
TRPA Regional Plan Update

Stream Environment Zone Goals, Policies, and Implementation Strategies

January 27, 2010

Alternative 1	SEZ-1
Alternative 2	SEZ-2
Alternative 3	SEZ-14
Alternative 4	SEZ-25

Alternative 1 – SEZ Goals, Policies, and Implementation Strategies

Alternative 1 – Stream Environment Zone (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 – SEZ Goals, Policies, and Implementation Strategies

Alternative 2 -- Stream Environment Zone										
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
1.10.7 SEZ/S. Frazier	<p>S/SEZ.DC-4 SEZ Physical and Chemical Function: SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p>S/SEZ.DC-5 SEZ Biological Function: SEZ biological</p>	<p>SEZ1 PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</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 SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<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>	N	This change reflects the need to develop and implement a comprehensive SEZ program that is built around the four core program elements that the U.S. Environmental Protection Agency has identified as being essential for effective wetland programs.	<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</p>

Alternative 2 – SEZ Goals, Policies, and Implementation Strategies

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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
	processes function properly within the constraints of the watershed. Vegetation, terrestrial wildlife, and aquatic communities area healthy and sustainable.									scale to facilitate more effective and consistent SEZ monitoring and assessment and more informed and effective restoration, mitigation, and land use planning.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1 SEZ RESTORATION: RESTORE ALL DISTURBED STREAM ENVIRONMENT ZONE LANDS IN UNDEVELOPED, UNSUBDIVIDED LANDS, AND RESTORE 25 PERCENT OF THE SEZ LANDS THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED.	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	A	The revisions clarify intent of the original policy statement and distinguish between SEZ “restoration” and “enhancement”. Current usage and definition for “SEZ restoration” covers both enhancement and true restoration.	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.

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							CONVERTED AND DISTURBED SEZ LANDS LOCATED WITHIN THE URBAN BOUNDARY.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	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.	N	Many SEZ restoration/enhancement projects are currently designed to accommodate existing floodplain impediments; This new policy would provide basis for TRPA to request project applicants to at least consider the removal or retrofitting of floodplain impediments to allow for more natural floodplain function as part of the alternative analysis process.	NONE

Alternative 2 – SEZ Goals, Policies, and Implementation Strategies

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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
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.2 SEZ LANDS SHALL BE PROTECTED AND MANAGED FOR THEIR NATURAL VALUES.	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.	A	Existing policy language is vague. This policy amendment clarifies intent of policy and allows SEZ lands to be managed for “beneficial” functions values in addition to their “natural” functions and values. An example of a “beneficial” but not “natural” function would be stormwater treatment, which is something that TRPA currently allows for.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.3 GROUNDWATER DEVELOPMENT IN SEZ LANDS SHALL BE DISCOURAGED WHEN SUCH DEVELOPMENT COULD POSSIBLY IMPACT ASSOCIATED PLANT COMMUNITIES OR INSTREAM FLOWS.	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.	A	Alteration of ground and surface water can substantially affect SEZs; current policy discourages such activities; this policy amendment prohibits them, and expands the scope of policy from “impacts on plant communities and instream flows” to “substantial adverse effects on the extent, physical, chemical, or biological integrity, natural or beneficial functions and values”. Policy revision necessary to expand scope of SEZ protection and to allow for projects that have only minor	NONE

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									effects on groundwater conditions.	
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.4 GOLF COURSES IN STREAM ENVIRONMENT ZONES SHALL BE ENCOURAGED TO RETROFIT COURSE DESIGN IN COMBINATION WITH FERTILIZER APPLICATION STANDARDS (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 5) TO PREVENT RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.	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	A	This policy amendment is entirely editorial, and is intended to clarify language and intent	NONE

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							GROUND AND SURFACE WATERS.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.7 PERMISSIBLE USES IN SEZs: PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE AND VEGETATION REMOVAL IN SEZS, EXCEPT WHEN THE PROPOSED LAND COVERAGE, LAND DISTURBANCE, OR VEGETATION REMOVAL WOULD RESULT FROM THE IMPLEMENTATION OF PUBLIC OUTDOOR RECREATION PROJECTS, PUBLIC	A	This policy amendment shortens existing policy statement and moves detailed, code-like language to the Code of Ordinances.	NONE

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							SERVICE PROJECTS, WATER QUALITY CONTROL PROJECTS, SITE ACCESS PROJECTS, AND RESOURCE MANAGEMENT PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	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	A	This policy amendment shortens the existing policy statement for man-modified SEZs and shifts the detailed conditional use language to the Code of Ordinances.	NONE

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							DESCRIBED IN THE CODE OF ORDINANCES.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.9 PROJECT ALTERNATIVE ANALYSIS AND DESIGN REQUIREMENTS: IMPLEMENT PROJECT ALTERNATIVE ANALYSIS REQUIREMENTS AND REQUIRE THE USE OF BEST AVAILABLE CONSERVATION, DESIGN, AND CONSTRUCTION MEASURES TO AVOID AND MINIMIZE THE CONVERSION AND DEGRADATION OF SEZ LANDS	A	This policy amendment places greater emphasis on the avoidance and minimization of SEZ impacts through detailed alternative analysis and the implementation of best available design, construction, and conservation measures, and shifts detailed, code-like language to the Code of Ordinances.	SEZ.IMP-6: Develop and adopt a more stringent permitting and environmental review process for projects involving SEZ encroachment. This process would place a greater burden on project applicants to demonstrate that proposed actions avoid and minimize SEZ impacts to the maximum extent practicable, and that proposed compensatory mitigation is appropriate and commensurate with the nature of the

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							RESULTING FROM PROJECT CONSTRUCTION AND OPERATION.			impacts to SEZ lands.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	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.		This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	SEZ.IMP-7: Adopt a new, minimum compensatory SEZ mitigation-to-impact ratio of 2:1 for all permanent disturbances to SEZ lands. The mitigation-to-impact ratio could increase to a maximum of 4:1 depending on the type and quality of SEZ affected, the extent and duration of proposed impacts, the type and location of proposed compensatory mitigation (e.g., in-kind vs. out-of-kind mitigation), and the likelihood that the

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										<p>proposed compensatory mitigation would be successful.</p> <p>SEZ.IMP-8: Adopt a new compensatory mitigation-to-impact ratio of 1:1 for all temporary disturbances to SEZ lands.</p> <p>SEZ IMP-9: Implement a program that allows project applicants, under certain circumstances, to pay a fee in lieu of implementing on-site or off-site SEZ mitigation or purchasing mitigation credits from a land bank.</p> <p>SEZ.IMP-10: Develop and adopt new minimum performance standards for SEZ mitigation, restoration, enhancement, and creation projects.</p>

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1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	SEZ-1.11 FACILITY RELOCATION AND DECOMMISSIONING.: WORK WITH LOCAL, STATE, AND FEDERAL AGENCIES TO DEVELOP PROGRAMS AND INCENTIVES THAT ENCOURAGE PUBLIC AND PRIVATE ENTITIES TO DECOMMISSION OR RELOCATE FACILITIES FROM SEZ LANDS.	N	This new policy would provide the basis for TRPA to develop programs and incentives that encourage the relocation or decommissioning of existing facilities (e.g., Meeks) that inhibit SEZ function, cause degradation of adjacent SEZ lands, and limit effectiveness of SEZ restoration projects.	See Land Use Subelemnt
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.6 REPLACEMENT OF EXISTING COVERAGE IN STREAM ENVIRONMENT ZONES MAY BE PERMITTED WHERE THE PROJECT WILL REDUCE IMPACTS ON STREAM ENVIRONMENT ZONES AND WILL NOT IMPEDE RESTORATION EFFORTS.	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	A	The current policy statement requires net benefit to SEZ for approval of coverage replacement projects in SEZs, but there is no corresponding language in the Code. The opposite is true for coverage relocation projects in SEZs. This policy amendment removes the "replacement" policy and replaces it with a "relocation" policy, and allows the agency to permit relocation projects that would have no discernable effects on SEZ area or function.	

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							REASONABLY FORESEEABLE SEZ ENHANCEMENT, RESTORATION, OR CREATION PROJECTS.			

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

Alternative 3 -- Stream Environment Zone (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)										
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1.10.7 SEZ/S. Frazier	<p>S/SEZ.DC-4: SEZ Physical and Chemical Function. SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p>S/SEZ.DC-5: SEZ Biological Function.</p>	<p>SEZ1 PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</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 SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	<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>	N	This change reflects the need to develop and implement a comprehensive SEZ program that is built around the four core program elements that the U.S. Environmental Protection Agency has identified as being essential for effective wetland programs.	<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</p>

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	SEZ biological processes function properly within the constraints of the watershed. Vegetation, terrestrial wildlife, and aquatic communities area healthy and sustainable.									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.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1 SEZ RESTORATION: RESTORE ALL DISTURBED STREAM ENVIRONMENT ZONE LANDS IN UNDEVELOPED, UNSUBDIVIDED LANDS, AND RESTORE 25 PERCENT OF THE SEZ LANDS THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED.	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	A	The revisions clarify intent of the original policy statement and distinguish between SEZ "restoration" and "enhancement". Current usage and definition for "SEZ restoration" covers both enhancement and true restoration.	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.

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							CONDITION AND FUNCTIONS OF 25 PERCENT OF ALL CONVERTED AND DISTURBED SEZ LANDS LOCATED WITHIN THE URBAN BOUNDARY.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	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.	N	Many SEZ restoration/enhancement projects are currently designed to accommodate existing floodplain impediments; This new policy would provide basis for TRPA to request project applicants to at least consider the removal or retrofitting of floodplain impediments to allow for more natural floodplain function as part of the alternative analysis process.	NONE

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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
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.2 SEZ LANDS SHALL BE PROTECTED AND MANAGED FOR THEIR NATURAL VALUES.	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.	A	Existing policy language is vague. This policy amendment clarifies intent of policy and allows SEZ lands to be managed for “beneficial” functions values in addition to their “natural” functions and values. An example of a “beneficial” but not “natural” function would be stormwater treatment, which is something that TRPA currently allows for.	NONE
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.3 GROUNDWATER DEVELOPMENT IN SEZ LANDS SHALL BE DISCOURAGED WHEN SUCH DEVELOPMENT COULD POSSIBLY IMPACT ASSOCIATED PLANT COMMUNITIES OR INSTREAM FLOWS.	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.	A	Alteration of ground and surface water can substantially affect SEZs; current policy discourages such activities; this policy amendment prohibits them, and expands the scope of policy from “impacts on plant communities and instream flows” to “substantial adverse effects on the extent, physical, chemical, or biological integrity, natural or beneficial functions and values”. Policy revision necessary to expand	NONE

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

Alternative 3 -- Stream Environment Zone (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)										
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
									scope of SEZ protection and to allow for projects that have only minor effects on groundwater conditions.	
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.4 GOLF COURSES IN STREAM ENVIRONMENT ZONES SHALL BE ENCOURAGED TO RETROFIT COURSE DESIGN IN COMBINATION WITH FERTILIZER APPLICATION STANDARDS (SEE WATER QUALITY SUBELEMENT, GOAL #1, POLICY 5) TO PREVENT RELEASE OF NUTRIENTS TO ADJOINING GROUND 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	A	This policy amendment is entirely editorial, and is intended to clarify language and intent	NONE

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- Stream Environment Zone (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
						SURFACE WATERS.	RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.7 PERMISSIBLE USES IN SEZs: PROHIBIT NEW LAND COVERAGE AND OTHER FORMS OF PERMANENT LAND DISTURBANCE AND VEGETATION REMOVAL IN SEZs, EXCEPT WHEN THE PROPOSED LAND COVERAGE, LAND DISTURBANCE, OR VEGETATION REMOVAL WOULD RESULT FROM THE IMPLEMENTATION OF PUBLIC	A	This policy amendment shortens existing policy statement and moves detailed, code-like language to the Code of Ordinances.	NONE

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- Stream Environment Zone (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
							OUTDOOR RECREATION PROJECTS, PUBLIC SERVICE PROJECTS, WATER QUALITY CONTROL PROJECTS, SITE ACCESS PROJECTS, AND RESOURCE MANAGEMENT PROJECTS THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	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	A	This policy amendment shortens the existing policy statement for man-modified SEZs and shifts the detailed conditional use language to the Code of Ordinances.	NONE

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- Stream Environment Zone (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
							THAT MEET THE PERMISSIBLE USE REQUIREMENTS DESCRIBED IN THE CODE OF ORDINANCES.			
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	SEZ-1.9 PROJECT ALTERNATIVE ANALYSIS AND DESIGN REQUIREMENTS: IMPLEMENT PROJECT ALTERNATIVE ANALYSIS REQUIREMENTS AND REQUIRE THE USE OF BEST AVAILABLE CONSERVATION, DESIGN, AND CONSTRUCTION MEASURES TO AVOID AND MINIMIZE THE	A	This policy amendment places greater emphasis on the avoidance and minimization of SEZ impacts through detailed alternative analysis and the implementation of best available design, construction, and conservation measures, and shifts detailed, code-like language to the Code of Ordinances.	SEZ.IMP-6: Develop and adopt a more stringent permitting and environmental review process for projects involving SEZ encroachment. This process would place a greater burden on project applicants to demonstrate that proposed actions avoid and minimize SEZ impacts to the maximum extent practicable, and that proposed compensatory mitigation is

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

<p align="center">Alternative 3 -- Stream Environment Zone (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
							CONVERSION AND DEGRADATION OF SEZ LANDS RESULTING FROM PROJECT CONSTRUCTION AND OPERATION.			appropriate and commensurate with the nature of the impacts to SEZ lands.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:	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.		This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	SEZ.IMP-8: Adopt a new compensatory mitigation-to-impact ratio of 1:1 for all temporary disturbances to SEZ lands. SEZ IMP-9: Implement a program that allows project applicants, under certain circumstances, to pay a fee in lieu of implementing on-site or off-site SEZ mitigation or purchasing mitigation credits from a land bank.

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

Alternative 3 -- Stream Environment Zone (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)										
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
										SEZ.IMP-10: Develop and adopt new minimum performance standards for SEZ mitigation, restoration, enhancement, and creation projects. SEZ.IMP-11: Implement a new, fixed compensatory mitigation-to-impact ratio of 1.5:1 for all permanent impacts to SEZs.
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	NONE	SEZ-1.11 FACILITY RELOCATION AND DECOMMISSIONING: WORK WITH LOCAL, STATE, AND FEDERAL AGENCIES TO DEVELOP PROGRAMS AND INCENTIVES THAT ENCOURAGE PUBLIC AND PRIVATE ENTITIES TO DECOMMISSION OR RELOCATE FACILITIES FROM SEZ LANDS.	N	This new policy would provide the basis for TRPA to develop programs and incentives that encourage the relocation or decommissioning of existing facilities (e.g., Meeks) that inhibit SEZ function, cause degradation of adjacent SEZ lands, and limit effectiveness of SEZ restoration projects.	See Land Use Subelemnt

Alternative 3 – SEZ Goals, Policies, and Implementation Strategies

Alternative 3 -- Stream Environment Zone (Alternative 3 continues the Goals, Policies, and Implementation Measures of Alternative 1 except for the following modifications listed below)										
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
1.10.7 SEZ/S. Frazier	SEZ.DC-4 & SEZ.DC-5	SEZ1	SEZ-1	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	SEZ1.6 REPLACEMENT OF EXISTING COVERAGE IN STREAM ENVIRONMENT ZONES MAY BE PERMITTED WHERE THE PROJECT WILL REDUCE IMPACTS ON STREAM ENVIRONMENT ZONES AND WILL NOT IMPEDE RESTORATION EFFORTS.	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 NUETRAL 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.	A	The current policy statement requires net benefit to SEZ for approval of coverage replacement projects in SEZs, but there is no corresponding language in the Code. The opposite is true for coverage relocation projects in SEZs. This policy amendment removes the "replacement" policy and replaces it with a "relocation" policy, and allows the agency to permit relocation projects that would have no discernable effects on SEZ area or function.	NONE

Alternative 4 – SEZ Goals, Policies, and Implementation Strategies

Alternative 4 -- Stream Environment Zone (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
1.10.7 SEZ/S. Frazier	<p>SEZ.DC-4 SEZ Physical and Chemical Function: SEZ physical and chemical processes function properly within the constraints and dynamics of the watershed, including, but not limited to, natural hydrologic processes, water quality, and stormwater treatment capacity</p> <p>SEZ.DC-5SEZ Biological Function: SEZ</p>	<p>SEZ1 PROVIDE FOR THE LONG TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.</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 SEZ VEGETATION, TERRESTRIAL WILDLIFE, AND AQUATIC COMMUNITIES ARE HEALTHY AND SUSTAINABLE.</p>	A	This change clarifies language and intent of existing goal statement and incorporates P7 desired conditions for SEZs	<p>SEZ1.5 NO NEW LAND COVERAGE OR OTHER PERMANENT LAND DISTURBANCE SHALL BE PERMITTED IN STREAM ENVIRONMENT ZONES EXCEPT FOR THOSE USES AS NOTED IN A, B, C, D, AND E BELOW:</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>	A	This policy amendment establish a "no net loss" compensatory mitigation requirement that is separate from 1b mitigation/restoration requirements implemented under the Land Capability Program, and allows detailed, code-like language to be moved to the Code of Ordinances.	<p>SEZ.IMP-12: Implement a new, fixed compensatory mitigation-to-impact ratio of 4:1 for all permanent impacts to SEZs.</p>

Alternative 4 – SEZ Goals, Policies, and Implementation Strategies

Alternative 4 -- Stream Environment Zone (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
	biological processes function properly within the constraints of the watershed. Vegetation, terrestrial wildlife, and aquatic communities area healthy and sustainable.									