

Soils

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
S-1: Soil disturbance and erosion. minimize soil disturbance, accelerated soil erosion, and associated adverse effects on soil and water quality		S-1.1 Minimize ground disturbance: implement policies, programs, and regulations that minimize ground disturbance and associated soil and water quality impacts.	Implement regulations that limit ground coverage and disturbance <u>that are</u> associated with soil, <u>vegetation</u> and water impacts.		
					<p>ADD as Soils (and WQ) Implementation Measure:</p> <p><u>In over-covered subwatersheds as identified in IKONOS, new land coverage on undeveloped parcels is limited to the Bailey Land Coverage standards for soils classified 4-7. The new permitted coverage must be offset at a ratio of 1.5:1 by removal and restoration of coverage located within the same subwatershed to result in a net reduction in coverage. New coverage on soils classified 1-3 is prohibited.</u></p> <p><u>In under-covered subwatersheds identified in IKONOS, new coverage is limited to the Bailey Land Coverage standards.</u></p>
S-1: Soil disturbance and erosion. minimize soil disturbance, accelerated soil erosion, and associated adverse effects on soil and water quality		S-1.2 Seasonal limitations for ground disturbing activities: Implement seasonal limitations for ground disturbing activities and special requirements for ground disturbing activities conducted during the wet season (October 15 to May 1).		<p>S.IMP-1: Develop and implement standardized evaluation criteria for determining the suitability of soil and site conditions for sensitive lands and wet season grading, disturbance, and resource management operations. Develop and implement corresponding monitoring protocols and methodologies for determining the effects of these activities on soil and water quality.</p> <p>Changed in Factsheet (Appendix, 25): <i>Implement seasonal limitations for ground disturbing activities and special requirements limited exceptions for ground disturbing and vegetation management activities conducted during the wet season (October 15 to May 1).</i></p>	<p>ADD as Soils Implementation Measure:</p> <p>Implement seasonal limitations for ground disturbing activities and <u>consider</u> limited exceptions for ground disturbing and vegetation management activities conducted during the wet season (October 15 to May 1) <u>based on a complete evaluation of all impacts.</u></p> <p>ADD as Soils Implementation Measure:</p> <p><u>Historical floodplains must be designated as SEZ, even where human disturbance has caused them to 'dry up.' Updated maps must also designate the 100 year floodplains of all drainages as SEZs so they are warranted the same protections.</u></p> <p>ADD as Soils (and SEZ) Implementation Measure:</p> <p><u>TRPA will work with local, state, and federal agencies to develop programs, incentives and schedules that encourage public and private entities to decommission or relocate facilities from SEZ lands within two years of the adoption of the Regional Plan.</u></p>

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		<p>Soils Issue #1: New Land Capability Mapping "Proposed Soil Conservation Policy S-2.1 states: "Allowable land coverage in the Tahoe Basin shall be set in accordance with the land capability district classification methodology and district based coverage limitations set forth in the Land Capability Classification of the Lake Tahoe Basin, California and Nevada, A Guide for Planning (Bailey 1974)"</p>	<p>Policy S-2.1: Allowable land coverage in the Tahoe Basin shall be set in accordance with the land capability classification limitations set forth in the Land Capability Classification of the Lake Tahoe Basin, California and Nevada, A Guide for Planning (Bailey 1974)"</p>	<p>S.IMP-2: Adopt an updated, planning-level land capability map of the Lake Tahoe Basin that is based on the 2007 soil survey update prepared by the U.S. Department of Agriculture Natural Resources Conservation Service.</p> <p>S.IMP-2: Adopt and updated, planning-level land capability map of the Lake Tahoe Basin that is based on the best available geology, hydrology, geomorphology, vegetation, and soils data and information." (As changed in Factsheet)</p> <p>S.IMP-5: Revise the land capability regulations to require site-specific soil and land capability determinations and mandatory field verification of soil and land capability map units.</p>	<p>S.IMP-2: <u>Over the next five years, develop a planning-level land capability map of the Lake Tahoe Basin that is based on the best available geology, hydrology, geomorphology, vegetation, and soils data and information.</u></p> <p>S.IMP 5 - Revise the land capability regulations to require site-specific soil and land capability determinations and mandatory field verification of soil and land capability map units <u>for approval by the Governing Board.</u></p>
		<p>S-2.2 Field verification of land capability: implement rules and procedures that allow for field-based verification and modification of the planning-level land capability classifications and boundary delineations depicted in the updated land capability classification of the Lake Tahoe Basin, California and Nevada, a Guide for Planning (TRPA 2010).</p>	<p>S-2.2: Field Verification of Land Capability <u>will be performed by an independent committee composed of a soil scientist, geologist, hydrologist, and biologist who will prepare a printed report.</u></p>	<p>S.IMP-2 S.IMP-5</p>	<p>ADD as Soils Implementation Measure: <u>Implement rules and procedures that allow the report to amend the modification of Planning-level land capability classifications and boundary delineations depicted in the updated land capability classification as described in the report and approved by the APC and the Governing Board. Amendments to the land capability map can be made once a year at the February Governing Board meeting.</u></p> <p>ADD as Soils Implementation Measure: <u>Development of any kind, including unpaved roadways (as new paved roadways are prohibited), is prohibited on any slope greater than 30%.</u></p> <p>ADD as Soils Implementation Measure: <u>The removal and restoration of existing coverage on lands greater than 30% slope will be encouraged; however such coverage can not be transferred.</u></p>

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S-2 Land coverage: land coverage in the Lake Tahoe basin does not exceed the capacity of the soil resource to offset the adverse environmental effects of land coverage. the adverse effects of land coverage are fully mitigated on a watershed or storm water jurisdiction basis.		S-2.3 Coverage on sensitive lands: prohibit new land coverage and other forms of permanent land disturbance in land capability districts 1 through 3, with the exception of public outdoor recreation facilities and public service facilities that meet conditional use requirements specified in the code of ordinances, and single family dwellings reviewed and approved pursuant to the individual parcel evaluation system (IPES) described in chapter 37 of the code of ordinances.	S-2.3 coverage on sensitive lands: Prohibit new land coverage and other forms of permanent land disturbance in land capability districts 1 through 3.	NONE	
S-2 Land coverage: land coverage in the Lake Tahoe basin does not exceed the capacity of the soil resource to offset the adverse environmental effects of land coverage. the adverse effects of land coverage are fully mitigated on a watershed or storm water jurisdiction basis.		S-2.4 Coverage-impaired watersheds: identify watersheds or other contiguous land areas that are impaired by excess land coverage and prioritize these areas for land coverage removal and transfers.	REPLACE S-2.4 with: <u>Over-covered watersheds:</u> <u>Watersheds and subwatersheds that are identified in IKONOS as over covered are prioritized for land coverage removal and transfers.</u>	See Land Use Subelement	ADD as Soils Implementation Measure: <u>Rewrite code so that when non-conforming excess coverage is redeveloped, a greater portion of coverage is reduced. The ratio would be adjusted.</u> ADD as Soils Implementation Measure: <u>New projects must achieve a greater ratio of naturally functioning pervious to impervious coverage than what is required by the 1987 Plan.</u>
S-2 Land coverage: land coverage in the Lake Tahoe basin does not exceed the capacity of the soil resource to offset the adverse environmental effects of land coverage. the adverse effects of land coverage are fully mitigated on a watershed or storm water jurisdiction basis.		S-2.5 Soil quality performance standards: develop and implement soil quality performance standards for projects involving land coverage removal, land restoration, and the remediation of temporary and long term soil disturbance.		S-IMP.4: Develop and implement soil quality performance standards to be used in measuring the success of land coverage removal projects and projects involving the remediation of temporary and long term soil disturbance. Changed in Factsheet (Appendix, 24) to: <i>Identify watersheds or other contiguous land areas that are impaired by excess land coverage and prioritize these areas for land coverage removal and transfers.</i>	S-IMP.4: <u>Apply soil quality performance standards to prioritize land coverage removal in areas that offer the greatest benefits to the soil conservation thresholds.</u>

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			<p>ADD as Soils Policy: <u>No conversion from or reduction of areas currently designated for Conservation Use as defined by Chapter 13.5.B (in the 1987 Regional Plan). Expansion of such areas is encouraged.</u></p>		<p>ADD as Soils Implementation Measure: <u>Transfers of coverage from conservation lands are prohibited.</u></p> <p>ADD as Soils Implementation Measure: <u>Regulations regarding coverage related to Conservation Areas will not be changed. No allowances or credits towards coverage calculations, total Bailey coverage allowances or other considerations will be provided through the new Regional Plan.</u></p>
			<p>ADD as Soils Policy: <u>Focus on soil conservation and natural soil function for new projects, by providing incentives for substantially reduced impervious coverage. Facilitate greater acquisition of land coverage and restoration of that land by the land banks.</u></p>		<p>ADD as Soils Implementation Measure: <u>Rewrite code so that when non-conforming excess coverage is redeveloped, a greater portion of coverage is reduced. The ratio would be adjusted.</u></p> <p>ADD as Soils Implementation Measure: <u>Increase the mitigation square foot fee ratio for excess coverage to facilitate the land bank to significantly reduce coverage and restore land in the Basin.</u></p> <p>ADD as Soils Implementation Measure: <u>Use Restoration Act funds, SNPLMA funds and other funds not dependent on private partnerships to purchase, restore, and retire coverage from sensitive lands.</u></p>
			<p>ADD as Soils Policy: <u>Public agencies should reduce land coverage, especially in sensitive lands, wherever possible.</u></p>		<p>ADD as Soils Implementation Measure: <u>Incentivize reduction of publically owned coverage through acquisition of coverage by the land banks.</u></p> <p>ADD as Soils Implementation Measure: <u>Coverage associated with public parking facilities should be reduced.</u></p>
			<p>ADD as Soils Policy: <u>If possible, move or phase out publicly owned golf courses and other publicly owned facilities located on sensitive lands.</u></p>		<p>SEE other proposed measures;</p> <p>ADD as Soils Implementation Measure: <u>Use Restoration Act funds, SNPLMA funds and other funds not dependent on private partnerships to purchase, restore, and retire coverage from sensitive lands (e.g. Bijou golf course, SLT Airport, etc.)</u></p>

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			<p>ADD as Soils Policy: <u>Reduce coverage in the Basin on all land types from existing (2010) levels.</u></p>		<p>ADD as Soils Implementation Measure: <u>Coordinate with land banks to promote a coverage buyback system to the public. Consider market value and cost to restore lands. Coverage buyback needs to reflect current market value of the land minus the cost to restore lands.</u></p> <p>ADD as Soils Implementation Measure: <u>Provide TMDL credit for retiring soft coverage, in association with a TRPA and Lahontan/NDEP MOU arrangement.</u></p>
			<p>ADD as Soils Policy: <u>Adjust current models for soils to better account for Tahoe specific processes and parameters.</u></p>		<p>ADD as Soils Implementation Measure: <u>Work with scientists to develop a model for soils that is more representative of the functions, processes, and parameters of Tahoe area soils.</u></p>
			<p>ADD as Soils Policy: <u>Work to ensure that monitoring protocols and techniques for soils monitoring is current and uniform throughout the Basin so that data can be shared and compared across the Basin.</u></p>		<p>ADD as Soils Implementation Measure: <u>TRPA staff shall work closely with project implementers and soils experts to incorporate scientific studies into existing projects, whether an overall theme of the project or a small portion of it. Studies are needed to better understand Tahoe soils, soil function, effectiveness of mitigation and restoration techniques, and to refine how soil characteristics are measured and evaluated.</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.

The Conservation Alternative Policies and Implementation Measures and related code amendments must strengthen and implement restriction without variance procedures, exemptions, exceptions and will require enforcement in a timely manner.