commuters who may otherwise live outside of the Region.	EC.IMP-10 Limit use of bonus units to affordable housing in PTOD areas.

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1.8..2 Housing/TRPA Staff	H.DC-2: 2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1	H1	A	Current Goal is written as a policy	NONE	EC-H1.2 Include work-force housing in large projects in mixed use areas, whenever feasible	N	Reduce VMT by daily commuters who may otherwise live outside of the Region.	EC.IMP-11 Work with local jurisdictions to develop language to define large projects and set targets for work-force housing.
1.8..2 Housing/TRPA Staff	H.DC-2: 2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1	H1	A	Current Goal is written as a policy	NONE	EC-H1.3 Housing developments will comprise a mix of affordable and market rate units.	N	Reduce VMT by daily commuters who may otherwise live outside of the Region.	EC.IMP-12 Implement similar to Tahoe Valley Community Plan
1.9 Transportation/K. Fink	T.DC-1. A multimodal transportation system that promotes viable alternatives for mobility needs, encourages alternative mode use, and decreases dependency on	NONE	T-7 PARKING: DEVELOP PARKING MANAGEMENT STRATEGIES FOR THE LAKE TAHOE REGION	N	Elevate focus on parking to a goal.	NONE	EC-TR1.1 Support and promote the use of low- and zero-emission vehicles (ZEV).	N	Encourage the use of low-and zero-emission vehicles which have lower emissions.	EC.IMP-13 Require new commercial and retail developments to provide prioritized parking for electric vehicles and vehicles using alternative fuels. EC.IMP-14 Encourage new construction to

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	the private automobile.									include vehicle access to properly wired outdoor receptacles to accommodate ZEV and plug in electric hybrids (PZEV).
1.8.5 Air Quality/C.Emmett	AQ.DC-1 Human and Ecosystem Health: Air quality in the Lake Tahoe Basin is healthy for humans and ecosystems.	Page II-29 of the AQ Subelement, 2nd full ¶: Implementation of control measures contained in the Air Quality Plan should lead to attainment of the TRPA threshold standards and should also lead to attainment and maintenance of federal and state air quality standards.	AQ-1 HUMAN & ECOSYSTEM HEALTH: AIR QUALITY IN THE REGION IS ATTAINED AND MAINTAINED AT LEVELS THAT ARE HEALTHY FOR HUMANS AND THE ECOSYSTEM.	A	Pathway Agreement	NONE	EC-AQ1.1 Require that new developments incorporate transit measures into project designs that promote the use of alternative modes of transportation.	N	Specifies that projects must incorporate transit measures.	EC.IMP-15 Require inclusion of sidewalks, whenever possible, on both sides of all new street improvement projects, except where there are severe topographic or natural resource constraints.

Alternative 3 – Energy and Climate Change Goals, Policies, and Implementation Strategies (for Stakeholder Review Only)

<p align="center">Alternative 3 -- ENERGY AND CLIMATE CHANGE (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1. As under the other alternatives the Regional Plan will fill the requirement of a Sustainable Communities Strategy for areas within California)</p>										
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Alternative 4 – Energy and Climate Change Goals, Policies, and Implementation Strategies

Alternative 4 -- ENERGY AND CLIMATE CHANGE (same as Alternative 2 except for the following modification/additions)										
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1.10.9 Climate Change/TRPA Staff	NONE	NONE	EC-2	N	The State of California, in SB 375, requires MPOs to implement Sustainable Communities Strategies" that lays out how the emissions reduction will be met. In addition SB 575 has designated TRPA's Regional Plan as the Sustainable Communities Strategies (CSC)Plan for implementation of sustainable strategies to reduce Green House Gas emissions	NONE	EC-2.2 WORK WITH REGIONAL SCHOOL DISTRICTS TO IDENTIFY FUNDING SOURCES AND OTHER INCENTIVES FOR SCHOOL DISTRICTS TO DEVELOP TRANSPORTATION PLANS THAT WILL SUBSTANTIALLY REDUCE AUTOMOBILE TRIPS TO, AND CONGESTION SURROUNDING SCHOOLS. PLANS SHOULD ADDRESS AT LEAST THE FOLLOWING ELEMENTS: 1. Necessary infrastructure improvements and potential funding sources, 2. Replacement of old diesel busses with low- or zero-emissions vehicles, and 3. Safe Routes to School programs and other formal efforts to increase walking and bicycling by students.	N	School buses are some of the least clean-burning vehicles. Modernizing the school bus fleet and providing safe alternatives to students would improve air quality and reduce GHG emissions.	EC IMP-17: Develop program as part of Regional Sustainability Plan Initiative

Comment [e3]: Deletions reflect duplication of Alternative 2. Please note that there are two new policies.

Alternative 4 – Energy and Climate Change Goals, Policies, and Implementation Strategies

Alternative 4 -- ENERGY AND CLIMATE CHANGE (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.10.9 Climate Change/TRPA Staff	NONE	NONE	EC-2	N	The State of California, in SB 375, requires MPOs to implement Sustainable Communities Strategies" that lays out how the emissions reduction will be met. In addition SB 575 has designated TRPA's Regional Plan as the Sustainable Communities Strategies (CSC)Plan for implementation of sustainable strategies to reduce Green House Gas emissions	NONE	EC-2.3 THE REGIONAL PLAN AND ITS IMPLEMENTING PLANS SHALL ACHIEVE AND MAINTAIN LEED NEIGHBORHOOD CERTIFICATION.	N	Stakeholder input stated that TRPA is no-longer at "cutting edge" of planning. There was an explicit desire to update regulations to be consistent with newest in national planning trends	EC IMP-18: Incorporate planning elements required by LEED to achieve Neighborhood Certification.

Comment [e3]: Deletions reflect duplication of Alternative 2. Please note that there are two new policies.