

SEZ

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
<p>SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.</p>		<p>SEZ-1.1 Implement comprehensive SEZ program: Develop and implement a comprehensive SEZ program that is comprised of the following four core elements: (i) a comprehensive regulatory strategy and implementation plan, (ii) a comprehensive protection and restoration plan, and (iii) a comprehensive monitoring and assessment plan, and (iv) water quality standards for SEZs.</p>	<p><b>REPLACE SEZ-1.1 with the following Policy:</b></p> <p>Enhance, restore, preserve and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ, Vegetation, terrestrial, wildlife, and aquatic communities are healthy and sustainable.</p> <p><i>(Proposed policy moved to IMP measure)</i></p>	<p>SEZ.IMP-1: Revise and update the regulatory SEZ definition, identification criteria, and delineation standards to allow for more accurate and repeatable SEZ identification and delineation.</p> <p>SEZ.IMP-2: Develop and adopt a standardized SEZ classification system to facilitate consistent classification and more effective SEZ tracking, monitoring, assessment, mitigation, and restoration and land use planning.</p> <p>SEZ.IMP-3: Update the regional SEZ map using improved remote-sensing data sets to facilitate and improve SEZ tracking, monitoring, assessment, environmental review, mitigation, and restoration and land use planning.</p> <p>SEZ.IMP-4: Develop and adopt standardized methodologies for assessing SEZ conditions at the regional and project scale to facilitate more effective and consistent SEZ monitoring and assessment and more informed and effective restoration, mitigation, and land use planning.</p>	<p><b>ADD as SEZ Implementation Measure:</b> Develop and implement a comprehensive SEZ program that is comprised of the following four core elements: (i) a comprehensive regulatory strategy and implementation plan, (ii) a comprehensive protection and restoration plan, and (iii) a comprehensive monitoring and assessment plan, and (iv) water quality standards for SEZs.</p> <p>SEZ.IMP-1: Revise and update the regulatory SEZ definition, identification criteria, and delineation standards to allow for more accurate and repeatable SEZ identification and delineation <u>while assuring that, at a minimum, the same amount of acreage (1100 acres of disturbed land) is restored as detailed in 1982 from previous maps. The definition must also identify, as SEZs, areas where human modifications have resulted in previously-functioning SEZs 'drying up'.</u></p> <p>SEZ.IMP-2: Develop and adopt a standardized SEZ classification system, <u>based on the EPA wetland systems</u>, to facilitate consistent classification and more effective management.</p> <p>SEZ.IMP-3: Update the regional SEZ map using improved remote-sensing data sets to facilitate and improve SEZ tracking, monitoring, assessment, environmental review, mitigation, and restoration and land use planning. <u>Field check final maps for consistency and science based applicability.</u></p> <p>SEZ.IMP-4: Develop and adopt standardized methodologies for monitoring SEZ conditions at the Regional, <u>subwatershed, catchment and</u> project scale to facilitate more effective and consistent SEZ monitoring and assessment and more informed and effective restoration, mitigation, and land use planning.</p>
<p>SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and</p>		<p>SEZ-1.2 SEZ restoration and enhancement: Restore and enhance the historic extent and natural condition and functions of all converted and degraded SEZ lands in recreation and conservation areas, and restore and enhance the historic extent and natural condition and functions of 25 percent of all converted and disturbed SEZ lands located within the urban boundary.</p>		<p>SEZ.IMP-5: Revise the definition of "SEZ restoration" and adopt new definitions for "SEZ enhancement" and "SEZ creation" to distinguish between these three different types of activities and allow for more appropriate and effective SEZ mitigation and environmental improvement projects.</p>	<p>SEZ.IMP-5 -- Revise the definition of "SEZ restoration" and adopt new definitions for "SEZ enhancement" and "SEZ creation" to distinguish between these three different types of activities and allow for more appropriate and effective SEZ <u>restoration.</u></p>

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SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.					
SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.		SEZ-1.3. Floodplain improvements. Where feasible, encourage the removal or retrofitting of existing floodplain impediments to help reestablish natural floodplain conditions and allow for the evolution of natural fluvial processes such as stream migration.	SEZ-1.3. Floodplain improvements. <u>Remove or retrofit existing floodplain impediments to help reestablish natural floodplain conditions and allow for the evolution of natural fluvial processes such as stream migration. Restore historic floodplains to provide for greater flood attenuation benefits.</u>	NONE	<p><b>ADD as SEZ Implementation Measure:</b>  <u>Identify all historic floodplains; identify potential coverage for removal and identify priorities for removing structures to improve floodplain function.</u></p> <p><b>ADD as SEZ Implementation Measure:</b>  <u>Develop a system within the framework of the Lake Clarity Crediting System which provides credits to local jurisdictions for floodplain restoration.</u></p>
SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation,		SEZ.-1.4 SEZ preservation and management. Preserve the extent and physical, chemical, and biological integrity of SEZ lands, and manage them to maintain, restore, and enhance their natural and beneficial functions and values.	SEZ.-1.4 SEZ preservation and management <u>is key to preserving the extent and physical, chemical, and biological integrity of SEZ lands, and managing them to maintain, restore, and enhance their natural and beneficial functions and values.</u>	NONE	<p><b>ADD as SEZ Implementation Measure:</b>  <u>Retain on TRPA staff, biologists, soil scientists, and hydrologists to identify the appropriate restoration and management requirements to attain natural and beneficial functions and values. Ensure all TRPA actions related to SEZs result in progress towards policy SEZ – 1.4 and the SEZ threshold goals.</u></p>

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terrestrial wildlife, and aquatic communities are healthy and sustainable.					
SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.		SEZ-1.5 Surface and ground water alteration. Prohibit activities and land uses that alter hydrologic conditions or processes in a manner that could have substantial adverse effects on the extent, condition, or functions of SEZ lands.	SEZ-1.5 Surface and ground water alteration <u>that change hydrologic conditions or processes in a manner that would adversely affect the extent, condition, or functions of SEZ lands are prohibited.</u>	NONE	<b>ADD as SEZ Implementation Measure:</b> <u>Adopt plans and ordinances to assure that activities and land uses contribute to the restoration of natural conditions.</u>
SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and		SEZ-1.6 Golf course retrofits: encourage golf courses located in or adjacent to SEZs to retrofit course designs in conjunction with implementation of fertilizer application compliance measures (see water quality subelement, goal #1, policy 6) to prevent the release of nutrients to adjoining ground and surface waters.	SEZ-1.6: <u>Reduce impacts of golf courses facilities on habitat, streams, SEZs, floodplains and the Lake.</u>	NONE	<b>ADD as SEZ Implementation Measure:</b> <u>If possible, remove portions of golf course facilities including fairways, greens, paths and buildings and other disturbances and facilities located in SEZs.</u>

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SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.		SEZ-1.8 Permissible uses in man-modified SEZs: Prohibit new land coverage and other forms of permanent land disturbance in man-modified SEZs, except when the new land coverage or land disturbance would result from the implementation of projects that meet the permissible use requirements described in the code of ordinances.	SEZ-1.8 <u>Man modified SEZs should be restored and new land coverage and other forms of permanent land disturbance prohibited thereafter. Once SEZs have been restored to their natural function, all policies, implementation measures and other regulations applicable to SEZs will also applied to restored SEZs.</u>	NONE	<p><b>ADD as SEZ Implementation Measure:</b> <u>Classification of man modified SEZs cannot be altered or reinterpreted based on man modified alterations.</u></p> <p><b>ADD as SEZ Implementation Measure:</b> <u>Water level measurements taken from monitoring wells for the purposes of assessing soil type (i.e. evaluating depth from surface to water table) will subtract the distance associated with any fills of gravel or other pervious cover when calculating the total depth to the water table.</u></p>

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<p>SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.</p>		<p>SEZ-1.10 Compensatory mitigation: Implement compensatory mitigation requirements to offset unavoidable, project-related impacts on SEZ lands and ensure no net loss of SEZ area and function.</p> <p>Changed in SEZ Factsheet (verified by P. Nielsen email): <i>Staff proposes to revise the compensatory mitigation requirement under Alternative 2 to include a variable, project-specific mitigation-to-impact ratio that will range from 1.5:1 to 4:1 instead of 2:1 to 4:1 in evaluation of new and relocated disturbances.</i></p>	<p><u>SEZ-1.10: Public- and low-impact outdoor recreation projects with demonstrated, unavoidable - related impacts on SEZ lands are required to assure a net increase in SEZ area and function. No SEZ disturbance is permitted on private land.</u></p>	<p>SEZ.IMP-12: Implement a new, fixed compensatory mitigation-to-impact ratio of 4:1 for all permanent impacts to SEZs.</p> <p>Added (P. Nielsen email): The Board directed staff to coordinate with partner agencies during development of regulatory definitions for SEZ and permanent disturbance.</p>	<p><b>ADD as SEZ Implementation Measure:</b> <u>The Beneficial Use(s) and water quality objectives for wetlands must be determined, documented and restored and protected for all wetlands in the Tahoe Basin.</u></p> <p>SEZ IMP-12: <u>Staff will coordinate with soil scientists, hydrologists and biologists during development of regulatory definitions for SEZ and permanent disturbance.</u></p>

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<p>SEZ-1 SEZ enhancement, restoration, preservation, and management: enhance, restore, preserve, and manage SEZs so that physical, chemical, and biological processes function properly within the constraints and dynamics of individual watersheds, and SEZ vegetation, terrestrial wildlife, and aquatic communities are healthy and sustainable.</p>		<p>SEZ-1.12 Coverage relocation and replacement in SEZs: Allow relocation of existing land coverage within SEZ lands only when the proposed relocation would have a neutral or beneficial effect on the condition and function of affected SEZ lands and would not interfere with planned or reasonably foreseeable SEZ enhancement, restoration, or creation projects.</p>	<p>SEZ-1.12 Coverage relocation and replacement in SEZs: Allow relocation of existing land coverage within SEZ lands only when the proposed relocation would have a <u>beneficial</u> effect on the condition and function of <u>sending and receiving</u> SEZ lands and would not interfere with planned or reasonably foreseeable SEZ enhancement, restoration, or creation projects.</p>		

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			<p><b>ADD as new SEZ Policy:</b>  <u>Public acquisition of SEZ lands, including both parcels and portions of parcels, is encouraged for action by land banks and public entities in order to restore, retire coverage, and deed restrict SEZ lands for protection from future development and disturbance.</u></p>		<p><b>ADD as SEZ Implementation Measure:</b>  <u>Provide, and annually update, information on SEZ conditions, classification, and degree of functionality in order to prioritize acquisition targets. Annual updates will incorporate previously-man modified SEZs that have been restored to natural function.</u></p>
			<p><u>Receiving areas for coverage transfers from SEZs are limited to high capability lands for the first ten years of this plan.</u></p>		

\*Alternative 4 policy statements were prepared with the best publically available information from the TRPA and some of the information may be out-of-date. Additionally, according to TRPA staff, some details are lacking in Alternative 4 that may have been fully developed in Alternative 2.

\*\*Similar to any RPU alternative, the Conservation Alternative needs to be subjected to the same rigorous environmental analysis to determine if its policies and implementation measures are sufficient for ETCC achievement and maintenance.

*Italics identify policy or implementation that were revised as part of the Milestone process – it is unclear from the documents provided if the changes are in reference to Alt 2 or both Alt 2 and Alt 4.*