
TRPA Regional Plan Update

Soil Conservation Goals, Policies, and Implementation Strategies

January 27, 2010

Alternative 1	S-1
Alternative 2	S-2
Alternative 3	S-7
Alternative 4	S-9

Alternative 1 – Soil Conservation Goals, Policies, and Implementation Strategies

Alternative 1 -- SOIL CONSERVATION (no changes 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 – Soil Conservation Goals, Policies, and Implementation Strategies

Alternative 2 -- SOIL CONSERVATION										
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
1.10.3 Soils/S. Frazier	NONE	S1 MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY	S-1: SOIL DISTURBANCE AND EROSION. MINIMIZE SOIL DISTURBANCE, ACCELERATED SOIL EROSION, AND ASSOCIATED ADVERSE EFFECTS ON SOIL AND WATER QUALITY	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	S1.4 SOIL DISTURBANCE PROGRAM: TRPA SHALL DEVELOP SPECIFIC POLICIES TO LIMIT LAND DISTURBANCE AND REDUCE SOIL AND WATER QUALITY IMPACTS OF DISTURBED AREAS	S-1.1 MINIMIZE GROUND DISTURBANCE: IMPLEMENT POLICIES, PROGRAMS, AND REGULATIONS THAT MINIMIZE GROUND DISTURBANCE AND ASSOCIATED SOIL AND WATER QUALITY IMPACTS.	A	This amendment clarifies policy language and intent.	NONE
1.10.3 Soils/S. Frazier	NONE	S1	S-1	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	S1.6 SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES: GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOW OR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION TECHNIQUES WILL	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).	A	This amendment simplifies and streamlines existing policy statement.	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.

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						APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.				
1.10.3 Soils/S. Frazier	NONE	S1	S-1	A	Soil productivity is only one aspect of soil quality that can be affected by soil disturbance and accelerated soil erosion. This change addresses this deficiency in the existing policy statement.	S1.7 MANAGEMENT OF NATURAL AND DISTURBED SEZS: ALL EXISTING NATURAL FUNCTIONING SEZS SHALL BE RETAINED AS SUCH AND DISTURBED SEZS SHALL BE RESTORED WHENEVER POSSIBLE	NONE	D	Existing policy statement is unnecessary and redundant with policies contained in the SEZ Subelement.	NONE
1.10.3 Soils/S. Frazier	S/SEZ.DC-1: Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance	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	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	S1.1 ALLOWABLE LAND COVERAGE: ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	S-2.1 ALLOWABLE LAND COVERAGE: 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-	A	This change more clearly articulates what the land coverage threshold is and how it is to be determined	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. S-IMP-3: Revise the land capability regulations to require site-specific soil and land capability determinations and discretionary field verification of soil and land capability map

Alternative 2 – Soil Conservation Goals, Policies, and Implementation Strategies

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	are fully mitigated on a storm water zone basis.		EFFECTS OF LAND COVERAGE ARE FULLY MITIGATED ON A WATERSHED OR STORM WATER JURISDICTION BASIS.				NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).			units.
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	S1.3 LAND CAPABILITY MAP: THE LAND CAPABILITY MAP MAY BE REVIEWED AND UPDATED	S-2.2 FEILD 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).	A	This amendment provides directive for requiring site-specific land capability determinations and field-based land capability verifications.	S-IMP.2 S-IMP.3
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired	S1.2 COVERAGE ON SENSITIVE LANDS NO NEW LAND	S-2.3 COVERAGE ON SENSITIVE LANDS: PROHIBIT NEW	A	This change streamlines policy statement by removing	NONE

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					condition for soil conservation/land coverage into the Soils Subelement.	COVERAGE OR OTHER PERMANENT DISTURBANCE SHALL BE PERMITTED IN LAND CAPABILITY DISTRICTS 1-3 EXCEPT FOR THOSE USES AS NOTED IN A, B, AND C BELOW	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.		lengthy, "code-like" conditional use language. Conditional use requirements moved to Code.	
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils	S1.5 EXCESS COVERAGE: TRPA SHALL CONDUCT A SURVEY TO IDENTIFY AREAS WHERE EXISTING EXCESS COVERAGE IS CAUSING	S-2.4 COVERAGE-IMPAIRED WATERSHEDS: IDENTIFY WATERSHEDS OR OTHER CONTIGUOUS	A	This change clarifies intent of original policy and introduces the concept of "impaired watersheds"	See Land Use Subelement

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					Subelement.	ENVIRONMENTAL DAMAGE	LAND AREAS THAT ARE IMPAIRED BY EXCESS LAND COVERAGE AND PRIORITIZE THESE AREAS FOR LAND COVERAGE REMOVAL AND TRANSFERS.			
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	NONE	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.	N	This new policy will provide directive for the development and implementation of soil quality standards for land coverage removal/banking projects and projects involving temporary soil disturbance (e.g., construction corridors for bike trails and roadways)	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.

Alternative 3 – Soil Conservation Goals, Policies, and Implementation Strategies

Alternative 3 -- SOIL CONSERVATION										
(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)										
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1.10.3 Soils/S. Frazier	NONE	S1 MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY	S-1 SOIL EROSION AND PRODUCTIVITY: MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY	U	NA- Goals same as in Alternative 1	S1.6 SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES: GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOWOR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION	S1.6 SEASONAL LIMITATIONS FOR GROUND DISTURBING ACTIVITIES: GRADING, FILLING, CLEARING OF VEGETATION (WHICH DISTURBS SOIL), OR OTHER DISTURBANCES OF THE SOIL ARE PROHIBITED DURING INCLEMENT WEATHER AND FOR THE RESULTING PERIOD OF TIME WHEN THE SITE IS COVERED WITH SNOWOR IS IN A SATURATED, MUDDY, OR UNSTABLE CONDITION. SPECIAL REGULATIONS AND CONSTRUCTION TECHNIQUES WILL APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN	U	NA- Policies same as in Alternative 1	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.

Alternative 3 – Soil Conservation Goals, Policies, and Implementation Strategies

<p style="text-align: center;">Alternative 3 -- SOIL CONSERVATION</p> <p style="text-align: center;">(Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)</p>										
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
						TECHNIQUES WILL APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.	OCTOBER 15 AND MAY 1.			
1.10.3 Soils/S. Frazier	S/SEZ.DC-1: Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance are fully mitigated on a storm water zone basis.	NONE	NONE	U	NA- Goals same as in Alternative 1	S1.1 ALLOWABLE LAND COVERAGE: ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	S1.1 ALLOWABLE LAND COVERAGE: ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	U	NA- Policies same as in Alternative 1	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.

Alternative 4 – Soil Conservation Goals, Policies, and Implementation Strategies

Alternative 4 -- SOIL CONSERVATION (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
1.10.3 Soils/S. Frazier	S/SEZ.DC-1 Land coverage, on a watershed basis, does not exceed the capability of the soil resources to attenuate (offset?) the effects of impervious cover. The effects of impervious cover and disturbance are fully mitigated on a storm water zone basis.	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.	N	This new goal statement incorporates the P7 desired condition for soil conservation/land coverage into the Soils Subelement.	S1.1 ALLOWABLE LAND COVERAGE: ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE	S2.1 ALLOWABLE LAND COVERAGE: 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-NEVADA, A GUIDE FOR PLANNING (BAILEY 1974).	A	This change more clearly articulates what the land coverage threshold is and how it is to be determined	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. 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.
1.10.3 Soils/S. Frazier	S/SEZ.DC-1	NONE	S-2	N	This new goal statement incorporates the P7 desired condition for soil conservation/land	S1.3 LAND CAPABILITY MAP THE LAND CAPABILITY	S-2.2 FEILD VERIFICATION OF LAND CAPABILITY: IMPLEMENT	A	This amendment provides directive for requiring site-specific land capability determinations	S.IMP-2 S.IMP-5

Alternative 4 – Soil Conservation Goals, Policies, and Implementation Strategies

Alternative 4 -- SOIL CONSERVATION (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
					coverage into the Soils Subelement.	MAP MAY BE REVIEWED AND UPDATED	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).		and field-based land capability verifications.	