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COOPERATIVE AGREEMENT
Between
PLACER COUNTY
And
TAHOE REGIONAL PLANNING AGENCY

REC'D JAN 10 2005

This **COOPERATIVE AGREEMENT** was entered into the 7th day of December 2004, by and between the County of Placer (hereinafter referred to as the "County"), and the Tahoe Regional Planning Agency (hereinafter referred to as the "TRPA").

WHEREAS, this cooperative agreement between TRPA and the County, is intended to avoid potential impacts generated by the use of residential properties as Vacation Rentals; and

WHEREAS, without this cooperative agreement between TRPA and the County, the use of residential properties as Vacation Rentals is not permissible within the territorial jurisdiction of the TRPA; and

WHEREAS, this agreement shall clearly set forth the expectations of TRPA and the County as they relate to Vacation Rentals; and

WHEREAS, on March 24, 2004 the TRPA Governing Board adopted Ordinance 2004-06, which Ordinance amended the Code of Ordinances defining Vacation Rentals (a residential unit rented for periods less than 30 days); and

WHEREAS, the TRPA Code of Ordinances, via adoption of Ordinance 2004-06, established the elements that comprise Neighborhood Compatibility Requirements (certain standards of operation and function expected of residential units) for Vacation Rentals; and

WHEREAS, the County and TRPA agree that specific Neighborhood Compatibility Requirements must be enforced to ensure the peaceful enjoyment of property; and

WHEREAS, the County and TRPA agree the County is better suited to enforce these Neighborhood Compatibility Requirements; and,

WHEREAS, the County and TRPA share certain common objectives in maintaining the residential character of neighborhoods; and

WHEREAS, cooperation will be mutually beneficial to the County and TRPA in achieving these common objectives;

NOW THEREFORE, in consideration of these premises, the parties hereto do agree with each other as follows:

R E C E I V E D
DEC 14 2004
PLANNING DEPT.

REC'D JAN 10 2005

I. **THE COUNTY AGREES TO:**

- A. Cooperate with individual property owners and property management firms for the purpose of facilitating the adherence to Neighborhood Compatibility Requirements as they relate to the use of residential structures by non-residents of the Basin (vacation rental), for all residential properties within their jurisdiction.
- B. Assume the lead role providing enforcement for the Neighborhood Compatibility Requirements for vacation rentals, which TRPA maintains certain standards for pertaining to Noise, Lighting, Parking, and Signage (as of the date of this agreement, which such standards may be amended from time to time). Such standards are referenced in the table below.

Placer County	
Signs (in CP)	Code sections 4.4.F, 26.1.B; SG-Placer, ch. 18
Signs (outside CP)	Code section 26.1.B; SG-Placer, ch. 18
Noise (in CP)	Code section 23.3; CP, Chapter 2
Noise (outside CP)	PAS; Code section 23.3
Parking (in CP)	Code section 24.1B; SG-Placer, ch. 12, Section A - Standards
Parking (outside CP)	Section 4.20 (attached)
Lighting (in CP)	Code section 30.1.B; SG-Placer, ch. 4, Sections A through D, Standards
Lighting (outside CP)	Code section 30.1, 30.8; DRG section 7.

LEGEND

(in CP): Inside Community Plan Boundaries

(outside CP): Outside of Community Plan Boundaries

SG-Placer: Placer County Standards and Guidelines for Signage, Parking and Design. (Placer County, 3/94; TRPA 2/94)

Code: TRPA Code of Ordinances

CP: Community Plans

DRG: Regional Plan for the Lake Tahoe Basin, Design Review Guidelines, Sept. 1989

- C. Assume the lead role providing for the enforcement of the Neighborhood Compatibility Requirements, including but not limited to the enforcement of County standards relating to the proper handling of refuse/garbage and the adoption and enforcement of measures that will mitigate the potential adverse impacts related to the occupancy of vacation rentals.
- D. Pursue compliance with, and enforcement of, the Neighborhood Compatibility Requirements.

II. TRPA AGREES TO:

- A. Cooperate with the County in developing plans to implement and enforce the Neighborhood Compatibility Requirements for residential neighborhoods as requested by the jurisdictions.
- B. Assist and cooperate with the County in education and information programs designed to make the public aware of the need for Neighborhood Compatibility Requirements.

III. IT IS MUTUALLY AGREED THAT:

- A. Neighborhood Compatibility Requirements are appropriate and necessary to maintain the serenity and enjoyability of residential neighborhoods.
- B. Without adherence to the Neighborhood Compatibility Requirements, significant incompatible land use issues may arise from Vacation Rentals.
- C. Any party may withdraw from this agreement by giving sixty (60) days written notice to the other stating the reasons for withdrawal.
- D. Withdrawal from this agreement by the County would render the use of Vacation Rentals (residential units rented for periods of less than 30 days) as an illegal activity in violation of the applicable TRPA Plan Area Statement and/or Community Plan, except for those properties that can establish that a legally vested right for such use existed as of September 1986, to the satisfaction of both TRPA and the County.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the day, month, and year first written above.

Date: 12-7-04

Placer County

by Harriet White
Harriet White, Chairperson, County Board
of Supervisors

Date: 1-7-2005

TAHOE REGIONAL PLANNING AGENCY

by John Singlaub
John Singlaub, Executive Director