



**Mail**

PO Box 5310  
Stateline, NV 89449-5310

**Location**

128 Market Street  
Stateline, NV 89449

**Contact**

Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

---

**RPUC Action Sheets and Attachment As**

**Action Sheets and Attachment As for January 24<sup>th</sup>, 26<sup>th</sup>, 31<sup>st</sup>, & February 1<sup>st</sup> RPU Committee Meetings are organized as follows:**

- **Action Sheets for 01/24/2012 and 01/26/2012**
- **Attachment As for 01/24/2012 and 01/26/2012**
- **Action Sheets for 01/31/2012 and 02/01/2012**
- **Attachment As for 01/31/2012 and 02/01/2012**



# Regional Plan Update Committee \* January 24, 2012

---

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the January 24, 2012 RPU Committee meetings.*

*Committee membership at the January 24, 2012 meeting session included, Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV), and Fortier (CA).*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### January 24, 2012 Action items

#### 1. Discussion and Possible Action on January 4<sup>th</sup> 2012 RPUC Meeting Minutes.

**Committee Action:** The RPU Committee voted to unanimously (6-0) to approve the January 4, 2012 RPUC Meeting Minutes with modifications submitted by Shelly Aldean.

#### 2. Discussion and Possible Action on January 4, and January 10, 2012 RPUC Action Sheets and Attachment As

**Committee Action:** The RPU Committee voted unanimously (6-0) to approve the January 4 and 10, 2012 Action Sheets and Attachment As with the addition of dissenting votes submitted by Clem Shute on the following provisions:

- T-9 Implementation Measures related to Level of Service (LOS)
- LU-2 Implementation Measures for Allocations
- LU-3 Implementation Measures for Development in the Recreation District
- LU-3 Implementation Measures related to Tourist Accommodation Unit (TAU) Transfers

#### 3. Discussion and Possible Action on Preface

**Committee Action:** The RPU Committee voted unanimously (6-0) to support the Preface with modification. Approved language is reflected on Attachment A, page 10.

#### 4. Discussion and Possible Action on Introduction \* pages I-1 through I-4.

**Committee Action:** The RPU Committee discussed pages I-1 through I-4 of the Introduction and voted unanimously (6-0) to support existing language. Approved language is reflected on Attachment A, pages 10-14. The Committee also directed staff to draft additional introductory language addressing nearshore conditions and return for review at a later date.

**5. Discussion and Possible Action on Introduction Figure 2 – TRPA Process Flow Chart**

**Committee Action:** The Committee discussed the Introduction Figure 2 – TRPA Process Flow Chart and voted unanimously (6-0) to support the chart. Approved language is reflected on Attachment A, page 14.

**6. Discussion and Possible Action on Introduction pages I-7 through I-12**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Introduction pages I-7 through I-12. Approved language is reflected on Attachment A, pages 15-20.

**7. Discussion and Possible Action on Land Use Element and Subelement Introductions**

**Committee Action:** The Committee discussed the Land Use Element and Subelement introductions and voted unanimously (6-0) to support language with modifications. Approved language is reflected on Attachment A, pages 20-21

**8. Discussion and Possible Action on Land Use Implementation Measures related to Subdivisions**

**Committee Action:** The Committee discussed the Land Use Implementation Measures related to Subdivisions and directed TRPA staff to draft revised language in coordination with California Attorney General and Local Government staff that addresses unintended consequences and return for review at the Thursday, January 26, 2012 RPU Committee meeting.

**9. Discussion and Possible Action on Land Use Policy LU-4.1 Stream Restoration Plan Area Definition**

**Committee Action:** The Committee discussed the Stream Restoration Plan Area Definition and voted unanimously (6-0) to support language with modification. Approved language is reflected on Attachment A, page 21.

**10. Discussion and Possible Action on Stream Restoration Plan Area Map - Upper Truckee River Corridor**

**Committee Action:** The Committee voted unanimously (6-0) to support the map boundaries delineated for the Stream Restoration Plan Area Map - Upper Truckee River Corridor.

**11. Discussion and Possible Action on Stream Restoration Plan Area Map – Trout Creek Corridor**

**Committee Action:** The Committee voted in favor (5-0), with one abstention by Robin Reedy, to support the map boundaries delineated for the Stream Restoration Plan Area Map – Trout Creek Corridor.

**12. Discussion and Possible Action on changing certain Conservation designated parcels to Recreation on the Draft Regional Land Use Map**

**Committee Action:** The Committee voted unanimously (6-0) to support changing certain conservation designated parcels to recreation on the Draft Regional Land Use Map.

**13. Discussion and Possible Action on Land Use Policy LU-4.8**

**Committee Action:** The Committee voted unanimously (6-0) to support language for LU-4.8, bullet #3 with modifications. Approved language is reflected on Attachment A, page 21.

**14. Discussion and Possible Action on Draft Regional Plan Land Use Map**

**Committee Action:** The Committee voted unanimously (6-0) to support the Draft Regional Plan Land Use Map with modification.

**15. Discussion and Possible Action on Transportation T-2 Implementation Measures**

**Committee Action:** The Committee discussed Transportation T-2 Implementation Measures bullet #1 and voted unanimously (6-0) to support language. Approved language is reflected on Attachment A, page 21.

**16. Discussion and Possible Action on Transportation Goal and Policies T-12**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Transportation Goal and Policies T-12 with modifications. Approved language is reflected on Attachment A, pages 21-22.

**17. Discussion and Possible Action on Transportation Goal T-14**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Transportation Goal T-14. Approved language is reflected on Attachment A, page 22.

**18. Discussion and Possible Action on Vegetation Subelement**

**Committee Action:** The Committee voted unanimously (6-0) directing TRPA staff to draft policy language encouraging local governments to develop urban forestry components within their local plans and return for review at a later date.

**19. Discussion and Possible Action on Conservation Element Introduction and Vegetation Goals and Policies VEG-1**

**Committee Action:** The Committee voted unanimously (6-0) to support language for the Conservation Element Introduction and Vegetation Goals and Policies VEG-1. Approved language is reflected on Attachment A, pages 22-26.

**20. Discussion and Possible Action on Vegetation Goal and Policies VEG-2**

**Committee Action:** The Committee directed TRPA staff to draft language for Vegetation Goal and Policies VEG-2 that better defines restoration and restoration priorities and return for review at a later date.

**21. Discussion and Possible Action on Vegetation Goal and Policies VEG-3**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Vegetation Goals and Policies VEG-3 with modifications. Approved language is reflected on Attachment A, page 27.

**22. Discussion and Possible Action on Vegetation Goal and Policies VEG-4**

**Committee Action:** The Committee discussed Vegetation Goal and policies VEG-4 and directed TRPA staff to draft new language in coordination with local Fire Protection Districts to reflect current data and return for review at a later date.

**23. Discussion and Possible Action on Vegetation Goal and Policies VEG-5**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Vegetation Goal and Policies VEG-5 with modifications. Approved language is reflected on Attachment A, pages 27-28.

**24. Discussion and Possible Action on Vegetation Goal, Policies and Implementation Measures VEG-6**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Vegetation Goal, Policies and Implementation Measures VEG-6. Approved language is reflected on Attachment A, page 28.

**25. Discussion and Possible Action on Wildlife Goals and Policies WL-1 and WL-2**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Wildlife Goals and Policies WL-1 and WL-2. Approved language is reflected on Attachment A, pages 29-30.. The Committee also directed TRPA to draft language in coordination with local jurisdictions that addresses management of bears.

**26. Discussion and Possible Action on Fisheries Goal and Policies FI-1 through FI-10.**

**Committee Action:** The Committee voted unanimously (6-0) to support language FI-1 through FI-10 with modifications. Approved language is reflected on Attachment A, pages 31-33.

# Regional Plan Update Committee \* January 26, 2012

---

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the January 26, 2012 RPU Committee meetings.*

*Committee membership at the January 26, 2012 meeting session included, Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV), and Fortier (CA). Note that Mr. Shute was absent after lunch starting at Action item #12 (Scenic) and Mr. Robinson was absent in the afternoon starting at action item #19 (Natural Hazards).*

*All actions noted in the summary sheet are "straw votes". "Straw votes" provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. "Straw Votes" are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### January 26, 2012 Action items

#### 1. Discussion and Possible Action on the RPU Committee Meeting Agenda

**Committee Action:** The Committee voted unanimously (6-0) to approve the RPU Committee meeting agenda.

#### 2. Discussion and Possible Action on the RPU Committee Schedule

**Committee Action:** The Committee discussed the RPU Committee Schedule and directed TRPA staff to tentatively schedule a meeting for February 3, 2012, to cancel the March 6, 2012 meeting due to a conflict, and to schedule additional meetings on March 8 and 9, 2012.

#### 3. Discussion and Possible Action on Introduction text regarding Nearshore Water Quality

**Committee Action:** The Committee voted unanimously (6-0) to support language for Introduction text regarding nearshore water quality. Approved language is reflected on Attachment A, page 34.

#### 4. Discussion and Possible Action on Land Use LU-3 Implementation Measure for Subdivisions

**Committee Action:** The Committee voted unanimously (6-0) to support language for LU-3 Implementation Measure for Subdivisions. Approved language is reflected on Attachment A, page 34.

#### 5. Discussion and Possible Action on Vegetation Policy VEG-1.11 related to Urban Forestry Programs

**Committee Action:** The Committee voted unanimously (6-0) to support language for VEG-1.11 related to Urban Forestry Programs. Approved language is reflected on Attachment A, page 35.



**6. Discussion and Possible Action on Vegetation Goal and Policies VEG-2**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Goals and Policies VEG-2, including new language under VEG 2.2 related to Wetland/Riparian Maintenance and Restoration with modifications. Approved language is reflected on Attachment A, page 35.

**7. Discussion and Possible Action on Vegetation Goal VEG-4 related to Late Seral/Old Growth Forests**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Goal VEG-4 related to Late Seral/Old Growth Forests with modifications. Approved language is reflected on Attachment A, pages 35-36.

**8. Discussion and Possible Action on Vegetation Policies VEG-4.1 through VEG-4.6 related to Late Seral/Old Growth Forests**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Vegetation Policies VEG-4.1 through VEG-4.6 related to Late Seral/Old Growth Forests with modifications. Approved language is reflected on Attachment A, pages 36-37.

**9. Discussion and Possible Action on Wildlife Policy WL-1.5 related to Bears**

**Committee Action:** The Committee voted unanimously (6-0) to support language for WL-1.5 related to Bears with modifications. Approved language is reflected on Attachment A, page 37. The Committee also directed staff to add a comprehensive regional urban bear strategy to an updated Post Regional Plan Update "To-Do" list.

**10. Discussion and Possible Action on Soils Subelement S-1 Goals, Policies and Implementation Measures**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Soils Subelement Goal, Policies and Implementation Measures with modifications. Approved language is reflected on Attachment A, pages 38-41. The Committee also directed TRPA staff to develop an index for the Regional Plan and to add a study that assesses SEZ restoration strategies as well as evaluating the Placer County IPES situation to the Post Regional Plan Update "To-Do" list.

**11. Discussion and Possible Action on Shorezone Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (6-0) to support language for Shorezone Subelement Goals and Policies. Approved language is reflected on Attachment A, pages 41-44 .

## **12. Discussion and Possible Action on Scenic Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for Scenic Subelement Goals and Policies. Approved language is reflected on Attachment A, pages 44-46.

## **13. Discussion and Possible Action on Open Space Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for Open Space Subelement Goals and Policies. Approved language is reflected on Attachment A, pages 46-47.

## **14. Discussion and Possible Action on Stream Environment Zone Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for Stream Environment Zone Subelement Goals and Policies with modifications. Approved language is reflected on Attachment A, pages 47-50. The Committee also directed staff to add “impediments” to the definition list and add a comprehensive evaluation of the coverage management system to the Post Regional Plan Update “To-Do” list.

## **15. Discussion and Possible Action on Cultural Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for Cultural Subelement Goals and Policies with modifications. Approved language is reflected on Attachment A, pages 50-51.

## **16. Discussion and Possible Action on Energy Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for the Energy Subelement Goals and Policies with modifications. Approved language is reflected on Attachment A, pages 51-52. The Committee directed staff to add “alternative energy sources” that incorporate sources appropriate for the Tahoe Region to the definitions list.

## **17. Discussion and Possible Action on Noise Subelement Goals and Policies**

**Committee Action:** The Committee voted unanimously (5-0) to support language for Noise Subelement Goals and Policies with modifications. Approved language is reflected on Attachment A, pages 52 -56. The Committee directed TRPA staff to note Claire Fortier’s concern with airport related language and to address as part of the Airport Master Plan.

**18. Discussion and Possible Action on Noise Subelement Transportation Corridor Noise Map (Figure 4)**

**Committee Action:** The Committee voted unanimously (5-0) to delete the Noise Subelement Transportation Corridor Noise Map (Figure 4).

**19. Discussion and Possible Action on Natural Hazards Subelement Goal and Policies**

**Committee Action:** The Committee voted unanimously (4-0) to support language for Natural Hazards Subelement Goal and Policies with the exception of Policy NH-1.2. Approved language is reflected on Attachment A, pages 56-57. The Committee directed staff to revise Natural Hazards Policy NH-1.2 for clarity and return for review at the January 31, 2012 meeting. The Committee also directed staff to add a comprehensive evaluation of Natural Hazards Policy NH-1.2 related to floodplain issues to the Post Regional Plan Update "To-Do" list and to add "seiche" to the definitions list.

# Regional Plan Update Committee Action Sheet - Attachment A

## January 24, 2012

RPU Committee members voted to approve the following language:

### 01/24/2012 Action Item #3:

#### *PREFACE*

The Lake Tahoe Region is located on the California-Nevada border between the Sierra Nevada Crest and the Carson Range (Refer to Figure 1). Approximately two-thirds of the Lake Tahoe [RegionBasin](#) is in California and one-third in Nevada. In total, the [RegionBasin](#) comprises about 501 square miles including the waters of Lake Tahoe which measures 191 square miles. Lake Tahoe is the dominant natural feature of the [RegionBasin](#) and is the primary focus of local environmental regulation to protect [and restore](#) its exceptional water clarity.

The Lake Tahoe Region contains the incorporated area of the City of South Lake Tahoe and portions of El Dorado County and Placer Counties, California and Washoe and Douglas Counties and the rural area of Carson City, Nevada. The [RegionBasin](#) is within the [Fourth First and Fourteenth](#) Congressional Districts of California and the [Second Northern](#) Congressional District of Nevada. The Tahoe Regional Planning Agency is a separate legal entity governed by a body of seven [voting](#) delegates from California and seven [voting delegates](#) from Nevada. There is also a non-voting federal representative to the Governing Board.

The Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233) provides the framework for the development and implementation of this Regional Plan. At a minimum, the ~~amendments to the~~ Regional Plan [together with its amendments](#) must achieve and maintain adopted environmental threshold carrying capacities while providing for orderly growth and development consistent with such capacities.

#### **Statement of Mission**

**THE TAHOE REGIONAL PLANNING AGENCY LEADS THE COOPERATIVE EFFORT TO PRESERVE, RESTORE AND ENHANCE THE UNIQUE NATURAL AND HUMAN ENVIRONMENT OF THE LAKE TAHOE REGION, WHILE IMPROVING LOCAL COMMUNITIES AND PEOPLE'S INTERACTIONS WITH OUR IRREPLACEABLE ENVIRONMENT.**

### 01/24/2012 Action Item #4:

#### *CHAPTER I* *INTRODUCTION*

---

The Regional Plan describes the needs and goals of the Region and provides statements of policy to guide decision making as it affects the Region's resources and remaining capacities. The Plan with all of its elements, as implemented through Agency ordinances and rules and regulations, provides for the achievement and maintenance of the adopted environmental threshold carrying capacities (thresholds) while providing opportunities for orderly growth and development.

## AUTHORITY

The Tahoe Regional Planning Agency (TRPA) was reorganized and given new duties under provisions of the December 19, 1980 amendments to the Tahoe Regional Planning Compact, (Public Law 96-551, 94 Statute 3233 (Compact)). In adopting the amended Compact, the following findings were made by the legislatures of the states of Nevada and California as well as the U. S. Congress:

### Article I - Findings and Declarations of Policy

#### (a) It is found and declared that:

- (1) The waters of Lake Tahoe and other resources of the region are threatened with deterioration or degeneration, which endangers the natural beauty and economic productivity of the region.
  - (2) The public and private interests and investments in the region are substantial.
  - (3) The region exhibits unique environmental and ecological values which are irreplaceable.
  - (4) By virtue of the special conditions and circumstances of the region's natural ecology, developmental pattern, population distribution and human needs, the region is experiencing problems of resource use and deficiencies of environmental control.
  - (5) Increasing urbanization is threatening the ecological values of the region and threatening the public opportunities for use of the public lands.
  - (6) Maintenance of the social and economic health of the region depends on maintaining the significant scenic, recreational, education, scientific, natural and public health values provided by the Lake Tahoe Basin.
  - (7) There is a public interest in protecting, preserving and enhancing these values for the residents of the region and for visitors to the region.
  - (8) Responsibilities for providing recreational and scientific opportunities, preserving scenic and natural areas, and safe-guarding the public who live, work and plan in or visit the region are divided among local governments, regional agencies, the States of California and Nevada, and the Federal Government.
  - (9) In recognition of the public investment and multistate and national significance of the recreational values, the Federal Government has an interest in the acquisition of recreational property and the management of resources in the region to preserve environmental and recreational values, and the Federal Government should assist the States in fulfilling their responsibilities.
  - (10) In order to preserve the scenic beauty and outdoor recreational opportunities of the region, there is a need to insure an equilibrium between the region's natural endowment and its manmade environment.
- (b) In order to enhance the efficiency and governmental effectiveness of the region, it is imperative that there be established a Tahoe Regional Planning Agency with the powers conferred by this compact including the power to establish environmental threshold carrying capacities and to adopt and enforce a regional plan and implementing ordinances which will achieve and maintain such capacities while providing opportunities for orderly growth and development consistent with such capacities.
- (c) The Tahoe Regional Planning Agency shall interpret and administer its plans, ordinances, rules and regulations in accordance with the provisions of this compact.

These findings are intended to direct the actions of the Agency in implementing the amended Compact. The Compact requires that the Agency review any activities that may substantially affect the land, water, air, space or any other resources of the Region. The basis for such review is a set of standards known as environmental threshold carrying capacities (thresholds) as implemented through a regional plan. The thresholds were adopted by the Agency in August, 1982.

## Planning Approach

The development of the Regional Plan is the continuation of the process, envisioned by Article V of the Compact, which began with the development of the environmental threshold carrying capacities. Thresholds establish the environmental standards for the Region and, as such, indirectly define the capacity of the Region to accommodate additional development. The Environmental Thresholds Study Report provides the basis and rationale for the establishment of thresholds while the Regional Plan and implementing ordinances define the actual limits and potential for new development consistent with the constraints imposed by the thresholds.

## Threshold Development

The development of environmental threshold carrying capacities followed a four-step process. The first step incorporated participation by state, federal and local agencies, and the general public. Concurrently, a program was implemented to enhance public awareness and to track the progress of the study. This process helped to identify issues and components of the environment that are of local, regional, or national significance. Value or goal statements established the parameters of interest for each component and narrowed the focus for establishing thresholds. For example, air quality is an environmental component but the threshold development process focused specifically on such "sub-issues" as carbon monoxide and ozone.

The second step identified the variables that affect each environmental component. From this, cause and effect relationships between variables were established. In the third step, these relationships were evaluated according to their individual contributions to the resource. Thresholds were then established only for those causal factors that were most significant to the resource. (A threshold is established to identify a particular event, circumstance, or condition that will create an unacceptable change or degradation of a particular resource of interest.) The second and third steps were necessary to (1) initially identify the factors responsible for unacceptable changes in the resource and (2) identify the appropriate threshold necessary to protect the resource or to achieve a particular value. Not all environmental components lent themselves to simple quantification and linkage to particular numerical measurements. In such instances, a distinction was made between numerical, management, and policy thresholds.

The fourth step highlighted the mechanisms necessary to achieve or maintain the thresholds. This step was preliminary to the more detailed analysis accomplished through the development of policies and ordinances as part of the Regional Plan. This evaluation made it possible to assess the technical feasibility of attaining the thresholds and to review any thresholds that might seem impractical. See Attachment C for the adopted thresholds ([as amended over time](#)). When a threshold is stated in this Goals and Policies Plan it is printed in italics.

## Plan Development and Maintenance

The development of the [initial](#) Regional Plan was structured around the adopted thresholds and other issues of local and regional significance. Issues, other than those associated with thresholds, were initially identified through scoping meetings with local agencies and other interested parties. Agency staff then performed extensive analyses of available data, evaluated alternative techniques for achieving or maintaining environmental thresholds, and developed a recommended plan [in 1984](#).

The 1984 draft Regional Plan was evaluated in an Environmental Impact Statement (EIS) and modified following extensive public outreach, litigation, settlement discussions and a supplemental EIS. The Governing Board ultimately adopted the Regional Plan on September 17, 1986 and completed more detailed plans for specific geographic areas following adoption of the Regional Plan. This initial Regional Plan is referred to as the “1987 Plan”.

Between 1987 and 2010, numerous targeted amendments to the Regional Plan were adopted. These amendments addressed specific topics, but did not update the plan introduction or the original references to the EIS and other work from the 1980’s.

The focus of the 1987 Regional Plan was to achieve and maintain environmental thresholds primarily through growth control, development regulations and property acquisition. Growth control measures in the 1987 Plan were extensively litigated and ultimately upheld as lawful. The 1987 Plan established a “carrying capacity” for development in the Region that was dramatically lower than what previous plans had envisioned. A system of transferrable development rights and land coverage regulations was adopted within constraints of the Region’s carrying capacity. Concurrently, aggressive property acquisition programs were instituted. State and Federal land management agencies acquired over 8,500 private parcels and retired the associated development rights between 1987 and 2011. The 1987 Regional Plan and the programs it established substantially reduced the rate of environment decline.

Starting in the 1990’s, Threshold Evaluations and other studies made it clear that the strategy of regulation and land acquisition alone would not be enough to successfully achieve and maintain environmental thresholds. The environmental impact of “legacy development” that was constructed prior to the initial Regional Plan continued to adversely impact the Region. In response, Federal, State and Local government dramatically increased funding for stormwater management infrastructure, wetland restorations and other environmentally beneficial projects through the Environmental Improvement Program (EIP). Trends towards threshold attainment improved measurably, but thresholds for water quality and other resources were still not being attained.

In the 2000’s, extensive studies for the Lake Tahoe Total Maximum Daily Load (TMDL) provided more detailed information related to water quality. TMDL reports adopted by California and Nevada included the following summary of Lake Tahoe’s major water pollution sources:

---

*The ongoing decline in Lake Tahoe’s deep water transparency and clarity is a result of light scatter from fine sediment particles (primarily particles less than 16 micrometers in diameter) and light absorption by phytoplankton. The addition of nitrogen and phosphorus to Lake Tahoe contributes to phytoplankton growth. Fine sediment particles are the most dominant pollutant contributing to the impairment of the lake’s deep water transparency and clarity, accounting for roughly two thirds of the lake’s impairment.*

---

*A pollutant source analysis conducted by the California State Water Resources Control Board and Nevada Division of Environmental Protection identified urban uplands runoff, atmospheric deposition, forested upland runoff, and stream channel erosion as the primary sources of fine sediment particle, nitrogen, and phosphorus loads discharging to Lake Tahoe. The largest source of fine sediment particles to Lake Tahoe is urban stormwater runoff, comprising 72 percent of the total fine sediment particle load. The urban uplands also provide the largest opportunity to reduce fine sediment particle and phosphorus contributions to the lake.*

01/24/2012 Action Item #5:

FIGURE 2 – TRPA PROCESS FLOW CHART





## 01/24/2012 Action Item #6:

---

~~A scoping report issued in September 1982 provided a summary of the proposed Plan development process, listed preliminary goal statements, and outlined a process to evaluate Plan alternatives. Additional issues were identified through an intensive public participation program conducted in October 1982. The results of that effort, as well as feedback from the Advisory Planning Commission (APC), Steering Committee, and the Governing Board, provided an ongoing process of issue identification and goal formulation.~~

~~An Environmental Impact Statement For Adoption Of A Regional Plan For The Lake Tahoe Basin was released in February 1983. The EIS presented a series of Plan alternatives that ranged in orientation from maximum regulation to redevelopment. The 60 day review period for the EIS was coupled with an intensive public hearing process to solicit comments from within the Tahoe Basin and from six regions outside the Tahoe Basin. The comments received, including those from the Advisory Planning Commission and Governing Board, were addressed in an addendum to the EIS. The resolution of troublesome issues was an ongoing process which lasted up to the time of Plan adoption.~~

~~The initial EIS examined a series of Plan alternatives including the various elements that were eventually adopted by the Governing Board in April, 1984. After completing an extensive review of the Plan during 1985 and 1986 and developing of a proposed amended Plan to supersede the 1984 Plan, it was determined that a supplemental EIS should be prepared. The supplemental EIS focused on proposed amendments which resulted from the efforts to settle litigation and resolve conflicts surrounding the 1984 amended Plan. The supplement was prepared and circulated in accordance with Article VII of the Tahoe Regional Planning Compact.~~

~~Upon adoption of the April, 1984 amended Plan, the Agency was unable to implement most of the Plan's provisions due to a federal court injunction. As a result of litigation, the Agency undertook a variety of efforts designed to resolve the conflicts surrounding the Plan. One major effort involved the use of a conflict resolution method known as a consensus building workshop (CBW). The CBW was designed to use a consensus building process to bring together all of the key stakeholders, those with a major interest in the final adopted Plan, in an attempt to reach consensus agreements on a number of the most critical issues of conflict. As a result of this consensus building process, a number of areas of conflict were tentatively resolved by the participants. Significant amendments to the Plan were developed based on resolutions reached by the CBW. Additional efforts by staff, local planners, the APC and its committees, and numerous workshops around the Basin resulted in further specific recommendations. Subsequent to the presentation of these recommendations and other independent efforts to resolve remaining conflicts, the Governing Board, and Advisory Planning Commission held public hearings to receive and consider public testimony, and participated in lengthy debates on the final content of the amended Goals and Policies Plan.~~

If the features of this plan cannot be implemented due to legal challenges or lack of financial capability, the Agency will review the causes and, if appropriate, employ consensus building techniques to find solutions to the issues.

### Organization

~~The Tahoe Regional Planning Compact, the Environmental Threshold Carrying Capacities, the Regional Goals and Policies Plan, the Agency regulations, the Plan Area Statements, Community Plans, master plans, redevelopment plans, Agency programs, and Design Review Guidelines provide the basic framework for judging the merits of individual projects [review and approval of activities in the Region is](#)~~

established by the following documents:

- The Tahoe Regional Planning Compact;
- The Environmental Threshold Carrying Capacities;
- The Regional Plan Goals and Policies;
- Other Regional-Scale Plans and Reference Documents;
- Plans for Specific Geographic Areas in the Region;
- TRPA Regulatory Code;
- TRPA Programs; and
- TRPA Administrative Manuals

The hierarchical relationship is depicted in Figure [32](#) and explained in the text below.

#### Tahoe Regional Planning Compact

This bistate compact as amended on December 19, 1980, required the adoption of [e](#)Environmental [t](#)Threshold [c](#)arrying [c](#)apacities to set standards for the Region. Once that was done, the Compact required adoption and implementation of a Regional Plan to meet these thresholds and other specific requirements of the Compact. Included in Regional Plan requirements are a Land Use Element, Transportation Element, Conservation Element, Recreation Element, and Public Services and Facilities Element. In order to meet the implementation and scheduling requirements the Agency has added an Implementation Element. Also required in the TRPA plan package are ordinances and programs.

#### Environmental Threshold Carrying Capacities

As required by the Compact, the Agency adopted thresholds for the Region in Resolution 82-11 [and has periodically amended the adopted thresholds based on updated information. Adopted thresholds-](#) ~~This document~~ sets forth standards for water quality, air quality, soils, wildlife, fisheries, vegetation, scenic quality, and recreation. One of the major purposes of the regional plan package ~~following this section~~ is to establish regulations and programs to achieve and maintain these thresholds.

#### Regional [Plan](#) Goals and Policies ~~Plan~~

The Plan identifies goals that depict the desired ends or values to be achieved and policies that establish the strategies necessary to achieve the goals. This document integrates the requirements of the Compact, the thresholds, other plans and legal requirements, and the public's input. As a result, the Regional Plan provides coordinated and integrated direction for the Agency's regulatory code and implementation programs.

#### Other [Regional Scale](#) Plans and Reference Documents

This category includes: (1) plans for which the Agency has adopted or assumed responsibility, such as the Federal 208 Water Quality Plan, the Federal Air Quality Plan, and the ~~California~~ Regional Transportation Plan; and (2) reference documents that support the Regional Plan and are listed by ordinance.

## Plans for Specific Geographic Areas within the Region

After adoption of the 1987 Regional Plan, over 170 different plans were adopted for certain geographic areas. These include Plan Area Statements, Community Plans, State and Federal Government Master Plans and other detailed master plans (for ski areas, marinas, the airport, etc). With adoption of the 2012 Regional Plan, local, state, federal and tribal governments are encouraged to adopt Area Plans to supersede the older plans for specific geographic areas. Before taking effect, Area Plans must be found in conformance with the Regional Plan. State and Federal Government Master Plans and some of the other detailed master plans may remain in place and continue to be implemented or may be replaced with new area plans.

## TRPA Regulatory Code

The TRPA regulations that are required to implement the policies set forth in the Goals and Policies Plan are found in the Code of Ordinances, ~~the Rules and Regulations of Practice and Procedure, and the Administrative Regulations.~~

## TRPA Programs

~~The programs that are needed~~required to assess and implement the policies set forth in the Goals and Policies Plan are the Monitoring and Evaluation Program and the Environmental Improvement Program, ~~the capital improvement programs, and the restoration programs.~~ The Agency with the cooperation of other parties, is required to implement programs to achieve and maintain the thresholds.

## TRPA Administrative Manuals

Administrative Manuals provide guidance and specify details such as application procedures, fees, code interpretations and other related matters.

## Plan Area Statements

~~The Plan Area Statements (PAS) provide a description of land use for each area, identify planning issues, and establish specific direction for planning to meet the policy direction of the Goals and Policies Plan. These statements include plan maps setting more specific policy for identified areas consistent with the documents above. Also, the Statements provide specific regulations for identified areas such as would be found in zoning maps. Master plans, redevelopment plans, and specific plans consistent with the PAS may be adopted to replace the PAS.~~

## Community Plans

~~Certain designated areas within the Region are eligible for community plans (CPs). Subject to the limitations set forth in the documents above, the community plans may be adopted to supersede the PAS.~~

## Design Review Guidelines and Best Management Practices (BMPs)

These are advisory documents that provide guidance and technical assistance in the development of projects and other activities within the Region.

## **Relationship to Other Plans**

The Regional Plan will help guide decision-making as it affects the growth and development of the Lake Tahoe Region Basin. Because of its inherent broad scope and purpose, the Plan will affect the planning activities of numerous governmental jurisdictions and utility service districts. Each of the affected

entities were encouraged to participate actively in developing the Regional Plan so that adequate consideration was given to local, individual, and community needs.

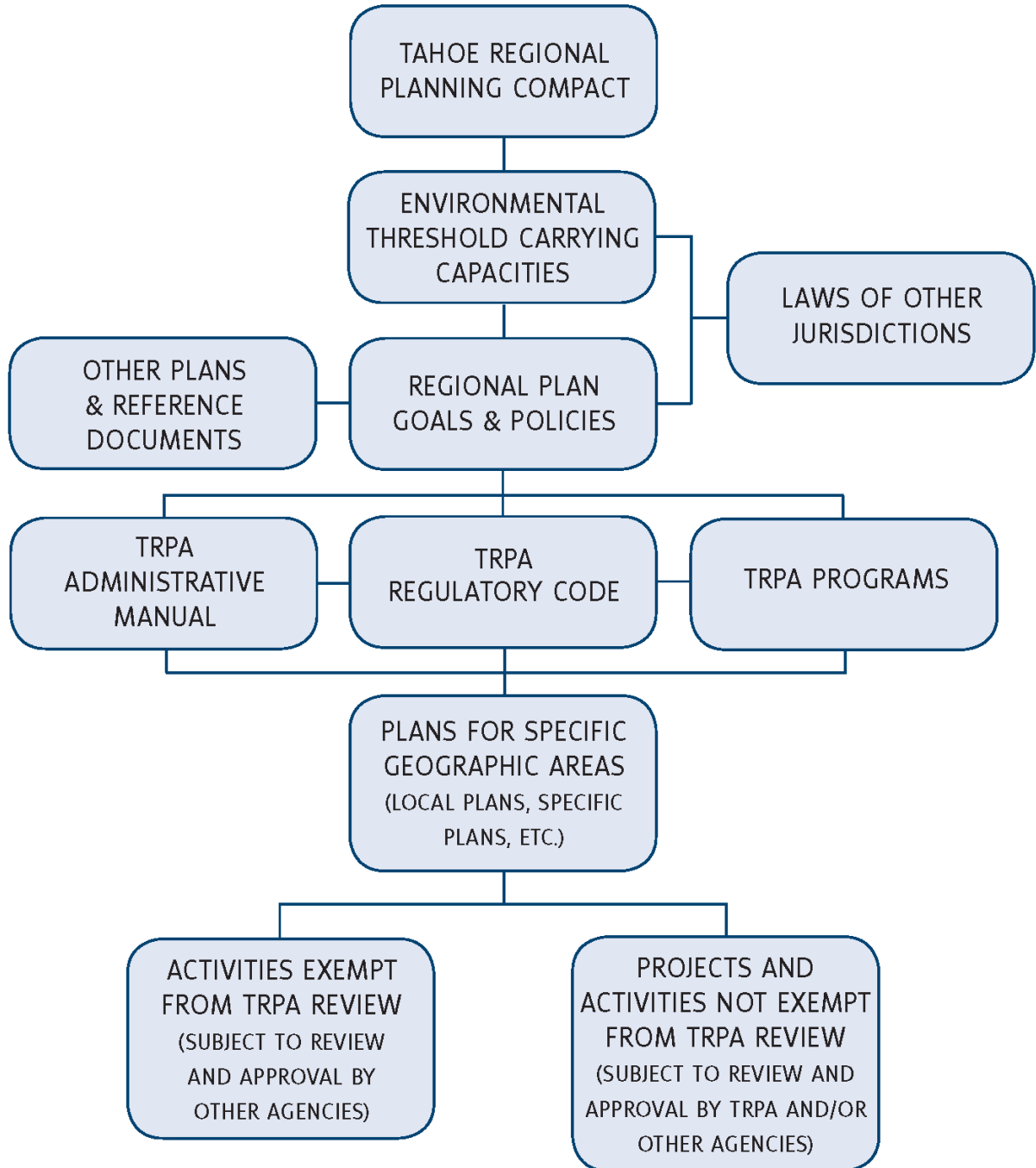
~~The Compact specifically requires the Plan to include elements on Land Use, Transportation, Conservation, Recreation, and Public Services and Facilities. The Plan must also provide for attaining and maintaining federal, state, or local air and water quality standards, whichever are strictest in the respective portions of the region for which the standards are applicable. At a minimum, the Agency's regulations must contain standards for: water purity and clarity; subdivision; zoning; tree removal; solid waste disposal; sewage disposal; land fills; excavations; cuts and grading; piers, harbors, break waters or channels and other shoreline developments; waste disposal in shore line areas; waste disposal from boats; mobilehome parks; house relocation; outdoor advertising; flood plain protection; soil and sedimentation control; air pollution; and watershed protection.~~

Other jurisdictions can enact local Plans, ordinances, rules, regulations and policies which conform to the Regional Plan. ~~In fact, e~~Optimum implementation of this Plan depends on the cooperation of all jurisdictions in the Region Basin. ~~In fact, a~~As provided in the Compact, whenever possible without diminishing the effectiveness of the Regional Plan, the ordinances, rules, regulations and policies of the Agency shall be confined to matters which are general and regional in application, leaving to the jurisdiction of the respective states, counties, and cities the enactment of specific and local ordinances, rules, regulations, and policies which conform to the Regional Plan.

A mix of local, state, and federal plans now exists in the Region Basin and is expected to be maintained and updated over time in coordination with TRPA. The TRPA planning framework is depicted on Figure 3.

-

**FIGURE 3 – TRPA PLANNING FRAMEWORK**



~~However, it appears that the development of the new TRPA Regional Plan will act as a catalyst for Basin agencies to amend, update, or develop new plans. Whenever possible, plans for the county portions of the Basin and the City of South Lake Tahoe should be developed either concurrently with the Regional Plan or subsequent to its adoption.~~

~~At the state level, various agencies coordinated with the TRPA to ensure that adequate consideration of their particular needs and requirements were incorporated into the Regional Plan. The California Department of Parks and Recreation and the Nevada Division of State Parks coordinated with the TRPA to assess the strategies for attaining projected facility demands and maintenance of reserve utility capacity for recreation. The California State Water Resources Control Board and the Nevada Division of Environmental Protection cooperated with TRPA on development of the 208 Water Quality Plan, adopted in 1981, and the Water Quality Subelement of the 1984 Regional Plan. Subsequent to the adoption of this 1986 amended Regional Plan, the California State Water Resources Control Board and the Nevada Division of Environmental Protection must approve any changes to the 208 Plan which are inconsistent with the current plan before such changes become effective. The 208 Plan shall consist of the Water Quality Subelement and other key provisions of the 1986 amended Plan. The Nevada Division of Environmental Protection in association with the California Air Resources Board assisted with the development of the Air Quality Subelement. CalTrans, the Nevada Department of Transportation (NDOT), and the Tahoe Transportation District (TTD) worked with TRPA on development and review of the Transportation Element.~~

~~At the federal level, the U.S. Environmental Protection Agency was involved with both the Air and Water Quality subelements of the Plan and must approve any changes in the State water quality management plans. The Lake Tahoe Basin Management Unit of the U.S. Forest Service will adopt a new Forest Land and Resource Management Plan consistent with the goals and policies of the Regional Plan.~~

### **~~Plan Updates~~**

~~The Regional Plan is not a static document, but will be reviewed and amended as necessary to achieve environmental threshold carrying capacities and to reflect new data. At a minimum, the Plan will be evaluated at five year check points to ascertain the status of plan implementation and progress towards the attainment of environmental threshold carrying capacities. The initial five-year interval shall begin upon the date of adoption of the 1986 amendments to the Goals and Policies.~~

## **01/24/2012 Action Item #7:**

### ***CHAPTER II LAND USE ELEMENT***

Article V(c)(1) of the Tahoe Regional Planning Compact calls for a "land use plan for the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space and other natural resources within the Region, including but not limited to indication or allocation of maximum densities and permitted uses."

In general, the Land Use Element sets forth the fundamental land use philosophies of the Regional Plan, including: the direction of development to the most suitable locations within the Region; maintenance of the environmental, [economic](#), social, [and](#) physical, ~~and economic~~ well-being of the Region; and coordination of the Regional Plan with local, state, and federal requirements.

The Land Use Element includes the following Subelements: Land Use, Housing, Community Design, Noise, Natural Hazards, Air Quality, and Water Quality, and community design.

## **LAND USE**



The Tahoe Regional Planning Compact calls for development of a Regional Plan that establishes a balance, or equilibrium, between the natural environment and the manmade environment. The TRPA has established environmental threshold carrying capacities that define the capacity of the natural environment and set specific environmental performance standards related to land use. The thresholds, however, do not define the maximum buildout populations, densities, permitted uses, or other land use criteria for the manmade environment; this is the function of the Regional Plan.

It is the intent of this subelement to establish land use goals and policies that will ensure the desired equilibrium and attain and maintain the environmental thresholds within a specific time schedule.

### **01/24/2012 Action Item #9:**

#### **Stream Restoration Plan Area**

Stream Restoration Plan Areas are Stream Environment Zones along major waterways that have been substantially degraded by prior or existing development. Individual Restoration Plans should be developed for each Stream Restoration Plan Area in coordination with the applicable Local Government and property owners in the Plan area. Restoration Plans may be developed as a component of an Area Plan or as a separate document and should identify feasible opportunities for environmental restoration.

### **01/24/2012 Action Item #13**

3. Either be consistent with the Regional Land Use Map or recommend and adopt amendments to the Regional Land Use Map as part of an integrated plan to comply with Regional Plan Policies and provide Threshold gain.

### **01/24/2012 Action Item #15**

- Amend the TRPA Development Code to require commercial, tourist, mixed-use, multi-family, public service and recreation projects (including the construction, alteration or improvement of roadways) to incorporate segments of the bicycle and pedestrian network consistent with the Bicycle and Pedestrian Plan. Implementation of facilities which are adjacent to, or within the project parcel boundaries will be through construction, easements, or in-lieu fees as appropriate to the development. Wherever feasible bicycle and pedestrian facilities shall be located in public rights-of-way. Where it is not feasible to locate facilities within public rights-of-way, alignment of facilities should minimize impacts on private parcels to the extent feasible and neither the land coverage nor the site area required for the bicycle or pedestrian improvement shall reduce the total land coverage or development potential otherwise allowable for the project area. The code shall include provisions that provide relief or waivers for properties that may be excessively impacted.

### **01/24/2012 Action Item #16**

#### **GOAL T-12**

**MAINTAIN AND SUPPORT AIR SERVICE TO THE EXTENT THAT IT INCREASES MOBILITY AND PUBLIC SAFETY CONSISTENT WITH APPLICABLE LAW AND ENVIRONMENTAL THRESHOLDS.**

## POLICIES

T-12.1 Update and Maintain an Airport Master Plan.

T-12.2 Limit aviation facilities within the Tahoe Region to existing facilities.

01/24/2012 Action Item #17

### GOAL T-14

IMPLEMENT TRANSPORTATION POLICIES AND IMPROVEMENTS THROUGH PRIVATE, LOCAL, STATE, REGIONAL, AND FEDERAL EFFORTS. ENGAGE IN COLLABORATIVE AND COOPERATIVE PLANNING EFFORTS, LEVERAGING RESOURCES, AND EXECUTING TRANSPORTATION IMPROVEMENTS. ENCOURAGE DEDICATED PROGRAMS RELATED TO TAHOE NEEDS.

01/24/2012 Action Item #19

## CHAPTER IV CONSERVATION ELEMENT

The purpose of this Element is to plan for the preservation, development, utilization, and management of the scenic and other natural resources within the [Basin Region](#). To achieve this end and to minimize the threat that increasing urbanization has on the ecological values of the Region and the public opportunities for use of public lands, ten Subelements were selected to cover the full range of Lake Tahoe's natural and historical resources. For each Subelement, specific policies are outlined to help guide decision-making as it affects that particular resource.

### VEGETATION



~~Vegetation is integral to the many scenic, wildlife, and recreational amenities in the Lake Tahoe Basin. Vegetation also fulfills many functional roles related to water cleansing, soil stabilization, nutrient catchment and release, air purification, and noise control. The focus of vegetation preservation in the Basin is to protect and maintain these and other attributes.~~ [The Lake Tahoe Region's diverse and unique plant communities provide a variety of environmental and ecological functions and values including water quality, wildlife habitat, soil stabilization, and nutrient cycling. Plant communities also contribute to the Region's scenic quality, improve air quality, and facilitate noise control. The Vegetation Subelement guides the protection and management of the Region's vegetation resources.](#)

~~Strategy direction for preservation of vegetation is guided by the following environmental thresholds:~~

#### **Common Vegetation**

##### MANAGEMENT STANDARD

~~Increase plant and structural diversity of forest communities through appropriate management practices as measured by diversity indices of species richness, relative abundance, and pattern.~~

~~◆ Maintain the existing species richness of the Basin by providing for the perpetuation of the following plant associations:~~



~~Yellow Pine Forest: Jeffrey pine, White fir, Incense cedar, Sugar pine.~~

~~Red Fir Forest: Red fir, Jeffrey pine, Lodgepole pine, Western white pine, Mountain hemlock, Western juniper.~~

~~Subalpine Forest: Whitebark pine, Mountain hemlock, Mountain mahogany.~~

~~Shrub Association: Greenleaf and Pinemat manzanita, Tobacco brush, Sierra chinquapin, Huckleberry oak, Mountain whitethorn.~~

~~Sagebrush Scrub Vegetation: Basin sagebrush, Bitterbrush, Douglas chaenactis.~~

~~Deciduous Riparian: Quaking aspen, Mountain alder, Black cottonwood, Willow.~~

~~Meadow Associations (Wet and Dry Meadow): Mountain squirrel tail, Alpine gentian, Whorled penstemon, Asters, Fescues, Mountain brome, Corn lilies, Mountain bentgrass, Hairgrass, Marsh marigold, Elephant heads, Tinker's penney, Mountain Timothy, Sedges, Rushes, Buttercups.~~

~~Wetland Associations (Marsh Vegetation): Pond lilies, Buckbean, Mare's tail, Pondweed, Common bladderwort, Bottle sedge, Common spikerush.~~

~~Cushion Plant Association (Alpine Scrub): Alpine phlox, Dwarf ragwort, Draba~~

~~=~~

~~◆ Relative Abundance -- of the total amount of undisturbed vegetation in the Tahoe Basin;~~

- ~~1. Maintain at least four percent meadow and wetland vegetation.~~
- ~~2. Maintain at least four percent deciduous riparian vegetation.~~
- ~~3. Maintain no more than 25 percent dominant shrub association vegetation.~~
- ~~4. Maintain 15-25 percent of the Yellow Pine Forest in seral stages other than mature.~~
- ~~5. Maintain 15-25 percent of the Red Fir Forest in seral stages other than mature.~~

~~◆ Pattern -- Provide for the proper juxtaposition of vegetation communities and age classes by;~~

- ~~1. Limiting acreage size of new forest openings to no more than eight acres.~~
- ~~2. Adjacent openings shall not be of the same relative age class or successional stage to avoid uniformity in stand composition and age.~~

~~A nondegradation standard to preserve plant communities shall apply to native deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations to be consistent with the SEZ threshold.~~

~~Native vegetation shall be maintained at a maximum level to be consistent with the limits defined in the Land Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974, for allowable impervious cover and permanent site disturbance.~~

#### ~~POLICY STATEMENT~~

~~It shall be a policy of the TRPA Governing Board that a nondegradation standard shall permit appropriate management practices.~~

#### ~~Late Seral and Old Growth Forest Ecosystems~~

**NUMERICAL STANDARD**

Attain and maintain a minimum percentage of 55% by area of forested lands within the Tahoe Region in a late seral or old-growth condition, and distributed across elevation zones. To achieve the 55%, the elevation zones shall contribute as follows:

- The Subalpine zone (greater than 8,500 feet elevation) will contribute 5% (7,600 acres) of the forested lands;
- The Upper Montane zone (between 7,000 and 8,500 feet elevation) will contribute 30% (45,900 acres) of forested lands;
- The Montane zone (lower than 7,000 feet elevation) will contribute 20% (30,600 acres) of forested lands.

Forested lands within TRPA designated urban areas are excluded in the calculation for threshold attainment. Areas of the montane zone within 1,250 feet of urban areas may be included in the calculation for threshold attainment if the area is actively being managed for late seral and old-growth conditions and has been mapped by TRPA. A maximum value of 40% of the lands within 1,250 feet of urban areas may be included in the calculation.

Because of these restrictions the following percentage of each elevation zone must be attained to achieve this threshold:

- 61% of the Subalpine zone must be in a late seral or old-growth condition;
- 60% of the Upper Montane zone must be in a late seral or old-growth condition;
- 48% of the Montane zone must be in a late seral or old-growth condition;

**Uncommon Plant Communities**

**NUMERICAL STANDARD**

Provide for the nondegradation of the natural qualities of any plant community that is uncommon to the Basin or of exceptional scientific, ecological, or scenic value. This threshold shall apply but not be limited to (1) the deepwater plants of Lake Tahoe, (2) Grass Lake (sphagnum bog), (3) Osgood swamp, and (4) the Freel Peak Cushion Plant community.

**Sensitive Plants**

**NUMERICAL STANDARD**

Maintain a minimum number of population sites for each of five sensitive plant species.

Species	— Number of Population sites
<i>Carex paucifructus</i>	1
<i>Lewisia pygmaea longipetala</i>	2
<i>Draba asterophora v. macrocarpa</i>	2
<i>Draba asterophora v. asterophora</i>	5
<i>Rorippa subumbellata</i>	26

The environmental thresholds for vegetation, together with other environmental values and standards, were used to help distinguish the important issues pertaining to the preservation of vegetation in the Lake Tahoe Basin. As a consequence, three areas of general policy direction were developed to provide for the preservation, management, and protection of the Basin's plant resources. Implementation of the following goals and policies is expected to offer the immediate attainment of

~~several thresholds. The attainment of thresholds for plant diversity is expected to be an ongoing program with no obvious improvement in plant diversity for at least ten years.~~

**GOAL #VEG-1:**

**PROVIDE FOR A WIDE MIX AND INCREASED DIVERSITY OF PLANT COMMUNITIES IN THE TAHOE BASIN.**

The natural succession of vegetation in the Region~~Basin~~ has been stifled over the past ~~130~~400 years. Following clear cut activities in the late 1800s, the forest vegetation has been managed under wildfire exclusion policies. The resulting ~~L~~lack of naturally occurring fires and other natural perturbations has created an unnatural forest structure ~~favorable situation~~ with regard to forest health and diversity. Extensive and overstocked ~~often dense~~ stands of second growth~~mature aged~~ conifers now dominate the forest vegetation. Other plant communities that require openings in the forest canopy are relatively scarce. The resulting situation is one of low plant diversity, poor age class structure, ~~and~~ vulnerability to disease and pest organisms and increased risk of catastrophic wildfire. The preservation of the Region's vegetation and the achievement of environmental thresholds require programs that preserve or protect certain plant communities and species while permitting increased opportunities to manage the vegetation for diversity, fire prevention, and health. Attainment of these~~is~~ thresholds requires an on-going program involving harvest of fire fuels, revegetation, and vegetation manipulation.

**POLICIES**

**VEG-1.1 FOREST MANAGEMENT PRACTICES SHALL BE ALLOWED WHEN CONSISTENT WITH ACCEPTABLE STRATEGIES FOR THE MAINTENANCE AND ENHANCEMENT OF FOREST HEALTH AND DIVERSITY, PREVENTION OF WILDFIRE, PROTECTION OF WATER QUALITY, AND ENHANCEMENT OF WILDLIFE HABITATS.**

Forest management practices that may include both timber harvest and prescribed burning are acceptable strategies for restoring and maintaining the biological health of the forest ecosystem. This policy would also permit practices necessary to reduce the risk of catastrophic wildfires.

**VEG-1.2. OPPORTUNITIES TO IMPROVE THE AGE STRUCTURE OF THE PINE AND FIR PLANT COMMUNITIES SHALL BE ENCOURAGED WHEN CONSISTENT WITH OTHER ENVIRONMENTAL CONSIDERATIONS.**

The conifer forests of the Tahoe Region~~Basin~~ are mostly even-aged. This has serious implications related to plant diversity and forest health. Opportunities to increase the ratio of young trees to mature trees should be encouraged.

**VEG-1.3. FOREST PATTERN SHALL BE MANIPULATED WHENEVER APPROPRIATE AS GUIDED BY THE SIZE AND DISTRIBUTION OF FOREST OPENINGS.**

Extensive stands of even-aged timber predominate in the Tahoe Region~~Basin~~. Openings in these stands are uncommon. The forest pattern and resultant plant diversity can be improved through forest management practices that open-up the forest canopy to increase the proportion of shrub and meadow communities.

**VEG-1.4. EDGE ZONES BETWEEN ADJACENT PLANT COMMUNITIES ~~SHALL WILL~~ BE MAXIMIZED AND TREATED FOR THEIR SPECIAL VALUE RELATIVE TO PLANT DIVERSITY AND WILDLIFE HABITAT.**

The mixing of two plant communities creates a zone of high plant diversity and provides an effective screen between adjacent land uses. Besides the benefit of increased plant diversity, edge zones provide critical habitats to many species of wildlife.

**VEG-1.5. PERMANENT DISTURBANCE OR UNNECESSARY ALTERATION OF NATURAL VEGETATION ASSOCIATED WITH DEVELOPMENT ACTIVITIES SHALL NOT EXCEED THE APPROVED BOUNDARIES [OR FOOTPRINTS] OF THE BUILDING, DRIVEWAY, OR PARKING STRUCTURES, OR THAT WHICH IS NECESSARY TO REDUCE THE RISK OF FIRE OR EROSION.**

Protecting the existing vegetation around a construction site will aid in preventing soil compaction or disturbance due to equipment and human trampling. It will also reduce the need for revegetation and landscaping.

**VEG-1.6. THE MANAGEMENT OF VEGETATION IN URBAN AREAS SHALL BE IN ACCORDANCE WITH THE POLICIES OF THIS PLAN AND SHALL INCLUDE PROVISIONS THAT ALLOW FOR THE PERPETUATION OF THE NATURAL-APPEARING LANDSCAPE.**

The beauty of the Tahoe Region depends, in part, on the successful "blending" of the natural environment with the built environment. Vegetation in urban areas ~~shall~~ will be preserved to the maximum extent feasible so as to avoid sharp contrasts between the urban and non-urban portions of the ~~Region Basin~~. Conditions of project approval for all grading, harvesting, landscaping, and other project proposals ~~shall~~ will be required, as necessary, to implement the intent of this policy.

**VEG-1.7. MAINTAIN FOREST LITTER FOR ITS EROSION CONTROL AND NUTRIENT CYCLING FUNCTIONS IN NATURALLY-VEGETATED AREAS EXCEPT TO THE EXTENT IT POSES A FIRE HAZARD. DISTURBANCE OR REMOVAL OF FOREST LITTER SHOULD BE AVOIDED TO PROMOTE THE NATURAL CATCHMENT OF NUTRIENTS.**

The fungi associated with decaying plant material act as nutrient "sinks" by picking up plant nutrients that would otherwise be lost to adjacent water bodies during spring runoff. ~~A public awareness program will be implemented to inform local landowners of the value of needle litter.~~

**VEG-1.8. PROMOTE USE OF NATIVE, WATER-EFFICIENT, NUTRIENT-EFFICIENT, FIRE-RESISTANT AND NON-INVASIVE VEGETATION IN URBAN AREAS AND DURING REVEGETATION OF DISTURBED SITES SHALL REQUIRE THE USE OF SPECIES APPROVED BY THE AGENCY. TRPA SHALL PREPARE SPECIFIC POLICIES DESIGNED TO AVOID THE UNNECESSARY USE OF LANDSCAPING WHICH REQUIRES LONG-TERM IRRIGATION AND FERTILIZER USE.**

Native plants are adapted to the special altitude, climate, and soil characteristics of the ~~Region Basin~~. Use of non-native species often requires constant care and artificial amounts of water and fertilizer. Revegetation of disturbed sites will require the use of native plants whenever practical, but other approved species also may be appropriate. ~~A list of approved species will be prepared.~~

**VEG-1.9. ALL PROPOSED ACTIONS SHALL CONSIDER THE CUMULATIVE IMPACT OF VEGETATION REMOVAL WITH RESPECT TO PLANT DIVERSITY AND ABUNDANCE, WILDLIFE HABITAT AND MOVEMENT, SOIL PRODUCTIVITY AND STABILITY, AND WATER QUALITY AND QUANTITY.**

The piecemeal and incremental removal of vegetation may have significant cumulative impacts on the natural resource values of the ~~Region Basin~~. Project review should consider both the direct and indirect impacts of all development, as well as fire safety.

**VEG-1.10. WORK TO ERADICATE AND PREVENT THE SPREAD OF INVASIVE SPECIES.**

## 01/24/2012 Action Item #21

### **GOAL #VEG-3**

#### **CONSERVE THREATENED, ENDANGERED, AND SENSITIVE PLANT SPECIES AND UNCOMMON PLANT COMMUNITIES OF THE LAKE TAHOE REGION~~BASIN~~.**

A few examples of rare plants and uncommon plant communities can be found in the Lake Tahoe Region~~Basin~~. These resources are a real part of the Region's~~Basin's~~ natural endowment and need to be protected from indiscriminant loss or destruction. Otherwise, the danger of extinction can become a reality. Direction for preservation is provided by adopted environmental thresholds.

#### **POLICIES**

##### **VEG-3.1. UNCOMMON PLANT COMMUNITIES SHALL BE IDENTIFIED AND PROTECTED FOR THEIR NATURAL VALUES.**

Rare examples of Lake Tahoe's natural vegetation should be preserved for their ecological and local significance. Indiscriminate loss of uncommon plant communities shall be avoided. This policy applies specifically to those plant communities for which thresholds were adopted, but also may be extended to other communities later identified as significant by TRPA in cooperation with resource agencies ~~or local resource agencies~~. Attainment of the vegetation thresholds and implementation of this policy require close cooperation between this Agency and other agencies responsible for the protection and management of the Region's~~Basin's~~ natural resources.

##### **VEG-3.2. THE POPULATION SITES AND CRITICAL HABITAT OF ALL SENSITIVE PLANT SPECIES IN THE LAKE TAHOE REGION~~BASIN~~ SHALL BE IDENTIFIED AND PRESERVED.**

The Tahoe Region~~Basin~~ provides a favorable habitat for a few species of exceptionally scarce plants. Without proper protection, these sensitive plants may become extinct. ~~Thresholds for vegetation specifically refer to five sensitive plant species.~~ Monitoring and evaluation programs will be necessary, in cooperation with the USFS and other interested agencies and individuals, to implement this policy.

##### **VEG-3.3. THE CONSERVATION STRATEGY FOR TAHOE YELLOW CRESS IN THE LAKE TAHOE REGION~~BASIN~~ SHALL FOSTER STEWARDSHIP FOR THIS SPECIES BY: .§**

- (1) Providing education to landowners;
- (2) Providing technical and planning assistance to landowners with Tahoe Yellow Cress to develop stewardship plans; ~~and~~
- (3) Streamlining the Tahoe Yellow Cress project review process, while protecting the species and its habitat; and.
- ~~(3)~~(4) Support Propagation efforts.

## 01/24/2012 Action Item #23

### **GOAL #VEG-5**

#### **THE APPROPRIATE STOCKING LEVEL AND DISTRIBUTION OF SNAGS AND COARSE WOODY DEBRIS SHALL BE RETAINED IN THE REGIONS FORESTS TO PROVIDE HABITAT FOR ORGANISMS THAT DEPEND ON SUCH FEATURES AND TO PERPETUATE NATURAL ECOLOGICAL PROCESSES.**

Relatively large snags (standing dead trees) and large downed woody debris (decaying logs on the forest floor) provide essential habitat features for a wide diversity of forest dwelling organisms. Decaying snags and coarse woody debris provide soil amendments and recycle nutrients necessary to perpetuate improved forest health. Upland sources of dead wood contribute to slope stability and soil surface stability, which prevent soil erosion and control storm surface runoff. In stream environment zones, dead wood plays a major role in the development of streambed morphology and thus the creation and maintenance of required aquatic and riparian habitat.

## POLICIES

### **VEG-5.1. ALLOW FOR A SUFFICIENT NUMBER AND AN APPROPRIATE DISTRIBUTION OF SNAGS THROUGHOUT THE REGION'S FORESTS TO PROVIDE AND MAINTAIN HABITAT FOR SPECIES DEPENDENT ON SUCH FEATURES.**

Tree mortality is a natural process in properly functioning forest ecosystems. This process is stochastic, can take several decades to occur in nature, and is not easily mimicked by humans. Retaining necessary habitat features that benefit a wide diversity of species is economically appropriate because it will circumvent the need for costly and intrusive habitat management programs, and will aid in achieving wildlife threshold goals [and to afford a reasonable level of fire protection safety](#).

### **VEG-5.2. ALLOW FOR AN APPROPRIATE AMOUNT, LEVEL AND DISTRIBUTION OF COARSE WOODY DEBRIS (DOWNED WOODY MATERIAL) THROUGHOUT THE REGION'S FORESTS TO MAINTAIN BIOLOGICAL INTEGRITY, TO STABILIZE SOIL, AND TO AFFORD A REASONABLE LEVEL OF FIRE SAFETY.**

Large downed woody debris (fallen logs) in various stages of decay contribute to structural diversity of forest ecosystems, which is required by a wide variety of terrestrial, semi-terrestrial and aquatic species. Additionally, as logs decompose, organic matter is slowly incorporated into the soil, which replenishes the productive capability of the soil and perpetuates a functioning forest ecosystem.

## **01/24/2012 Action Item #24**

### **GOAL VEG-6**

### **TRPA SHALL WORK WITH FIRE PROTECTION AGENCIES IN THE REGION TO REDUCE THE RISK OF CATASTROPHIC WILDFIRE.**

[The prevention of catastrophic wildfire requires active forest management and coordination with fire protection agencies in the Region.](#)

### **VEG 6.1. PROMOTE HAZARDOUS FUELS REDUCTION IN ORDER TO REDUCE THE INTENSITY OF NATURALLY OCCURRING WILDFIRE AND PREVENT CATASTROPHIC WILDFIRE.**

### **VEG-6.2. PROMOTE CREATION OF DEFENSIBLE SPACE USING FOREST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH STATE DEFENSIBLE SPACE CODES AND COMMUNITY WILDFIRE PROTECTION PLANS.**

#### [VEG-6 Implementation Measure](#)

- [Modify Code provisions which protect native vegetation to allow for the creation of defensible space. In cases where old growth trees are threatened during defensible space work, allow limbing as an alternative.](#)

## 01/24/2012 Action Item #25

### WILDLIFE



The Tahoe RegionBasin provides a habitat for many different species of wildlife. However, the existing habitat mix is not generally favorable for supporting large numbers of many different species. This situation ~~has developed in recent years~~ due to urban expansion and forest modification activities since the late 1800's ~~and policies that prevent natural forest perturbations (e.g., fire). Considerable potential exists to improve, coincidentally, both wildlife habitat and forest health and diversity.~~

Thresholds adopted by TRPA for wildlife are listed below: The Compact recognizes "The Region exhibits unique environmental and ecological values which are irreplaceable." The Wildlife Subelement seeks to minimize the effects of urbanization on wildlife resources by focusing on maintaining suitable habitats and habitat diversity.

#### Special Interest Species

##### NUMERICAL STANDARD

*Provide a minimum number of population sites and disturbance zones for the following species:*

<i>Species of interest</i>	<i>Population sites</i>	<i>Disturbance zone (mi.)</i>	<i>Influence zone (mi.)</i>
<i>Goshawk</i>	<i>12</i>	<i>0.50</i>	<i>3.50</i>
<i>Osprey</i>	<i>40</i>	<i>25</i>	<i>0.60</i>
<i>Bald Eagle (Winter)</i>	<i>2</i>	<i>Mapped areas</i>	<i>Mapped areas</i>
<i>Bald Eagle (Nesting)</i>	<i>1</i>	<i>0.50</i>	<i>Variable</i>
<i>Golden Eagle</i>	<i>4</i>	<i>0.25</i>	<i>9.0</i>
<i>Peregrine</i>	<i>2</i>	<i>0.25</i>	<i>7.6</i>
<i>Waterfowl</i>	<i>18</i>	<i>Mapped areas</i>	<i>Mapped areas</i>
<i>Deer</i>		<i>Meadows</i>	<i>Mapped areas</i>

#### Habitats of Special Significance

##### MANAGEMENT STANDARD

*A nondegradation standard shall apply to significant wildlife habitat consisting of deciduous trees, wetlands, and meadows while providing for opportunities to increase the acreage of such riparian associations.*

~~Goals and policies for the management of wildlife in the Basin were derived from the wildlife thresholds and from other issues of local concern. It is expected that the thresholds for special interest species will be attained immediately with implementation of the policies presented herein, but improvement and expansion of riparian plant associations is expected to be a long-term goal with achievement of the threshold not expected for up to 20 years.~~

#### GOAL WL-#1

**MAINTAIN SUITABLE HABITATS FOR ALL INDIGENOUS SPECIES OF WILDLIFE WITHOUT PREFERENCE TO GAME OR NON-GAME SPECIES THROUGH MAINTENANCE AND IMPROVEMENT OF HABITAT DIVERSITY.**

~~It is difficult to monitor wildlife abundance and diversity. With only a few exceptions, wildlife trend data are not available for the Basin. The best indication of wildlife trends can be implied from changes in the habitat (size, location, quantity, quality). The E~~emphasis of wildlife management in the RegionBasin will be on maintaining and improving the functional

and biological characteristics of the ecosystem to support the needs of wildlife~~maintenance of a diverse habitat base which meets environmental thresholds.~~

## POLICIES

### WL-1.1.ALL PROPOSED ACTIONS SHALL CONSIDER IMPACTS TO WILDLIFE.

The impacts of development to wildlife can often be easily mitigated when wildlife are considered early in the project review process. Considerations should be given to the movement, water, food, and cover needs of wildlife.

### WL-1.2.RIPARIAN VEGETATION SHALL BE PROTECTED AND MANAGED FOR WILDLIFE.

Riparian vegetation is the single most important habitat for wildlife in the Region~~Basin~~. Riparian plant communities need to be preserved to help protect the wildlife resource and to attain environmental thresholds for vegetation, wildlife, and soils. This policy requires an on-going program of management and regulated use of riparian vegetation.

### WL-1.3.NON-NATIVE WILDLIFE AND EXOTIC SPECIES SHALL BE CONTROLLED AND RELEASE OF SUCH ANIMALS INTO THE WILD SHALL BE PROHIBITED~~IS FORBIDDEN.~~

Indigenous wildlife species have adapted to the special habitat characteristics of the Region~~Basin~~. Non-native species can "invade" the niches of local wildlife and unfairly compete for scarce resources needed for survival. Introduction of disease and population control of exotic species are other issues of concern.

### WL-1.4.DOMESTIC ANIMALS AND PETS SHALL BE CONTROLLED AND APPROPRIATELY CONTAINED.

Domestic animals impact native wildlife species through harassment and physical harm. A combination of domestic animal control and a habitat maintenance program will provide for the long-term health of local wild life populations.

## GOAL WL-#2

**PRESERVE, ENHANCE, AND, WHERE FEASIBLE, EXPAND HABITATS ESSENTIAL FOR THREATENED, ENDANGERED, RARE, OR SENSITIVE SPECIES FOUND IN THE REGION~~BASIN~~.**

Animals that are particularly scarce or vulnerable to extirpation require special management emphasis. Management usually includes programs to protect or enhance critical habitats. Other strategies would include buffering critical habitats from conflicting land uses and activities. Strategies are developed within the framework of adopted environmental thresholds.

## POLICIES

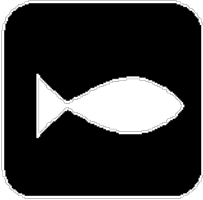
### WL-2.1.ENDANGERED, THREATENED, RARE, AND SPECIAL INTEREST SPECIES SHALL BE PROTECTED AND BUFFERED AGAINST CONFLICTING LAND USES.

Species in the above categories need extra protection to ensure their longevity in the Region~~Basin~~. Critical habitat sites of these animals need to be protected and buffered from disturbing land uses. This will be accomplished by regulating uses within the disturbance and influence zones of ~~seven~~ species for which thresholds have been adopted.



## 01/24/2012 Action Item #26

### FISHERIES



A popular recreational activity in the Tahoe [Region Basin](#) is fishing. Some of the larger streams [and lakes on the California side](#) provide excellent opportunities to catch rainbow, brown, cutthroat, and brook trout. The lakes offer a wider choice of fishing opportunities. The entire fishery is highly sensitive to habitat disturbance.

Maintenance of the fishery must focus on preserving prime fish habitats in the lakes and streams and ensuring access to spawning and feeding habitats. ~~The strategies for accomplishing these goals are built into the framework of environmental thresholds. The fishery thresholds are listed below:~~

#### Stream Habitat

##### ~~NUMERICAL STANDARD~~

~~Maintain the 75 miles of excellent, 105 miles of good, and 38 miles of marginal stream habitat as indicated by the Stream Habitat Quality Overlay map, as amended May 1997, based upon the re-rated stream scores set forth in Appendix C-1 of the 1996 Evaluation Report.~~

#### Instream Flows

##### ~~MANAGEMENT STANDARD~~

~~Until instream flow standards are established in the Regional Plan to protect fishery values, a nondegradation standard shall apply to instream flows.~~

#### ~~POLICY STATEMENT~~

~~It shall be a policy of the TRPA Governing Board to seek transfers of existing points of water diversion from streams to Lake Tahoe.~~

#### Lahontan Cutthroat Trout

##### ~~POLICY STATEMENT~~

~~It shall be the policy of the TRPA Governing Board to support, in response to justifiable evidence, state and federal efforts to reintroduce Lahontan cutthroat trout.~~

#### Lake Habitat

##### ~~MANAGEMENT STANDARD~~

~~A nondegradation standard shall apply to fish habitat in Lake Tahoe. Achieve the equivalent of 5,948 total acres of excellent habitat as indicated by the Prime Fish Habitat Overlay Map dated 5/19/97 as may be amended from time to time.~~

~~Implementation of the goals and policies for the management of the Tahoe fishery will provide for the eventual achievement of the fishery thresholds. Thresholds for instream flows and Lahontan cutthroat trout are expected to be achieved within the first ten years of plan implementation. Attainment of the stream and Lake thresholds will be incrementally achieved over a 20-year period.~~

#### GOAL FI-#1

**IMPROVE AQUATIC HABITAT ESSENTIAL FOR THE GROWTH, REPRODUCTION, AND PERPETUATION OF EXISTING AND THREATENED FISH RESOURCES IN THE LAKE TAHOE [REGION BASIN](#).**

The fishery habitat in the Tahoe [Region Basin](#) has experienced significant alteration and degradation [since the late 1800's](#). Much like the wildlife resource, management emphasis ~~should~~ will be on the

maintenance of essential habitats. For lakes, management focus ~~should~~**will** be on nearshore substrate quality as it pertains to feeding, cover, and spawning habitats. Stream management ~~should~~**will** emphasize instream flow needs and maintenance of spawning habitat. Policies to achieve this goal are consistent with the adopted environmental thresholds.

## **POLICIES**

### **FI-1.1. DEVELOPMENT PROPOSALS AFFECTING STREAMS, LAKES AND ADJACENT LANDS SHALL EVALUATE IMPACTS TO THE FISHERY.**

The population potential of the Tahoe fishery largely depends on the availability and quantity of suitable spawning and feeding habitats. Past practices have significantly damaged the fishery resource through habitat modification or destruction. Future detrimental impacts can be avoided and the fishery improved if the resource is given due consideration in water related developments. All proposals that ~~potentially could~~**may** impact the fishery ~~shall~~**will** be assessed pursuant to consultation with fishery biologists of the Nevada Department of Wildlife, California Department of Fish and Game, and/or the U.S. Fish and Wildlife Service.

### **FI-1.2. UNNATURAL BLOCKAGES AND OTHER IMPEDIMENTS TO FISH MOVEMENT ~~SHALL~~**WILL** BE PROHIBITED AND REMOVED WHEREVER APPROPRIATE.**

Many different species of fish spawn in the Region's Basin's tributaries. This often requires movement into the streams from the lakes. Unnatural blockages (e.g., bridge culverts, man-made dams, marinas) can prevent the upstream migration and thereby seriously impact the population potential of certain fishes. Remedial measures will be accomplished in tandem with conditions of project approval, voluntary cooperation, and ~~capital programming~~restoration projects as part of remedial water quality programs.

### **FI-1.3. AN INSTREAM MAINTENANCE PROGRAM SHOULD BE DEVELOPED AND IMPLEMENTED.**

A variety of problems can build up over time in stream channels. These problems require ~~that need~~ annual remedial attention before the situation becomes too burdensome to deal with in a timely and cost-efficient manner. Instream monitoring could include an inventory and removal program for undesirable debris build-up in the stream channel.

### **FI-1.4. STANDARDS FOR BOATING ACTIVITY SHALL BE ESTABLISHED FOR THE SHALLOW ZONE OF LAKE TAHOE.**

There are numerous uses associated with the shorezone of Lake Tahoe. However, some of those activities do not depend on the exclusive use of the nearshore. Boating activity in the nearshore should be permitted only to the extent that it is compatible with shorezone-dependent uses such as swimming and fishing. To minimize impacts to these and other shorezone users, and to reduce the risk of accidents, excessive boat speeds and motor noise should be avoided in the nearshore. Strict enforcement of ~~existing~~ regulations for boat speed and noise close to shore (~~Cal. Harbors and Navigation Code 655.2 and Nevada Revised Statutes 488.245~~) and noise (~~TRPA noise thresholds~~) will also benefit the fishery which can be affected by the noise and associated activities of boats. Operating standards for boating should be in accordance with U.S. Coast Guard regulations. Specific areas of habitat may require additional regulations to help prevent unacceptable disruption of critical life cycle activities such as spawning.

**FI-1.5. HABITAT IMPROVEMENT PROJECTS ARE ACCEPTABLE PRACTICES IN STREAMS AND LAKES.**

Considerable potential exists to improve or expand the fishery habitat of lakes and streams in the RegionBasin. Any improvements are likely to solicit a corresponding improvement to the local fishery and should be encouraged.

**FI-1.6. INSTREAM FLOWS SHALL BE REGULATED, WHEN FEASIBLE, TO MAINTAIN FISHERY VALUES.**

The maintenance of a minimal level of water throughout the year in streams is necessary to protect instream fishery values. Diversions which artificially lower stream flows beyond a level capable of supporting fish or their food organisms is not desirable and should be avoided. This policy would only apply to those creeks with artificial diversions and be accomplished, in part, with implementation of Policy FI-1.7.

**FI-1.7. EXISTING POINTS OF WATER DIVERSION FROM STREAMS SHALL BE TRANSFERRED TO ~~THE LAKES~~, WHENEVER FEASIBLE, TO HELP PROTECT INSTREAM BENEFICIAL USES.**

Many of the Region'sBasin tributaries are subject to extreme low flows in late summer. Withdrawals from low flow streams aggravate the problem and may even dry out some creeks. A more constant and dependable supply of water would be available from ~~the Lakes~~ and such transfers should be encouraged through the use of incentives and cooperation with state agencies responsible for regulating water use.

**FI-1.8. SUPPORT, IN RESPONSE TO JUSTIFIABLE EVIDENCE, STATE AND FEDERAL EFFORTS TO REINTRODUCE LAHONTAN CUTTHROAT TROUT IN APPROPRIATE REMOTE LOCATIONS.**

The Lahontan cutthroat trout is, in all probability, extinct in the RegionBasin. Any efforts to reintroduce this particular strain of cutthroat should be encouraged. Reintroducing Lahontan Cutthroat Trout to Lake Tahoe, itself appears to be infeasible. However, it appears that it may be possible to reintroduce the Lahontan Cutthroat Trout to specific isolated lakes or streams.

**~~FI-1.9. THE WATER LEVEL IN LAKE TAHOE SHOULD BE CONTROLLED TO REFLECT CONDITIONS THAT MIGHT BE EXPECTED WITH SEASONAL WEATHER AND WATER RUNOFF PATTERNS.~~**

~~Vegetation, fish, wildlife, and other organisms are all affected by sporadic and quickly changing water levels. In addition, unnatural high levels during winter artificially create erosion problems along the shorezone. This policy would encourages the development of a planned program of water release out of Tahoe to minimize these and other environmental problems.~~

**FI-1.10 PROHIBIT THE RELEASE OF NON-NATIVE AQUATIC INVASIVE SPECIES IN THE REGION IN COOPERATION WITH PUBLIC AND PRIVATE ENTITIES. CONTROL OR ERADICATE EXISTING POPULATIONS OF THESE SPECIES AND TAKE MEASURES TO PREVENT ACCIDENTAL OR INTENTIONAL RELEASE OF SUCH SPECIES.**

# Regional Plan Update Committee Action Sheet - Attachment A

January 26, 2012

RPU Committee members voted to approve the following language:

## 01/26/2012 Action Item #3:

While the TMDL focuses on impairment of Lake Tahoe's deep water transparency and clarity, the primary pollutants that it addresses (fine sediment, nitrogen and phosphorous) also may affect nearshore water quality. Given the exceptional scenic quality and significant recreational and ecological values provided by Lake Tahoe's nearshore, the protection of nearshore water quality is equally important.

To better address these water quality issues, one of the primary goals of the 2012 Regional Plan Update is to accelerate private investment in environmentally-beneficial redevelopment activities to complement the ongoing investment in public projects targeted at threshold gain. Amendments related to other scientific reports and to legislation in California and Nevada are also addressed in the 2012 Regional Plan.

After adoption of the 2012 Regional Plan, a regular four year cycle of plan evaluations and updates will be maintained. Regular four year updates will maintain consistency with the federally mandated transportation planning cycle for the Tahoe Metropolitan Planning Organization (TMPO) and will facilitate amendments based on the status of Plan implementation, progress towards attainment and maintenance of Thresholds, updated science and other new information. The plan update cycle is depicted on Figure 2.

## 01/26/2012 Action Item #4:

- Amend the Section 31.5.2.B of the Code of Ordinances (Maximum Density for Mixed-Use Categories) as follows:

### 4. Category D

In Category D, the maximum residential density is one unit per project area, provided that residential units are allowed by the plan area statement or community plan; except for a mixed-use project proposing to subdivide multi-family residential units, which is subject to Category E below.

### 5. Category E

In Category E, the maximum density of a multi-family dwelling, multi-person dwelling, or other tourist accommodation use shall be the maximum density for the given residential or tourist accommodation uses, as determined by Table 31.3.2-1, multiplied by the ratio of the floor area of that use to the total floor area in the project area (see Examples 1 and 2), subject to the exceptions below

## 01/26/2012 Action Item #5:

**VEG-1.11. ENCOURAGE LOCAL GOVERNMENTS TO DEVELOP URBAN FORESTRY COMPONENTS WITHIN THEIR AREA PLANS. URBAN FORESTRY PROGRAMS SHOULD SEEK TO REESTABLISH NATURAL FOREST CONDITIONS IN A MANNER THAT DOES NOT INCREASE THE RISK OF CATASTROPHIC WILDFIRE.**

## 01/26/2012 Action Item #6:

### **GOAL #VEG-2**

**PROVIDE FOR THE PROTECTION, MAINTENANCE AND RESTORATION OF SUCH UNIQUE ECO-SYSTEMS AS WETLANDS, MEADOWS, AND OTHER RIPARIAN VEGETATION.**

Riparian vegetation is a critical component of the Tahoe Region's natural vegetation. These communities serve a variety of useful functions especially related to water quality and quantity. Riparian plant communities also significantly contribute to plant and animal diversity, recreation, and scenic quality. Strategies to protect these qualities are developed within the framework of adopted environmental thresholds for soils, vegetation, and wildlife.

### **POLICIES**

**VEG-2.1. RIPARIAN PLANT COMMUNITIES SHALL BE MANAGED FOR THE BENEFICIAL USES OF PASSIVE RECREATION, GROUNDWATER RECHARGE, AND NUTRIENT CATCHMENT, AND AS WILDLIFE HABITATS.**

The preservation of riparian zones in their natural states should be emphasized over more intensive uses. These plant communities serve a variety of natural functions that benefit the scenic, wildlife, and water resources of the Tahoe RegionBasin.

**VEG-2.2. RIPARIAN PLANT COMMUNITIES SHALL BE RESTORED OR EXPANDED WHENEVER AND WHEREVER POSSIBLE. WHEN COMPLETE RESORATION TO NATURAL CONDITIONS IS NOT FEASIBLE, RESTORATION PROGRAMS SHALL FOCUS ON RESTORING THE NATURAL FUNCTION OF RIPARIAN AREAS TO THE GREATEST EXTENT PRACTICAL.**

Riparian plant communities are the single most important habitat for wildlife in the RegionBasin and provide the most cost-effective means of water cleansing. Existing functioning riparian plant communities shall be maintained in their natural undisturbed conditions to promote such beneficial functions. The schedule for restoration, as required by the thresholds, will correspond to the schedule for restoring stream environment zones outlined in the Environmental capital-i improvement pProgram.

## 01/26/2012 Action Item #7:

### **GOAL #VEG-4<sup>ss</sup>**

**PROVIDE FOR AND INCREASE THE AMOUNT OF LATE SERAL/OLD GROWTH STANDS WITHIN THE LAKE TAHOE REGIONBASIN.**

Late seral/old growth forest stands provide unique habitat for many wildlife and plant species. Late seral/old growth stands also have an increased resistance to tree mortality due to catastrophic wildfire, thereby providing an on-site seed source for natural reforestation. Today, late seral/old-growth forest stands are fragmented and less common than would naturally occur due to clear-cut activities in the late 1800's followed by wildfire exclusion policies through most of the twentieth century. The forested lands in the Region are now dominated by overstocked, second growth, even-aged stands. Fir trees have replaced many naturally occurring pine tree stands. The future condition of forested lands within

~~the Region should reflect natural conditions as much as realistically possible. Late seral/old growth forest stands are rare in the Regionbasin, but provide high quality habitat for many wildlife and plant species. In the year 2000, it was estimated that less than 5% of the forest stands could be conservatively classified the forests should reflect the pre-settlement conditions to the degree possible. The best available estimate of the amount of late seral/old growth forest in pre-settlement times is 55% of the total forest. With the existing state of the basin's forest dominated by mature, even aged stands,~~  
Active management is necessary to increase the amount of late seral/old growth forest and help restore natural conditions.

## 01/26/2012 Action Item #8

### POLICIES

#### **VEG-4.1. STANDS EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO ALLOW THESE STANDS TO SUSTAIN THESE CONDITIONS.**

The existing forest stands that exhibit late seral/old growth characteristics are rare in the basin and should be protected. These stands act as a refuge for late seral/old growth species and will be critical for future restoration of additional late seral/old growth stands.

#### **VEG-4.2. STANDS NOT EXHIBITING LATE SERAL/OLD GROWTH CHARACTERISTICS SHALL BE MANAGED TO PROGRESS TOWARDS LATE SERAL/OLD GROWTH.**

Forest stands that do not currently exhibit late seral/old growth characteristics, and that can reasonably be expected to produce late seral/old growth characteristics, should be managed to move the stand towards increasing late seral/old growth characteristics. Active management is the primary vehicle for producing the desired future conditions. Management may entail thinning of smaller trees, alteration of the species composition, and other ecosystem manipulations.

#### **VEG-4.3. PRESCRIPTIONS FOR TREATING THESE STANDS ~~SHALL~~ **WILL** BE PREPARED BY LICENSED FORESTERS OR OTHERWISE QUALIFIED INDIVIDUALS ON A STAND-BY-STAND BASIS. EACH PRESCRIPTION ~~SHALL~~ **WILL** DEMONSTRATE/EXPLAIN HOW IT WILL PROMOTE LATE SERAL OR OLD GROWTH CHARACTERISTICS PRIOR TO APPLYING ANY MECHANICAL TREATMENT OR PRESCRIBED FIRE. STAND-SPECIFIC PRESCRIPTIONS WILL BE DEVELOPED USING THE BEST AVAILABLE FOREST AND ECOSYSTEM MANAGEMENT SCIENCE, STRATEGIES, STANDARDS AND GUIDELINES AS WELL AS ALL APPLICABLE REGULATIONS.**

The management of late seral/old growth forests requires the application of the best available scientific methods by qualified individuals, as well as compliance with applicable forest management policies and regulations. Such documents provide requirements and management strategies to maintain current late seral/old growth stands and promote the recruitment of new stands.

~~Late seral/old growth forest management applies best available scientific information to identify valued characteristics of late seral/old growth forests, and to manage for these characteristics. Site capabilities, habitat requirements of old growth-associated wildlife species, forest science including silviculture, and available information on general and site-specific pre-settlement forest structures and patterns provide guidance to site-specific management. The Sierra Nevada Ecosystem Project Report (2000), the Lake Tahoe Watershed Assessment (December 2000), and the Sierra Nevada Forest Plan Amendment (January 2001), apply scientific and forest management literature to identify important late seral/old growth forest characteristics.~~

~~These documents also provide examples of management strategies, standards and guidelines for promoting these characteristics.~~

**VEG-4.4. RETAIN LARGE TREES AS A PRINCIPAL COMPONENT OF LATE SERAL/OLD GROWTH ECOSYSTEMS.**

Large trees are one of the defining components of late seral/old growth ecosystems. Without large trees present a forest stand cannot be classified as late seral/old growth. Many of the other components of late seral/old growth ecosystems are derived from large trees, including snags, down woody material, and soil conditions. The retention of large trees is a critical management strategy to achieve the late seral/old growth threshold.

**VEG-4.5. RETAIN TREES OF MEDIUM AND SMALL SIZE SUFFICIENT TO PROVIDE FOR LARGE TREE RECRUITMENT OVER TIME, AND TO PROVIDE STRUCTURAL DIVERSITY. PREFERABLY, THESE TREES WILL BE THE MOST VIGOROUS IN THE STAND USING ONE OF THE STANDARD TREE CLASSIFICATIONS. IN ADDITION, SPECIES COMPOSITION SHOULD BE KEY CONSIDERATION IN TREE RETENTION.**

The forests of the Lake Tahoe Region are largely even-aged as a result of forest regeneration after logging followed discovery of the Comstock Lode. The large trees of today have finite life spans, and must eventually be replaced. Additionally, appropriate diversity of small, medium and large trees provides vertical structural diversity for wildlife.

Tree species composition is an important characteristic of forests, affecting wildlife uses and forest health. Promoting and perpetuating late seral/old growth forest conditions requires the future provision for a desired species composition, now and in the future. Prior to settlement, natural events provided a well-adapted species mix. Today, forest planning for future conditions is needed because humans have changed the balance of forces ~~operating~~ in the forest that ~~would~~ produce the desired future conditions s ~~for the forest~~.

**VEG-4.6. USE OF PRESCRIBED FIRE IS PREFERRED TO REDUCE FIRE HAZARD AND PERPETUATE DESIRED NATURAL ECOLOGICAL PROCESSES. MANUAL AND MECHANICAL TREATMENT MAY BE USED TO REDUCE FOREST FUEL LEVELS AND TO IMPROVE LATE SERAL FOREST CONDITIONS IN ADDITION TO, OR IN LIEU OF, PRESCRIBED FIRE.**

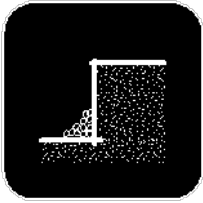
Fire is an effective and efficient tool to reduce forest fuels and thus fire risk. Additionally, fire is a natural ecological process that historically shaped the distribution and structure of vegetation and wildlife communities in the Sierra Nevada and Lake Tahoe Region ~~basin~~. Use of prescribed fire or mechanical treatment to control and reduce forest fuel buildup will benefit forested communities by reducing the potential for catastrophic stand replacing fire events.:

**01/26/2012 Action Item #9**

**WL-1.5. ENCOURAGE LOCAL GOVERNMENTS TO DEVELOP AND ENFORCE AN URBAN BEAR STRATEGY ADDRESSING BEAR RESISTANT SOLID WASTE FACILITIES AND RELATED MATTERS WITHIN THEIR AREA PLANS.**

## 01/26/2012 Action Item #10

### SOILS



~~The soil resource plays an important role related to all aspects of the physical and biological environment. Soil provides a growing medium to plants, which in turn helps bind and create new soils; the chain of events is complicated and extensive. The value of the soil resource in the Basin is measured by its ability to support vegetation and its contribution to the nutrient and sediment loads entering the streams and lakes. In addition to serving as a growth medium for plants, soil provides numerous chemical, physical, and biological functions that are critical to sustaining healthy ecosystems and maintaining environmental quality, including water quality. Accordingly, the Compact identifies the need to establish and adopt environmental standards for soil conservation. The Soils Subelement establishes Goals and Policies intended to maintain and enhance the soil resource environmental thresholds. Two environmental thresholds are the basis for developing strategies for protection of the soil resource:~~

#### Impervious Cover

##### ~~MANAGEMENT STANDARD~~

~~Impervious cover shall comply with the Land-Capability Classification of the Lake Tahoe Basin, California-Nevada, A Guide For Planning, Bailey, 1974.~~

#### Stream Environment Zones

##### ~~NUMERICAL STANDARD~~

~~Preserve existing naturally functioning SEZ lands in their natural hydrologic condition, restore all disturbed SEZ lands in undeveloped, unsubdivided lands, and restore 25 percent of the SEZ lands that have been identified as disturbed, developed or subdivided, to attain a 5 percent total increase in the area of naturally functioning SEZ lands.~~

~~The thresholds for soil share goals are common to the Water Quality and Vegetation Subelements. Attainment of the soil thresholds is expected to be accomplished in harmony with the goals and policies of these Subelements.~~

### GOAL #S-1

#### **MINIMIZE SOIL EROSION AND THE LOSS OF SOIL PRODUCTIVITY.**

Protection of the Region's soil is important for maintaining soil productivity and vegetative cover and preventing excessive sediment and nutrient transport to the streams and lakes. Soil protection is especially critical in the Region Basin where the soils are characteristically shallow and highly susceptible to erosion. Strategies for soil conservation are consistent with thresholds established for soil, water, and vegetation.

#### **POLICIES**

##### **S-1.1. ALLOWABLE IMPERVIOUS LAND COVERAGE SHALL BE CONSISTENT WITH THE THRESHOLD FOR IMPERVIOUS LAND COVERAGE.**

The Land Use Subelement (~~see Goal #4~~) establishes policies which limit impervious land coverage consistent with the impervious land coverage limits set forth in the "Land-Capability Classification of the Lake Tahoe Basin, California-Nevada, a Guide for Planning", Bailey, 1974.



**S-1.2. NO NEW LAND 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:**

- A. Single family dwellings may be permitted in land capability districts 1-3 when reviewed and approved pursuant to the individual parcel evaluation system (IPES). ~~(See Goal #1, Policy 2, Development and Implementation Subelement).~~
- B. Public outdoor recreation facilities may be permitted in land capability districts 1-3 if:
  - (1) The project is a necessary part of a public agency's long range plans for public outdoor recreation;
  - (2) The project is consistent with the recreation element of the Regional Plan;
  - (3) The project, by its very nature must be sited in land capability districts 1-3;
  - (4) There is no feasible alternative which avoids or reduces the extent of encroachment in land capability districts 1-3;
  - (5) The impacts are fully mitigated; and
  - (6) Land capability districts 1-3 lands are restored in the amount of 1.5 times the area of land capability districts 1-3 which is disturbed or developed beyond that permitted by the Bailey coefficients.
  - (7) Alternatively, because of their public and environmental benefits, special provisions for non-motorized public trails may be allowed and defined by ordinances.

To the fullest extent possible, recreation facilities must be sited outside of Land Capability Districts 1-3. However, the six-part test established by the policy allows encroachment of these lands where such encroachment is essential for public outdoor recreation, and precautions are taken to ensure that such lands are protected to the fullest extent possible. The restoration requirements of this policy can be accomplished on-site or off-site, and shall be in lieu of any coverage transfer or coverage mitigation provisions else where in this Plan.

- C. Public service facilities are permissible uses in land capability districts 1-3 if:
  - (1) The project is necessary for public health, safety or environmental protection;
  - (2) There is no reasonable alternative, which avoids or reduces the extent of encroachment in land capability districts 1-3;
  - (3) The impacts are fully mitigated; and
  - (4) Land capability districts 1-3 lands are restored in the amount of 1.5 times the area of land capability districts 1-3 which is disturbed or developed beyond that permitted by the Bailey co-efficients.
  - (5) Alternatively, because of their public and environmental benefits, special provisions for non-motorized public trails may be allowed and defined by ordinances.

Development within Land Capability Districts 1-3 is not consistent with the goal to manage high hazard lands for their natural qualities and shall generally be prohibited except under extraordinary circumstances involving public works. Each circumstance shall be evaluated based on the above four-point test of this policy. The restoration requirements of this policy can be accomplished on-site or off-site, and shall be in lieu of any coverage transfer or coverage mitigation provisions else where in this Plan.

**S-1.3. THE LAND CAPABILITY MAP MAY BE REVIEWED AND UPDATED.**

TRPA shall provide for a procedure to allow land capability challenges for reclassification of incorrectly mapped areas.

**S-1.4. TRPA SHALL DEVELOP SPECIFIC POLICIES TO LIMIT LAND DISTURBANCE AND REDUCE SOIL AND WATER QUALITY IMPACTS OF DISTURBED AREAS.**

Like impervious surfaces, disturbed and compacted areas result in increased soil loss and surface runoff. The Regional Plan sets policies designed to reduce existing surface disturbance and avoid new disturbance (~~see Water Quality Subelement, Goal #1, Policies 2 and 3; Vegetation Subelement, Goal #1, Policy 5~~). TRPA shall set guidelines defining "disturbance" and determine what types of disturbed and compacted areas should be counted as impervious surfaces for purposes of applying land coverage limits. Coverage limits shall not be applied so as to prevent application of best management practices to existing disturbed areas.

**S-1.5. TRPA SHALL CONDUCT A SURVEY TO IDENTIFY AREAS WHERE EXISTING EXCESS COVERAGE IS CAUSING ENVIRONMENTAL DAMAGE PRIORITY WATERSHEDS OR OTHER AREAS IMPAIRED BY EXCESS LAND COVERAGE AND INCENTIVIZE THE REMOVAL AND TRANSFER OF COVERAGE FROM APPROPRIATE LOCATIONS WITHIN PRIORITY WATERSHEDS.**

~~Over a five-year period, TRPA shall survey the streams and watersheds in the Region Basin to identify areas that show empirical evidence of soil erosion or adverse changes in hydrological conditions as a result of excess coverage. The survey shall propose~~ maintain specific programs to address the problem of excess coverage and may include limits on new coverage, coverage removal, and remedial erosion and runoff control projects.

**S-1.6. MAINTAIN SEASONAL LIMITATIONS ON GROUND DISTURBING ACTIVITIES DURING THE WET SEASON (OCTOBER 15 TO MAY 1) AND IDENTIFY LIMITED EXCEPTIONS FOR ACTIVITIES THAT ARE NECESSARY TO PRESERVE PUBLIC HEALTH AND SAFETY OR FOR EROSION CONTROL 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 APPLY TO ALL CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND MAY 1.**

Impacts related to soil disturbance are highly exaggerated when the soil is wet. For precautionary reasons, all project sites must be adequately winterized by October 15 as a condition for continued work on the site. Exceptions to the grading prohibitions will be permitted in emergency situations where the grading is necessary for reasons of public safety or for erosion control.

**S-1.7. ALL EXISTING NATURAL FUNCTIONING STREAM ENVIRONMENT ZONES SEZs SHALL BE RETAINED AS SUCH AND DISTURBED STREAM ENVIRONMENT ZONES SEZs SHALL BE RESTORED WHENEVER POSSIBLE AND MAYBE TREATED TO REDUCE THE RISK OF CATASTROPHIC WILDFIRE.**

Stream ~~environment~~ Environment Zones (SEZs) shall be managed to perpetuate their various functional roles, especially pertaining to water cleansing and nutrient trapment. This requires enforcement of a non-degradation philosophy. This policy is common to the Water Quality, Vegetation, Stream Environment Zone, and Wildlife Subelements and ~~will~~ shall be implemented through the Land Use Element and ~~Environmental~~ capital improvements Program (EIP). S-1

### S-1 Implementation Measures

- Develop standardized evaluation criteria for determining the suitability of soil conditions for wet season grading, activity on sensitive lands, and resource management operations. Develop corresponding monitoring protocols for determining the effects of these activities on soil and water quality.

## 01/26/2012 Action Item #11

### SHOREZONE



The shorezone of Lake Tahoe is of both local and national significance. The scenic quality of the shoreline is enhanced by a diversity of views that range from sandy beaches to isolated coves, rocky shorelines, and steep cliffs. The competing demands for development of the shorezone need to be reconciled in light of the unique qualities that stand to be lost. The **existing** Shorezone Plan **for of** Lake Tahoe is the basis for developing guidelines for appropriate uses along the shorezones of Lake Tahoe, Fallen Leaf Lake, and Cascade Lake.

### GOAL #SZ-1

**PROVIDE FOR THE APPROPRIATE SHOREZONE USES OF LAKE TAHOE, CASCADE LAKE, AND FALLEN LEAF LAKE WHILE PRESERVING THEIR NATURAL AND AESTHETIC QUALITIES.**

The shorezones of the **Region's Basin's** lakes are inherently suitable to different intensities of use depending on local shorezone characteristics. Both the physical and biological qualities of the shorezone are useful for assessing the development potential of a particular site. Visual quality should be an additional test of an area's capability to accommodate different types of land use. Policies are developed within the framework of TRPA's **existing s**Shorezone **p**Plan (which is incorporated into this Subelement) and adopted environmental thresholds.

### **POLICIES**

**SZ-1.1. ALL VEGETATION AT THE INTERFACE BETWEEN THE BACKSHORE AND FORESHORE ZONES SHALL REMAIN UNDISTURBED UNLESS ALLOWED BY PERMIT FOR USES OTHERWISE CONSISTENT WITH THE SHOREZONE POLICIES.**

Vegetation at the interface between the backshore and the foreshore is significant to buffering the impacts that occur in this zone. It is the last naturally occurring measure for stabilizing soils and absorbing nutrients in the runoff from the backshore. It prevents accelerated shoreline erosion from wave action and reduces the need for engineered structures. Vegetation is an important element of the wildlife and fish habitat that occurs in the zone. The vegetation also screens backshore development, thus preserving the natural appearance of the shoreline. Well established, native vegetation is adapted to the zone and provides a strong binding root system and a protective cover of foliage and branches. The interface is defined as the zone that includes backshore cliffs and other unstable lands influenced, in part or in total, by littoral or wave processes.

**SZ-1.2. CONSTRUCTION ACTIVITY SHOULD BE SET BACK TO ENSURE NO DISTURBANCE OF THE INTERFACE BETWEEN HIGH CAPABILITY BACKSHORE AND UNSTABLE CLIFF AREAS.**

Building setbacks from the edge of unstable or potentially unstable areas are necessary so as to minimize the risk of accelerated erosion, cliff collapse, or slumping. Retention of a natural buffer to minimize impacts of backshore development is preferred over engineering solutions to backshore instability.

**SZ-1.3. THE USE OF LAWNS OR ORNAMENTAL VEGETATION IN THE SHOREZONE SHALL BE DISCOURAGED.**

The land area adjacent to water bodies is susceptible to intensive erosion forces such as undercutting. Deep root systems associated with trees and shrubs help stabilize the backshore by binding soil and rock material. Lawns are less effective for this purpose in unstable areas and fertilizer necessary for their maintenance may contribute nutrients directly to the lake. Plant species approved by the Agency (~~see Vegetation Subelement, Goal #1, Policy 8-~~) shall be selected when revegetating disturbed sites.

**SZ-1.4. CLASS 1 CAPABILITY SHOREZONES SHALL BE MANAGED CONSISTENT WITH THE GOALS AND POLICIES OF THE STREAM ENVIRONMENT ZONE SUBELEMENT.**

Class 1 shorezones (barrier beaches) are particularly vulnerable to both natural and unnatural perturbations. These areas typically support backshore wetlands and are usually linked hydrologically with the lake. As such, Class 1 shorezones typically exhibit the characteristics of stream environment zones. New development in Class 1 shorezones will be regulated to be consistent with Policies ~~5, 6, and 7~~ of the Stream Environment Zone Subelement. These policies generally prohibit new development except for unusual circumstances involving the siting of public outdoor recreation facilities and public works projects. Replacement of existing coverage in barrier shorezones may be permitted in accordance with the policy for replacement of existing coverage in the Stream Environment Zone Subelement (~~Policy 9~~).

**SZ-1.5. DISTURBANCE OF CLASS 2 AND CLASS 3 CAPABILITY SHOREZONES SHALL BE MINIMIZED TO AVOID ACCELERATED BACKSHORE EROSION OR CLIFF COLLAPSE.**

Class 2 and Class 3 shorezones are typically steep and have high erosion potential. No activity should be undertaken which is likely to accelerate or initiate backshore erosion.

**SZ-1.6. LOW TO MODERATE INTENSITY DWELLING AND RECREATIONAL USES SHOULD BE ALLOWED IN THE STABLE AND HIGH CAPABILITY BACKSHORE AREAS OF CLASS 4 AND 5 CAPABILITY SHOREZONES.**

The overall capability of Class 4 shorezones is severely limited by the unstable nature of the actual shoreline, beaches, and crumbling cliffs. Vegetation preservation and restricted development are the best means for protecting the unstable rock and soil materials. The erosion, mass movement potential, and rocky ground of Class 5 shorezones limit the construction potential of these sites. Low to moderate recreational development is the best use, where gradual slopes permit.

**SZ-1.7. WATER DEPENDENT RECREATIONAL FACILITIES AND RESIDENTIAL BUILDINGS ARE ACCEPTABLE USES IN CLASS 6, 7, AND 8 CAPABILITY SHOREZONES SO LONG AS SUCH USES (1) PROVIDE FOR THE NATURAL EQUILIBRIUM OF THE SHORELINE INTERFACE, (2) DO NOT ACCELERATE NEARSHORE SHELF EROSION, (3) MINIMIZE DISTURBANCE OF VEGETATION, (4) CONSIDER VISUAL AMENITIES, AND (5) COMPLY WITH OTHER RELEVANT POLICIES OF THIS SUBELEMENT.**

Class 8 shorezones offer the highest capability for development due to their relative resilience to perturbations. Class 6 and Class 7 shorezones are less capable of tolerating disturbances, but still provide suitable development potential when the uses allow for minimum site disturbance.

**SZ-1.8. STREAM CHANNEL ENTRANCES TO THE LAKE SHALL BE MAINTAINED TO ALLOW UNOBSTRUCTED ACCESS OF FISHES TO UPSTREAM SPAWNING SITES.**

Barriers to upstream migration of fish may arise either from actual physical barriers or disturbances. Activities or structures that pose as upstream barriers are not permitted uses in stream mouths.

**SZ-1.9. THE AGENCY SHALL REGULATE THE PLACEMENT OF NEW PIERS, BUOYS, AND OTHER STRUCTURES IN THE FORESHORE AND NEARSHORE TO AVOID DEGRADATION OF FISH HABITATS, CREATION OF NAVIGATION HAZARDS, INTERFERENCE WITH LITTORAL DRIFT, INTERFERENCE WITH THE ATTAINMENT OF SCENIC THRESHOLDS, AND OTHER RELEVANT CONCERNS.**

The Agency shall conduct studies, as necessary, to determine potential impacts to fish habitats and apply the results of those studies and previous studies on shoreline erosion and shorezone scenic quality in determining the number of, location of, and standards of construction for facilities in the nearshore and foreshore.

**SZ-1.10. PROVISIONS SHOULD BE MADE TO ALLOW MULTIPLE-USE PIERS WHEN SUCH USES ARE INTENDED TO REDUCE THE NUMBER OF SINGLE-USE PIERS EXISTING ON ADJOINING PROPERTIES.**

Fish habitat in the nearshore can be improved if habitat modifications and disturbances are minimized. Centralized activity centers are preferred to numerous points of activity dispersed along the entire shoreline.

**SZ-1.11. THE AGENCY SHALL REGULATE THE MAINTENANCE, REPAIR, AND MODIFICATION OF PIERS AND OTHER STRUCTURES IN THE NEARSHORE AND FORESHORE.**

Piers and other shoreline structures are particularly subject to damage and deterioration caused by the elements. Some fail to conform to the standards of the Agency. Maintenance, repair, and modification projects provide opportunities to remedy existing deficiencies. Ordinances shall set requirements, appropriate for the situation, to correct environmental and navigation problems.

**SZ-1.12. CASCADE AND FALLEN LEAF LAKES SHOULD BE EVALUATED AND CONSIDERED FOR LOW INTENSITY USES TO INCLUDE RESTRICTIONS ON THE USE AND SIZE OF BOAT MOTORS.**

Both of these lakes are relatively small when compared to Lake Tahoe and are, themselves, located in small basins. Use of powerboats on these lakes impacts a greater portion of the shorezone users because of the small size of the lakes and the fact that the noise is accentuated due to the bowl-shaped topography. Restrictions on motor size and use is a strategy to provide for the best use of these lakes while preserving their many different recreational qualities. El Dorado County, in cooperation with the USFS, private land owners, and other agencies, should evaluate the best uses for each lake.

**SZ-1.13. ALLOW PUBLIC ACCESS TO THE SHOREZONE WHERE LAWFUL AND FEASIBLE ON PUBLIC LANDS.**

There is considerable demand for public use of the Lake Tahoe shoreline. Increased opportunities to use the shoreline shall be provided when consistent with the tolerance levels of the shorezone. Improved access to the shorezone should be provided through public lands from expanded public ownership. Trails and support facilities in the backshore should be consistent with the goals and policies of the Recreation Element.

**SZ-1.14. PRIVATE MARINAS SHALL BE ENCOURAGED TO PROVIDE PUBLIC BOAT LAUNCHING FACILITIES.**

Boating access to Lake Tahoe would be increased under this strategy by encouraging all marina facilities to provide public launching facilities, where practical, and by providing incentives for those facilities which improve or provide such services.

**SZ-1.15. TRPA MAY DESIGNATE SHOREZONES AS MAN-MODIFIED. THE ASSIGNMENT OF A MAN-MODIFIED STATUS REQUIRES THE FOLLOWING FINDINGS:**

- Further development will not exacerbate the problems caused by development in shorezones that the original capability rating was meant to avoid;
- The area no longer exhibits the characteristics of the original shorezone capability rating;
- Restoration is infeasible;
- Further development can be mitigated off-site; and
- Mitigation is provided to at least partially offset the losses which were caused by modification of the shorezone.

**01/26/2012 Action Item #12**

**SCENIC**



Scenic quality is perhaps the most often identified natural resource of the Lake Tahoe BasinRegion. The Basin Region affords views of a magnificent lake setting within a forested mountainous environment. The unique combination of visual elements provides for exceptionally high aesthetic values. ~~The maintenance of the Basin's scenic quality largely depends on careful regulation of the type, location, and intensity of land uses.~~ The Compact declares "Maintenance of the social and economic health of the region depends on maintaining the significant scenic ... values provided by the Lake Tahoe Basin". The Scenic Subelement establishes Goals and Policies intended to preserve and enhance the Region's unique scenic resources by advancing the scenic threshold standards.

~~Environmental thresholds provide the basis for selecting appropriate strategies for maintaining scenic quality. Scenic resource thresholds are listed below:~~

**Roadway and Shoreline Units**

**NUMERICAL STANDARD**

~~Maintain or improve the numerical rating assigned each unit, including the scenic quality rating of the individual resources within each unit, as recorded in the Scenic Resources Inventory and shown in Tables 13-3, 13-5, 13-8 and 13-9 of the Draft Study Report.~~

~~Maintain the 1982 ratings for all roadway and shoreline units as shown in Tables 13-6 and 13-7 of the Draft Study Report.~~

~~Restore scenic quality in roadway units rated 15 or below and shoreline units rated 7 or below.~~

## Other Areas

### NUMERICAL STANDARD

~~Maintain or improve the numerical rating assigned to each identified scenic resource, including individual subcomponent numerical ratings, for views from bike paths and other recreation areas open to the general public as recorded in the 1993 Lake Tahoe Basin Scenic Resource Evaluation.~~

~~The following goals and policies directly address the issue of maintaining or restoring the natural scenic quality of the Lake Tahoe Basin. Attainment of the scenic thresholds is expected to be a long-term goal and achieved incrementally over the next 20 years.~~

## GOAL #1SR-1

### **MAINTAIN AND RESTORE THE SCENIC QUALITIES OF THE NATURAL APPEARING LANDSCAPE.**

As with many of the Region's natural resources, the scenic qualities of the Region Basin are vulnerable to change. Modifying the natural scenic features of the Basin Region is a by-product of development, but such impacts can be minimized and mitigated need not be devastating. A coordinated effort that incorporates architectural design and location considerations in plan development and the project review process is a useful means for promoting scenic and aesthetic values. Policies to achieve this goal are consistent with the adopted environmental thresholds.

#### **POLICIES**

#### **SR-1.1. ALL PROPOSED DEVELOPMENT SHALL EXAMINE IMPACTS TO THE IDENTIFIED LANDSCAPE VIEWS FROM ROADWAYS, BIKEPATHS, PUBLIC RECREATION AREAS, AND LAKE TAHOE.**

The impact of development on the landscape views and scenic qualities of the Tahoe Region should be considered as part of the project review process. Conditions should be placed on project approval in a manner capable of mitigating any likely impacts. Impacts shall be evaluated against specific management directions provided for each identified landscape view. ~~Management and remedial criteria for each roadway and shoreline unit shall be updated through appropriate studies so they are consistent with the format and detail of the 1983 scenic analysis of the recreation areas.~~ in the Lake Tahoe Basin Scenic Resource Evaluation, 1983, Wagstaff and Brady. In addition, the Scenic Quality Improvement Program (SQIP, adopted September, 1989) and Design Review Guidelines for Scenic Quality (September, 1989) are to provide direction for the design, review, and implementation of projects reviewed from identified roadways, bikepaths, public recreation areas, and Lake Tahoe.

#### **SR-1.2. ANY DEVELOPMENT PROPOSED IN AREAS TARGETED FOR SCENIC RESTORATION OR WITHIN A UNIT HIGHLY SENSITIVE TO CHANGE SHALL DEMONSTRATE THE EFFECT OF THE PROJECT ON THE 1982 TRAVEL ROUTE RATINGS OF THE SCENIC THRESHOLDS.**

Projects proposed in areas sensitive to scenic degradation shall be ~~closely scrutinized~~ analyzed to ensure that the scenic quality of the area is maintained or improved ~~or, at the very least, not further compromised by the action.~~

#### **SR-1.3. THE FACTORS OR CONDITIONS THAT CONTRIBUTE TO SCENIC DEGRADATION ~~IN IDENTIFIED AREAS,~~ AS SPECIFIED IN THE SCENIC QUALITY IMPROVEMENT PROGRAM (SQIP), NEED TO BE RECOGNIZED AND APPROPRIATELY CONSIDERED IN RESTORATION PROGRAMS, PLAN DEVELOPMENT, AND DURING PROJECT REVIEW TO IMPROVE SCENIC QUALITY.**

~~To the extent funding is available, the studies identified by Policy 1 above shall be completed. Areas in need of scenic restoration and appropriate remedial measures shall be identified within two years.~~

## **GOAL #2SR-2**

### **IMPROVE THE ACCESSIBILITY OF LAKE TAHOE FOR PUBLIC VIEWING.**

Lake Tahoe is the dominant landscape feature in the [Region Basin](#). ~~Yet, opportunities and opportunities to view the Lake from roadways are often limited due to inadequate or unmarked pull-off facilities, traffic congestion, and manmade obstructions should be improved.~~

#### **POLICIES**

##### **SR-2.1. ENHANCE THE OPPORTUNITIES TO VIEW LAKE TAHOE BY DESIGNING VIEW CORRIDORS FROM HIGHWAYS.**

View corridors to the Lake should be incorporated into the design of urban areas as a strategy for preserving open space areas and improving ~~the role of the~~ [views to the Lake](#) ~~as a visitor attraction~~

##### **SR-2.2. SCENIC VIEWPOINTS FROM ROADWAYS SHOULD BE IDENTIFIED AND PULL-OFF FACILITIES PROVIDED ON PUBLIC PROPERTY, WHEREVER DESIRABLE.**

[TRPA should work with Caltrans, Nevada Department of Transportation and Local Governments](#). ~~This policy would to~~ increase ~~the~~ opportunities for motorists to park and view Lake Tahoe ~~and would~~ [in order to](#) limit the tendency or need to pull-off onto unimproved shoulders of roadways.

##### **SR-2.3. SIGNS SHOULD BE PLACED ALONG THE ROADWAYS, AS APPROPRIATE, TO IDENTIFY PHOTO SITES AND SCENIC TURNOUTS.**

Signing of photo sites and scenic viewpoints adequately notifies travelers of opportunities to view Lake Tahoe. This information will help visitors plan for stops and also will help reduce traffic congestion associated with slow moving vehicles.

##### **SR-2.4. TIME LIMITS FOR PARKING AT ROADSIDE TURNOUTS SHOULD BE ESTABLISHED.**

The length of stay at roadside turnouts should be limited depending upon the purpose of the turnout. For viewing and picture-taking purposes, parking should be short-term, as necessary, to minimize the number of parking spaces and provide for quick turnover..

## **01/26/2012 Action Item #13**

### **OPEN SPACE**



Open space is not a separate land use district but is a descriptive term that distinguishes land areas void of development and reserved for their natural values. Stream zones and forested lands in public ownership often adopt the title of open space. Such distinction is important for identifying land areas necessary to protect a particular resource or to provide a public benefit. On private lands, open space is a generic term that describes the undeveloped portion of lots where impervious coverage is not permitted as determined through the policies of this Plan and its implementing ordinances. Important roles of open space in the Tahoe [Region Basin](#) include preservation of



vegetation, maintenance of scenic qualities, and watershed protection. The Compact specifically requires open space to be included within the Agency's Conservation Plan.

**GOAL #OS-1**

**MANAGE AREAS OF OPEN SPACE TO PROMOTE CONSERVATION OF VEGETATION AND PROTECTION OF WATERSHEDS.**

Achieving this goal requires that open space be managed for its appropriate resource value or function so that vegetation preservation and water quality thresholds can be met.

**POLICIES**

**OS-1.1. MANAGEMENT PRACTICES IN OPEN SPACE THAT PROVIDE FOR THE LONG TERM HEALTH AND PROTECTION OF THE RESOURCE(S) SHALL BE PERMITTED WHEN CONSISTENT WITH THE OTHER GOALS AND POLICIES OF THIS PLAN.**

Managing open space for its natural qualities and potential will generate numerous benefits related to such valuable resources as water, vegetation, wildlife, soil, and air. Management criteria are set forth by the other goals and policies of this Plan.

**OS-1.2. THE BENEFICIAL USES OF OPEN SPACE SHALL BE PROTECTED BY REGULATING USES AND RESTRICTING ACCESS AS NECESSARY TO MAINTAIN SOIL PRODUCTIVITY AND ACCEPTABLE VEGETATIVE COVER.**

This policy restricts vehicular access and other intensive uses to those areas of authorized use or existing impervious coverage. Barriers will be required as necessary to prevent additional disturbance to the soil and vegetation resources.

**01/26/2012 Action Item #14**

**STREAM ENVIRONMENT ZONE**



Stream environment zones (SEZs) and related hydrologic zones consist of the natural marsh and meadowlands, watercourses and drainageways, and floodplains which provide surface water conveyance from upland areas into Lake Tahoe and its tributaries. Stream environment zones are determined by the presence of riparian vegetation, alluvial soil, minimum buffer strips, water influence areas, and floodplains.

The plant associations of stream environment zones constitute only a small portion of the [Region's Basin's](#) total land area, but are perhaps the single most valuable plant communities in terms of their role in providing for wildlife habitat, purification of water, and scenic enjoyment. Protection and restoration of stream environment zones are essential for improving and maintaining the environmental amenities of the Lake Tahoe [Region Basin](#) and for achieving environmental thresholds for water quality, vegetation preservation, and soil conservation.

**GOAL #SEZ-1**

**PROVIDE FOR THE LONG-TERM PRESERVATION AND RESTORATION OF STREAM ENVIRONMENT ZONES.**

The preservation of SEZs is a means for achieving numerous environmental thresholds. Policies that promote their maintenance, protection, and restoration are listed below.

## POLICIES

### **SEZ-1.1. 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.**

Many acres of SEZ lands ~~have been~~were modified or disturbed before adoption of the Regional Plan. Considerable progress has been made to restore disturbed SEZ lands. TRPA shall continue to monitor the status of SEZ lands and identify restoration priorities and activities through actions and programs including the Environmental Improvement Program. ~~identify the number of acres to be restored and prepare a list of projects to achieve the environmental threshold carrying capacity for stream environment zones. TRPA shall develop an implementation program to restore the necessary acreage, and establish an annual tracking program. The implementation program shall provide for restoration over a twenty year period, with 90 percent of the acreage to be restored within the first fifteen years.~~

### **SEZ-1.2. SEZ LANDS SHALL BE PROTECTED AND MANAGED FOR THEIR NATURAL VALUES.**

SEZ lands are scarce, as is~~and~~ associated riparian vegetation when compared ~~are scarce in the Basin relative~~ to other plant communities. Because SEZs provide many beneficial functions (especially pertaining to water quality) only forest management practices, stream improvement programs, ~~and~~ habitat restoration projects and those special provisions provided for in Policy SEZ-1.5 below are permissible uses.

### **SEZ-1.3. GROUNDWATER DEVELOPMENT IN SEZ LANDS SHALL BE DISCOURAGED WHEN SUCH DEVELOPMENT COULD POSSIBLY IMPACT ASSOCIATED PLANT COMMUNITIES OR INSTREAM FLOWS.**

Withdrawal of water from SEZ lands may lower surface and ground waters and, by so doing, alter plant composition of the riparian vegetation and reduce instream flows. Groundwater proposals in SEZs and riparian plant communities will be evaluated against those concerns.

### **SEZ-1.4. GOLF COURSES IN STREAM ENVIRONMENT ZONES SHALL BE ENCOURAGED TO RETROFIT COURSE DESIGN ~~IN COMBINATION WITH~~ AND IMPLEMENT FERTILIZER ~~APPLICATION STANDARDS~~ MANAGEMENT PLANS (SEE WATER QUALITY SUBELEMENT, ~~GOAL #1, POLICY 5~~) TO PREVENT RELEASE OF NUTRIENTS TO ADJOINING GROUND AND SURFACE WATERS.**

A combination of strategies to include fertilizer application standards and course redesign may be necessary to control off-site nutrient release from golf course fairways and greens.

### **SEZ-1.5. 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, E AND ~~F~~ BELOW:**

- A. Public outdoor recreation facilities not specified in subsection F below are permissible uses in stream environment zones if:
- (1) The project is a necessary part of a public agency's long range plans for public outdoor recreation;
  - (2) The project is consistent with the recreation element of the regional plan;
  - (3) The project, by its very nature, must be sited in a stream environment zone;
  - (4) There is no feasible alternative which would reduce the extent of encroachment in stream environment zones;

- (5) The impacts are fully mitigated;
- (6) Stream environment zone lands are restored in the amount of 1.5 times the area of stream environment zone which is disturbed or developed by the project.

To the fullest extent possible, recreation facilities must be sited outside of stream environment zones. Some recreation facilities, such as river access points or stream crossings for hiking trails, by their very nature require some encroachment of stream environment zones. However, the six-part test established by this policy allows encroachment ~~into~~ SEZs where such encroachment is essential for public outdoor recreation and precautions are taken to ensure that stream environment zones are protected to the fullest extent possible. The restoration requirements of this policy can be accomplished on-site or off-site, and shall be in lieu of any coverage transfer or coverage mitigation provisions elsewhere in this Plan.

B. Public service facilities are permissible uses in stream environment zones if:

- (1) The project is necessary for public health, safety, or environmental protection;
- (2) There is no reasonable alternative, including spans, which avoids or reduces the extent of encroachment in stream environment zones;
- (3) The impacts are fully mitigated; and
- (4) Stream environment zone lands are restored in the amount of 1.5 times the area of stream environment zone which is disturbed or developed by the project.

Development within stream environment zones is not consistent with the goal of managing stream environment zones for their natural qualities and shall generally be prohibited except under extraordinary circumstances involving public works. Each circumstance shall be evaluated based on the conditions of this policy. The restoration requirements of this policy can be accomplished on-site or off-site, and shall be in lieu of any coverage transfer or coverage mitigation provisions elsewhere in this Plan.

C. Projects which require access across stream environment zones to otherwise buildable sites are permissible in SEZs if:

- (1) There is no reasonable alternative, which avoids or reduces the extent of encroachment in the SEZ;
- (2) The impacts are fully mitigated; and
- (3) SEZ lands are restored in the amount of 1.5 times the area of stream environment zone which is disturbed or developed by the project.

The restoration requirements can be accomplished on-site or off-site, and shall be in lieu of any coverage transfer or coverage mitigation provisions elsewhere in this Plan.

D. New development may be permitted in man-modified stream environment zones where:

- (1) The area no longer exhibits the characteristics of a stream environment zone;
- (2) Further development will not exacerbate the problems caused by development in stream environment zones;
- (3) Restoration is infeasible; and
- (4) Mitigation is provided to at least partially offset the losses which were caused by modification of the stream environment zones.

E. Stream environment zone restoration projects and erosion control projects.

F. Non-Motorized Public trails are allowed in stream environment zones, subject to siting and design requirements that minimize and mitigate impacts, as specified in the Code of Ordinances.

**SEZ-1.6. 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.**

Existing structures in stream environment zones may be repaired or rebuilt. Minor reconstruction may be permitted so long as drainage improvements, protection of the stream environment zone from disturbances, or other measures are carried out which provide a net benefit to the area's capacity to serve as a naturally-functioning stream environment zone. Major reconstruction or replacement may also be permitted if there is a net benefit to the stream environment zone and if the replacement or reconstruction is consistent with stream environment zone restoration programs (*see Policy 1*).

7. ~~THE PROCEDURES FOR STREAM ENVIRONMENT ZONE IDENTIFICATION SHALL BE UPDATED. The Handbook of Best Management Practices establishes a procedure for delineating stream environment and related hydrologic zones. This procedure shall be reviewed and revised pursuant to the recommendations of the Individual Parcel Evaluation technical team. These revisions shall become effective on January 1, 1989. This review and update of The Handbook of Best Management Practices shall include consideration of the procedures to be followed for artificial drainageways and man-modified stream environment zones.~~

**SEZ-1.7. WHERE FEASIBLE, ENCOURAGE AND INCENTIVIZE THE REMOVAL OR RETROFITTING OF EXISTING STREAM CORRIDOR IMPEDIMENTS TO HELP REESTABLISH NATURAL CONDITIONS AND ALLOW FOR THE EVOLUTION OF NATURAL FLUVIAL PROCESSES (SUCH AS STREAM MIGRATION) WITHIN SEZ LANDS.**

**SEZ-1.8 ENCOURAGE AND SUPPORT PUBLIC ACQUISITION OF SEZ LANDS BY LAND BANKS AND PUBLIC ENTITIES IN ORDER TO RESTORE, RETIRE COVERAGE ON, AND DEED RESTRICT SEZ LANDS FOR PROTECTION FROM FUTURE DEVELOPMENT AND DISTURBANCE.**

## 01/26/2012 Action Item #15

### CULTURAL



The Tahoe Region Basin has a rich historical background that began prior to the arrival of white-Caucasian settlers. Remnants of Tahoe's past exist in the form of Indian-Native American camps, and trails, way stations, mansions, and resorts that were built by early settlers. These and other historical resources often come in conflict with competing interests that threaten their preservation. Tahoe's landmarks are valuable examples of its past and should be appropriately preserved.

### **GOAL #C-1**

#### **IDENTIFY AND PRESERVE SITES OF HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE WITHIN THE REGION.**

The Tahoe Region has a heritage that should be recognized and appropriately protected. Due to the harsh weather conditions, changing development standards, and changing uses of the Region, many structures that had significant historical or architectural value have been destroyed or lost.

## POLICIES

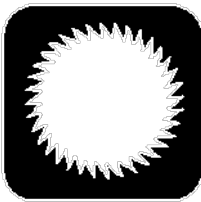
**C-1.1. HISTORICAL OR CULTURALLY SIGNIFICANT LANDMARKS IN THE ~~BASIN REGION~~ SHALL BE IDENTIFIED AND PROTECTED FROM INDISCRIMINATE DAMAGE OR ALTERATION.**

TRPA will confer with local, state and federal agencies to maintain a list of significant historical, architectural, and archaeological sites within the Region that have been identified by applicable agencies. Special review criteria will be established to protect such designated sites in cooperation with property owners~~local governments~~.

**C-1.2. SITES AND STRUCTURES DESIGNATED AS HISTORICALLY, CULTURALLY, OR ARCHAEOLOGICALLY SIGNIFICANT SHALL BE GIVEN SPECIAL INCENTIVES AND EXEMPTIONS TO PROMOTE THE PRESERVATION AND RESTORATION OF SUCH STRUCTURES AND SITES.**

## 01/26/2012 Action Item #16

### ENERGY



Conservation is important in order to decrease the consumption and cost of our non-renewable energy resources, such as fossil fuels. Development of alternative energy sources also represents a solution to the supply/cost dilemma. This Subelement promotes ~~c~~Conservation programs and ~~the feasibility of~~ adjusting to alternative energy sources in the Region~~Basin need to be assessed~~.

### GOAL #E-1

**PROMOTE ENERGY CONSERVATION PROGRAMS AND DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES TO LESSEN DEPENDENCE ON SCARCE AND HIGH-COST ENERGY SUPPLIES.**

There are a number of ways to address the energy issue. Acceptable strategies are those that promote energy conservation while maintaining the natural qualities of the Tahoe Region~~Basin~~.

## POLICIES

~~**E-1.1. ALL NEW DEVELOPMENT SHALL COMPLY WITH STATE AND FEDERAL ENERGY EFFICIENCY STANDARDS.**~~

~~Incorporation of energy efficiency standards in building design is a conservation strategy for reducing energy consumption and costs. Innovative techniques of reducing home and business energy needs should be encouraged.~~

~~**E-1.2. A COORDINATED PROGRAM TO ENCOURAGE RECYCLING OF WASTE PRODUCTS SHOULD BE DEVELOPED.**~~

~~Reusable waste products such as newspaper and aluminum cans should be targeted for recycling by providing a coordinated program of collection.~~

**E-1.3. DEVELOPMENT OF ALTERNATIVE ENERGY SOURCES SHOULD BE ENCOURAGED WHEN SUCH DEVELOPMENT IS BOTH TECHNOLOGICALLY AND ENVIRONMENTALLY FEASIBLE.**

A variety of techniques for providing alternative energy sources are both technologically and economically feasible. Environmentally acceptable techniques ~~should be allowed whenever desirable~~are encouraged.

**E-1.4. ENVIRONMENTAL IMPACTS TO THE FISHERY, INSTREAM FLOWS, AND SCENIC QUALITY OF ALL PROPOSED HYDROELECTRIC PROJECT SITES SHALL BE CONSIDERED TOGETHER WITH OTHER ENVIRONMENTAL CONSIDERATIONS.**

Dams and other water diversion facilities ~~possibly pose the greatest single~~ often impact ~~to~~ the stream fishery. Project proposals must consider the impact on the resident and migratory fishery and adequately mitigate all significant adverse impacts.

**E-1.5. ~~INCORPORATE POLICIES 4 AND 5 OF GOAL #11, POLICIES 2, 3, 4, 7, and 8 OF GOAL #2, AND POLICIES 1, 5, 7, 8, AND 9 OF GOAL #4 OF~~ IMPLEMENT ENERGY SAVING MEASURES OF THE AIR QUALITY SUBELEMENT ~~AS ENERGY SAVING MEASURES.~~**

These policies complement goals to improve the Region's ~~Basin's~~ air quality and to reduce local consumption of energy.

**01/26/2012 Action Item #17**

**NOISE**



High noise levels can reduce the public's enjoyment of the natural environment, impact quality of life for residents, and disturb native wildlife. The TRPA Compact recognizes noise as an Environmental Threshold and requires that TRPA establish carrying capacity standards for noise. The Noise Subelement establishes Goals and Policies to achieve and maintain TRPA's noise Thresholds. ~~The Tahoe Regional Planning Compact requires that environmental threshold carrying capacities be established for noise and that the Plan and its elements achieve and maintain all such environmental threshold carrying capacities. The following standards have been adopted for noise:~~

Source	SINGLE NOISE EVENTS <sup>§</sup>			Monitoring Distances
	Overall	Less Than 35 MPH	Greater Than 35 MPH	
Aircraft	80 <sup>1</sup>	--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
	77.1 <sup>2</sup>	--	--	6,500 m-start of takeoff roll 2,000 m-runway threshold approach
Watercraft <sup>3</sup>				
1. Pass-By Test	82 L <sub>max</sub>	--	--	50 ft.-engine at 3,000 rpm

2. Shoreline Test	75 L <sub>max</sub>	--	--	Microphone 5 ft. above water, 2 ft., above curve of shore, dock or platform. Watercraft in Lake, no minimum distance.
3. Stationary Test	88 dBA L <sub>max</sub> for boats manufactured before January 1, 1993;	--	--	Microphone 3.3 feet from exhaust outlet - 5 feet above water.
	90 dBA L <sub>max</sub> for boats manufactured after January 1, 1993	--	--	
Motor Vehicles Less Than 6,000 GVW	--	76	82	50 ft.
Motor Vehicles Greater Than 6,000 GVW	--	82	86	50 ft.
Motorcycles	--	77	86	50 ft.
Off-Road Vehicles	--	72	86	50 ft.
Snowmobiles	--	82	--	50 ft.

1.— The single event noise standard of 80 dBA L<sub>max</sub> for aircraft departures at Lake Tahoe Airport shall be effective immediately. The single event noise standard of 80 dBA L<sub>max</sub> for aircraft arrivals at Lake Tahoe Airport is not to be effective until ten years after the adoption of an airport master plan by TRPA. The schedule for phasing in the 80 dBA arrival standard shall be based on a review and consideration of the relevant factors, including best available technology and environmental concerns, and shall maximize the reduction in noise impacts caused by aircraft arrivals while allowing for the continuation of general aviation and commercial service. The beginning arrival standard shall not exceed 84 dBA for general aviation and commuter aircraft, and 86 dBA for transport category aircraft.

2.— Between the hours of 8 p.m. and 8 a.m.

3.— Failure to meet any one of these three test standards exceeds the single noise event threshold for watercraft.

<b>CUMULATIVE NOISE EVENTS<sup>5</sup></b>	
<i>Land Use Category</i>	<i>Average Noise Level Or CNEL range (dBA)</i>
NUMERICAL STANDARDS: Background noise levels shall not exceed the following levels:	
High Density Residential Areas	55
Low Density Residential Areas	50
Hotel/Motel Areas	60
Commercial Areas	60
Industrial Areas	65
Urban Outdoor Recreation Areas	55
Rural Outdoor Recreation Areas	50
Wilderness and Roadless Areas	45
Critical Wildlife Habitat Areas	45

~~POLICY STATEMENT: It shall be a policy of the TRPA Governing Board in the development of the Regional Plan to define, locate, and establish CNEL levels for transportation corridors.~~

~~TRANSPORTATION CORRIDORS<sup>1</sup>~~

<del>— Highway 50</del>	<del>65<sup>2</sup></del>
<del>— Highways 89, 207, 28, 267 and 431</del>	<del>55<sup>2</sup></del>
<del>— South Lake Tahoe Airport</del>	<del>60<sup>3</sup></del>

~~1. — Recommended CNEL levels for transportation corridors.~~

~~2. — This recommended threshold overrides the land-use CNEL thresholds and is limited to an area within 300 feet from the edge of the road.~~

~~3. — This recommended threshold applies to those areas impacted by the approved flight paths~~

**GOAL #N-1**

**SINGLE EVENT NOISE STANDARDS SHALL BE ATTAINED AND MAINTAINED.**

People can be annoyed by a specific noise source. Thresholds ~~were~~ have been adopted that apply to aircraft, boats, motor vehicles, off-road vehicles, and snowmobiles to reduce impacts associated with single noise events.

**POLICIES**

**N-1.1. UNLESS SUPERSEDED BY AN UPDATE TO THE 1986 AIRPORT MASTER PLAN, AN ORDINANCE AND ENFORCEMENT PROGRAM SHALL ~~BE DEVELOPED TO~~ PERMIT ONLY AIRCRAFT THAT MEET THE SINGLE EVENT NOISE THRESHOLDS TO USE THE AIRPORT.**

~~The 77.1 dBA single-event threshold applies between the hours of 8:00 p.m. and 8:00 a.m. The airport master plan shall provide for implementation and enforcement of the single event noise thresholds for aircraft. Review of the phasing schedule for the 80 dBA standard for aircraft arrivals shall be conducted at five year intervals, consistent with the airport master plan and the periodic threshold reviews. TRPA and the City of South Lake Tahoe (owner/operator of the airport) will continue to analyze the airport's environmental impacts, the best available aircraft technologies, and the needs of the community to develop plans for threshold attainment with regard to airport operations.~~

**N-1.2. BOATS WILL ONLY BE ALLOWED ~~TO USE~~ ON LAKE TAHOE IF ~~THEY COMPLY~~ IN COMPLIANCE WITH THE SINGLE-EVENT THRESHOLD.**

Implementation of the single-event threshold for boats shall be shared by the public and private sectors. TRPA shall prepare a model ordinance, and encourage local government and the U. S. Coast Guard to adopt and enforce the model ordinance. TRPA shall also encourage marinas and other boat launching facilities to participate in implementation of the single-event threshold standard.

**N-1.3. MOTOR VEHICLES AND MOTORCYCLES SHALL COMPLY WITH THE APPROPRIATE NOISE THRESHOLDS.**

The local and state law enforcement agencies ~~should~~will not allow motor vehicles and motorcycles to use the streets and highways in the Region~~Basin~~ if they exceed the single-event thresholds for noise.



**N-1.4. OFF-ROAD VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.**

~~Off-road vehicles can be annoying if they produce excessive noise relative to the standards of the surrounding land uses. To r~~Reduce these noise impacts of off-road vehicles, as well as impacts on wildlife, vegetation and water quality by allowing their use , ~~the Plan will allow them to be used~~ only in designated areas.

**N-1.5. THE USE OF SNOWMOBILES WILL BE RESTRICTED TO DESIGNATED AREAS.**

~~Snowmobiles can also be annoying if they produce excessive noise or are incompatible with the surrounding land uses. Snowmobiles can interfere with other winter outdoor activities and affect wildlife. To resolve these problems, s~~Snowmobile use should be restricted to specified areas where potential conflicts with other winter outdoor activities and wildlife can be minimized. Exceptions will be allowed pursuant to Policy N-1.4, above. ~~(See Dispersed Recreation Subelement, Goal #2, Policy 2.)~~

**N-1.6. ~~THE PLAN WILL PERMIT USES ONLY IF THEY ARE CONSISTENT WITH THE NOISE STANDARDS. NOISE MITIGATION MEASURES SOUND-PROOFING PRACTICES~~ MAY BE REQUIRED ON ALL STRUCTURES CONTAINING USES THAT WOULD OTHERWISE ADVERSELY IMPACT THE PRESCRIBED NOISE LEVELS.**

Ordinances shall ~~An ordinance shall~~ be adopted to ~~hat~~ allow the Agency or local governments to review and resolve any existing and future problems of nuisances associated with a specific source of noise. ~~Theis~~ ordinances shall ~~would~~ allow the Agency or local governments to require that the impacts be mitigated either through voluntary compliance or through conditions of project approval.

**GOAL #N-2**

**COMMUNITY NOISE EQUIVALENT LEVELS SHALL BE ATTAINED AND MAINTAINED.**

CNEL thresholds were adopted to reduce the annoyance associated with cumulative noise events on people and wildlife. In the Region Basin, the main sources of noise are attributed to the major transportation corridors and the ~~a~~Airport (refer to Figure 43). Therefore, these policies are directed towards reducing the transmission of noise from those sources. The CNEL thresholds will be attained upon implementation of the following policies.

**POLICIES**

**N-2.1. TRANSMISSION OF NOISE FROM THE TRANSPORTATION CORRIDORS SHALL BE REDUCED.**

The noise associated with the transportation corridors can be decreased by reducing the number of trips and by installing mitigation measures. Trip reduction will be accomplished by the transit improvements identified in the Transportation Element. Ordinances will establish specific site design criteria for projects to help reduce the transmission of noise from the transportation corridors. The design criteria will also be incorporated into the water quality and transportation improvement programs. The mitigation measures may include set backs, earth berms, and barriers.

**N-2.2. ~~REDUCE~~ NOISE-RELATED IMPACTS ASSOCIATED WITH THE AIRPORT SHOULD BE AT AN TO ACCEPTABLE LEVELS.**

~~A master plan and accompanying EIS must be completed to evaluate the noise impacts from aircraft flights into and from the Lake Tahoe Airport.~~ The Airport Master Plan should include

specific recommendations ~~on aircraft type and the number of flights per day per aircraft type~~ necessary to attain the environmental thresholds. The master plan should also include implementation provisions for attaining the noise thresholds.

**N-2.3. IN CONSULTATION AND COORDINATION WITH FEDERAL LAND MANAGEMENT AGENCIES, TRPA WILL FURTHER DEFINE CNELs FOR WILDERNESS AND ROADLESS AREAS AND FOR CRITICAL WILDLIFE HABITAT AREAS.**

The 25 CNEL standard for the above areas needs further evaluation as to location of monitoring and conditions of monitoring. The Agency will further evaluate the proper application of the standard.

## **01/26/2012 Action Item #19**

### **NATURAL HAZARDS**



Natural hazards result from naturally occurring ~~are those~~ events ~~of nature~~ that can be hazardous to public health and safety. In the Lake Tahoe RegionBasin, natural hazards are most frequently related to the dangers of avalanches, wildfires, ~~and~~ flooding, earthquakes and seiches.

### **GOAL # NH- 1**

### **RISKS FROM NATURAL HAZARDS (E.G., FLOOD, FIRE, AVALANCHE, EARTHQUAKE, SEICHE) WILL BE MINIMIZED.**

Land uses within the Tahoe RegionBasin should be planned with recognition ~~cognizant~~ of natural hazards so as to help prevent damage to property and to protect public health. Natural hazard areas or situations can be identified and precautionary measures taken to minimize impacts.

### **POLICIES**

#### **NH-1.1.DEVELOPMENT SHALL BE REGULATED IN IDENTIFIED AVALANCHE OR MASS INSTABILITY HAZARD AREAS.**

In the areas with identified avalanche or mass instability danger (Natural Hazards of the Lake Tahoe Basin, 1978 or by other studies accepted by TRPA), the type of uses or activities can be designed or regulated to protect the public during hazard periods. Construction, reconstruction or replacement of structures in identified avalanche or mass instability hazard areas shall be restricted unless precautionary measures can be implemented to insure protection of public health and safety.

#### **NH-1.3. INFORM RESIDENTS AND VISITORS OF THE WILDFIRE HAZARD ASSOCIATED WITH OCCUPANCY IN THE REGIONBASIN. ENCOURAGE USE OF FIRE RESISTANT MATERIALS AND FIRE PREVENTATIVE TECHNIQUES WHEN CONSTRUCTING STRUCTURES, ESPECIALLY IN THE HIGHEST FIRE HAZARD AREAS. MANAGE FOREST FUELS TO BE CONSISTENT WITH STATE LAWS AND OTHER GOALS AND POLICIES OF THIS PLAN.**

Most wildfires in the Lake Tahoe RegionBasin are human-caused. The decadent and monoculture vegetation on steep slopes is highly susceptible to wildfires. Serious environmental damage, property damage and impacts to public health can result from wildfires. Public awareness and education can help to decrease the risk of human-caused wildfires. Programs

involving the manipulation of vegetation can also reduce fire hazards. The potential for damage to structures can be minimized with various construction techniques and installation of fire resistant materials. The Agency, in cooperation with ~~local~~ fire protection agencies~~departments~~, will set forth criteria describing areas of high hazard and will also propose fire prevention techniques and measures.

**NH-1.4. TRPA WILL ENCOURAGE PUBLIC SAFETY AGENCIES TO PREPARE DISASTER PLANS.**

The Agency will encourage police and fire departments and other agencies to prepare contingency plans for major disasters such as described in this Subelement.

# Regional Plan Update Committee \* January 31, 2012

---

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the January 31, 2012 RPU Committee meetings.*

*Committee membership at the January 31, 2012 meeting session included, Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), and Robinson (NV). Fortier (CA) arrived late after Action Item #2 (Code).*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### January 31, 2012 Action items

#### 1. Discussion and Possible Action on January 31 2012 Agenda.

**Committee Action:** The RPU Committee voted to unanimously (5-0) to approve the January 31, 2012 RPUC Meeting Agenda.

#### 2. Discussion and Possible Action on Code Update Technical Working Group

**Committee Action:** The RPU Committee discussed development of the Code Update Technical Working Group and voted unanimously (5-0) to support a group made up of two state appointees and two local jurisdiction staff members. The Committee directed TRPA staff to make draft code publically accessible by incrementally posting sections on the TRPA website as they are completed.

#### 3. Discussion and Possible Action on Natural Hazards Policy NH-1.2 Related to activities in the 100-year floodplain.

**Committee Action:** The RPU Committee voted (5-0) with 1 abstention from Claire Fortier to support Policy NH-1.2 related to activities in the 100-year floodplain with modification. Approved language is reflected on Attachment A, page 6. The Committee noted that this issue was previously added to the Post Regional Plan Update “To-Do” list during the January 26, 2012 RPUC meeting.

#### 4. Discussion and Possible Action on Water Quality Introduction

**Committee Action:** The RPU Committee voted unanimously (6-0) to support the Water Quality Subelement Introduction language with modifications. Approved language is reflected on Attachment A, pages 6-8.

**5. Discussion and Possible Action on Water Quality Goal and Policies WQ-1.**

**Committee Action:** The RPU Committee voted unanimously (6-0) to support language for Water Quality Goal and Policies WQ-1 with modification. Approved language is reflected on Attachment A, page 9. The Committee also directed TRPA staff to revise language for WQ-1 Implementation Measures and return for review at a later date and to add amending the Environmental Improvement Program to include the TMDL and other Regional considerations to the Post Regional Plan Update “To-Do” list.

**6. Discussion and Possible Action on Water Quality Goal, Policies and Implementation Measure for WQ-2**

**Committee Action:** The RPU Committee voted unanimously (6-0) to support Water Quality Goal, Policies and Implementation Measure for WQ-2 with modifications. Approved language is reflected on Attachment A, pages 9-11. The Committee also directed TRPA staff to add “solid waste” to the definitions list.

**7. Discussion and Possible Action on Water Quality Goal WQ-3 and Policies WQ-3.1 through WQ-3.3.**

**Committee Action:** The RPU Committee voted unanimously (6-0) to support Water Quality Policies WQ-3.1 through WQ-3.3 with modifications. Approved language is reflected on Attachment A, page 11. The Committee also directed TRPA staff to develop language for WQ-3.4 that prioritizes mitigation of impacts first on-site and return for review at a later date.

**8. Discussion and Possible Action on Water Quality Policies WQ-3.5 through WQ-3.8**

**Committee Action:** The RPU Committee voted unanimously (6-0) to support Water Quality Policies WQ-3.5 through WQ-3.8 with modifications. Approved language is reflected on Attachment A, page 12.

**9. Discussion and Possible Action on Water Quality Policies WQ-3.9 and 3.10 associated WQ-3 Implementation Measures.**

**Committee Action:** The RPU Committee voted unanimously (6-0) to support Water Quality Policies WQ-3.9 and 3.10 and associated WQ-3 Implementation Measures with modifications. Approved language is reflected on Attachment A, pages 12-13. The Committee also directed TRPA staff to include “chemical fertilizers for lawns” on the definition list.

**10. Discussion and Possible Action on Water Quality Policies WQ-3.11, WQ-3.12, WQ-3.13 and related WQ-3 Implementation Measures**

**Committee Action:** The RPU Committee voted (5-1) to support Water Quality Policies WQ-3.11, WQ-3.12 and WQ-3.13 and WQ-3 Implementation measures related to Best Management Practices (BMPs) with modification. (Yay: *Reedy (NV)*, *Aldean (NV)*, *Sevison (CA)*, *Fortier (CA)*, and *Robinson (NV)*; Nay: *Shute (CA)*). Approved language is reflected on Attachment A, pages 13-15. The Minority opinion

opposed policies allowing area-wide BMP treatments and supported requiring that BMPs be installed at point-of-sale.

**11. Discussion and Possible Action on Summary of Coordinated Water Quality Policies, Programs, Laws, & Monitoring/Tracking Table**

**Committee Action:** The RPU Committee voted unanimously (4-0) (Shute (CA) and Fortier (CA) abstained) to support the Summary of Coordinated Water Quality Policies, Programs, Laws, & Monitoring/Tracking Table with the understanding that the Committee may provide modifications upon further review. Approved language is reflected on Attachment A, pages 16-18.

# Regional Plan Update Committee \* February 1, 2012

---

## ACTION Sheet Summary

*Actions are listed for the agenda items covered at the February 1, 2012 RPU Committee meetings.*

*Committee membership at the February 1, 2012 meeting session included, Shute (CA), Reedy (NV), Aldean (NV), Sevison (CA), Robinson (NV), and Fortier (CA).*

*All actions noted in the summary sheet are “straw votes”. “Straw votes” provide policy direction to staff regarding what changes to include in the Draft Regional Plan Update. “Straw Votes” are non-binding and do not obligate Committee members to vote the same way in the future. Only official votes by the TRPA Governing Board are binding.*

### February 1, 2012 Action items

#### 1. Discussion and Possible Action on the meeting agenda

**Committee Action:** The Committee voted unanimously (6-0) to approve the February 1, 2012 meeting agenda.

#### 2. Discussion and Possible Action on Crystal Bay/Kings Beach Community Plan

**Committee Action:** The Committee discussed dividing the Crystal Bay/Kings Beach Community Plan into two separate plans and directed TRPA staff to add this issue as a future Governing Board agenda item.

#### 3. Discussion and Possible Action on Air Quality Policy AQ-1.4 and associated AQ-1 Implementation Measures

**Committee Action:** The Committee voted unanimously (6-0) to support Air Quality Policy AQ-1.4 and associated AQ-1 Implementation Measures with modification. The Committee later returned to AQ-1.4 and further modified endorsed language. Approved language is reflected on Attachment A, page 19.

#### 4. Discussion and Possible Action Air Quality Subelement introduction, Goals AQ-1, Policies AQ-1.1 and 1.2

**Committee Action:** The Committee voted unanimously (6-0) to support language for Air Quality Subelement introduction, Goals AQ-1, Policies AQ-1.1 and 1.2 with modifications. Approved language is reflected on Attachment A, pages 19-20. The Committee also directed TRPA staff to allow drive-up window allowances for pharmacies to be addressed as part of Local Plans and to add an evaluation of policies and regulations related to drive-up windows to the Post Regional Plan Update “To-Do” list.

#### 5. Discussion and Possible Action on Air Quality Policies AQ-1.3 A, B and C

**Committee Action:** The Committee voted unanimously (6-0) to support Air Quality Policies AQ-1.3 A, B and C with modification. Approved language is reflected on Attachment A, page 20.

**6. Discussion and Possible Action on Air Quality Policy AQ-1.5**

**Committee Action:** The Committee voted unanimously (6-0) to support Air Quality Policy AQ-1.5 with modification. Approved language is reflected on Attachment A, page 20.

**7. Discussion and Possible Action on Air Quality Policy AQ-1.6**

**Committee Action:** The Committee voted unanimously (6-0) to support Air Quality Policy AQ-1.6 with modification. Approved language is reflected on Attachment A, page 21.

**8. Discussion and Possible Action on Biomass Facilities**

**Committee Action:** The Committee discussed an additional policy related to biomass facilities and directed TRPA staff to add this issue to the February 21, 2012 RPUC meeting agenda.

**9. Discussion and Possible Action on Air Quality Goal AQ-2, Policy AQ-2.1 and AQ-2 Implementation Measure**

**Committee Action:** The Committee discussed Air Quality Goal AQ-2, Policy AQ-2.1 and AQ-2 Implementation Measure and deferred these items to the February, 21 2012.

**10. Discussion and Possible Action on Water Quality WQ-1 Implementation Measure related to updating the Environmental Improvement Program**

**Committee Action:** The Committee voted unanimously (6-0) to support WQ-1 Implementation Measure related to updating the Environmental Improvement Program. Approved language is reflected on Attachment A, page 21.

**11. Discussion and Possible Action on Policy WQ-3.4 related to Mitigation Fee Programs and associated WQ-3 Implementation Measures.**

**Committee Action:** The Committee voted unanimously (6-0) to support Policy WQ-3.4 related to Mitigation Fee Programs and associated WQ-3 Implementation Measures with modification. Approved language is reflected on Attachment A, page 21.

**12. Discussion and Possible Action on opportunities for Local Plans to be prepared by non-local governments.**

**Committee Action:** The Committee voted unanimously (6-0) to support opportunities for Local Plans to be prepared by non-local governments in certain areas with modification. Approved language is reflected on Attachment A, pages 21-24. The Committee also directed staff to replace "Local Plan" with "Area Plan" throughout the Regional Plan document.



# Regional Plan Update Committee Action Sheet - Attachment A

January 31, 2012

RPU Committee members voted to approve the following language:

## 01/31/2012 Action Item #3:

**NH-1.2. PROHIBIT ~~ADDITIONAL DEVELOPMENT CONSTRUCTION~~, GRADING, AND FILLING OF LANDS WITHIN THE 100-YEAR FLOOD PLAIN AND IN THE AREA OF WAVE RUN-UP EXCEPT FOR PUBLIC RECREATION FACILITIES, PUBLIC SERVICE FACILITIES, NECESSARY CROSSINGS, RESTORATION FACILITIES, AND AS OTHERWISE NECESSARY TO IMPLEMENT THE GOALS AND POLICIES OF THE PLAN. REQUIRE ALL ~~FACILITIES PUBLIC UTILITIES, TRANSPORTATION FACILITIES, AND OTHER NECESSARY PUBLIC USES~~ LOCATED IN THE 100-YEAR FLOOD PLAIN AND AREA OF WAVE RUN-UP TO BE CONSTRUCTED ~~AND/OR~~ MAINTAINED TO MINIMIZE IMPACTS ON THE FLOOD PLAIN ~~PREVENT DAMAGE FROM FLOODING AND TO NOT CAUSE FLOODING.~~**

The Tahoe ~~Region~~ Basin is often subject to rain or storm events which cause extreme fluctuations in stream flows or wave run-up which can result in flooding and damage to property. Grading, filling, and structural development within the flood plain causes alteration of the stream flow and may accentuate downstream flooding. ~~Development within the flood plain is subject to damage and inundation as a result of flooding and is generally prohibited by Federal regulation (Executive Order No. 11988, 1977 and No. 11296, 1966).~~

## 01/31/2012 Action Item #4:

### WATER



Thresholds for Water Quality shall be achieved and maintained through a coordinated federal, state, regional, local and private effort to retrofit existing infrastructure, redevelop poorly designed development sites, and restore degraded natural processes to minimize the impacts of all activities in the Region (see table below). The goals and policies are generally grouped to address this coordinated effort, point sources and non-point sources of pollution.

The Lake Tahoe Total Daily Maximum Load (TMDL) identifies loads of fine sediment particles, nitrogen, and phosphorus discharging to Lake Tahoe from urban uplands runoff, atmospheric deposition, forested upland runoff, and stream channel erosion as the primary sources of pollution impairing Lake Tahoe's deep water transparency and clarity. These pollutants of concern may also affect Lake Tahoe's nearshore water quality, which is an equal priority for protection given the exceptional scenic quality and significant recreational and ecological values it provides.

~~The purity of Lake Tahoe and its tributary streams helps make the Tahoe Basin unique. Lake Tahoe is one of the three clearest lakes of its size in the world. Its unusual water quality contributes to the scenic beauty of the Region, yet it depends today upon a fragile balance among soils, vegetation, and man. The focus of water quality enhancement and protection in the Basin is to minimize man-made disturbance to the watershed and to reduce or eliminate the addition of pollutants that result from development.~~

~~The Tahoe Regional Planning Compact established a number of policies related to water quality planing and implementation programs.~~

- ◆ ~~The waters of Lake Tahoe are threatened with deterioration or degeneration, which endangers the natural beauty and economic productivity of the Region, Article (I)(a)(1);~~
- ◆ ~~TRPA shall develop an enforceable land use plan for, among other purposes, the uses of water and other natural resources within the Region, Article (V)(c)(1);~~
- ◆ ~~The Regional Plan shall provide for attaining and maintaining federal, state, or local water quality standards, whichever are the strictest, in the respective portions of the Region for which the standards are applicable, Article (V)(d); and~~
- ◆ ~~The Regional Plan shall, by ordinance, identify the means and time schedule by which water quality standards will be attained, Article (V)(d).~~

~~Nevada, California and the federal government have passed legislation affecting water quality planning in the Tahoe Region. The Nevada Revised Statutes give the State Environmental Commission the authority to prescribe controls for diffuse sources of pollution. This authority is continued in the "Regulation for Control of Water Pollution from Diffuse Sources, September 1980." In California, the Porter-Cologne Act gives similar authority to the State Water Resources Control Board, which may issue waste discharge requirements for runoff from individual properties. Both California and Nevada prohibit the discharge of wastewater in Lake Tahoe and its tributaries, with specific exceptions.~~

~~Section 208 of the federal Clean Water Act requires preparation of regional water quality control plans. Such 208 plans must include identification of water quality problems, implementation of control measures, and a commitment to carrying out these programs. States or their designated agencies are responsible for preparing 208 plans, which must be certified by the states before submitting them to the Environmental Protection Agency for approval. California and Nevada have jointly designated TRPA as the 208 agency for the Lake Tahoe Basin.~~

~~The strategy for protecting water quality is guided by the following environmental thresholds:~~

#### ~~*Pelagic Lake Tahoe*~~

- ~~1. NUMERICAL STANDARD: Reduce dissolved inorganic nitrogen (N) loading from all sources by 25 percent of the 1973-81 annual average. Achieve the following long term water quality standards:
 
  - Annual mean phytoplankton primary productivity: 52gmC/m<sup>2</sup>/yr.
  - Winter (December - March) mean Secchi disk transparency: 33.4m.~~
- ~~2. POLICY: This threshold is currently being exceeded and will likely continue to be exceeded until some time after full implementation of the loading reductions prescribed by the thresholds.~~
- ~~3. MANAGEMENT STANDARD: Reduce the loading of dissolved phosphorus, iron, and other algal nutrients from all sources as required to achieve ambient standards for primary productivity and transparency.~~
- ~~4. Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out-of-basin sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.~~

#### ~~*Littoral Lake Tahoe*~~

- ~~1. NUMERICAL STANDARD: Reduce dissolved inorganic nitrogen loading to Lake Tahoe from all sources by 25 percent of the 1973-81 annual average.~~

~~2. MANAGEMENT STANDARD: Reduce dissolved inorganic nitrogen loads from surface runoff by approximately 50 percent, from groundwater approximately 30 percent, and from atmospheric sources approximately 20 percent of the 1973-81 annual average. This threshold relies on predicted reductions in pollutant loadings from out-of-basin sources as part of the total pollutant loading reduction necessary to attain environmental standards, even though the Agency has no direct control over out-of-Basin sources. The cooperation of the states of California and Nevada will be required to control sources of air pollution which contribute nitrogen loadings to the Lake Tahoe Region.~~

~~3. NUMERICAL STANDARD: Decrease sediment load as required to attain turbidity values not to exceed three NTU. In addition, turbidity shall not exceed one NTU in shallow waters of the Lake not directly influenced by stream discharges.~~

~~4. Reduce the loading of dissolved inorganic nitrogen, dissolved phosphorus, iron, and other algal nutrients from all sources to meet the 1967-71 mean values for phytoplankton primary productivity and periphyton biomass in the littoral zone.~~

#### ~~Tributaries~~

~~1. NUMERICAL STANDARD: Attain applicable state standards for concentrations of dissolved inorganic nitrogen, dissolved phosphorus, and dissolved iron. Attain a 90-percentile value for suspended sediment concentration of 60 mg/l.~~

~~2. MANAGEMENT STANDARD: Reduce total annual nutrient and suspended sediment load to achieve loading thresholds for littoral and pelagic Lake Tahoe.~~

#### ~~Surface Runoff~~

~~1. NUMERICAL STANDARD: Achieve a 90-percentile concentration value for dissolved inorganic nitrogen of 0.5 mg/l, for dissolved phosphorus of 0.1 mg/l, and for dissolved iron of 0.5 mg/l in surface runoff directly discharged to a surface water body in the Basin.~~

~~2. Achieve a 90-percentile concentration value for suspended sediment of 250 mg/l.~~

~~3. MANAGEMENT STANDARD: Reduce total annual nutrient and suspended sediment loads as necessary to achieve loading thresholds for tributaries and littoral and pelagic Lake Tahoe.~~

#### ~~Groundwater~~

~~1. MANAGEMENT STANDARD: Surface runoff infiltration into the groundwater shall comply with the uniform Regional Runoff Quality Guidelines as set forth in Table 4-12 of the Draft Environmental Threshold Carrying Capacity Study Report, May, 1982.~~

~~2. Where there is a direct and immediate hydraulic connection between ground and surface waters, discharges to groundwater shall meet the guidelines for surface discharges, and the Uniform Regional Runoff Quality Guidelines shall be amended accordingly.~~

The water quality thresholds, along with other environmental values and standards, help identify the important issues relating to water quality in the Tahoe Basin. Water quality policies generally fall into two areas: reducing loads of sediments and algal nutrients to Lake Tahoe and controlling other water pollutants affecting, or potentially affecting, water quality. Implementation of the following goals and policies will reverse downward water quality trends (e.g., clarity of Lake Tahoe's deep waters) and result in attainment of the environmental thresholds. However, attainment of the ambient water quality thresholds for pelagic Lake Tahoe will require significant investments over many years.

## 01/31/2012 Action Item #5:

### GOAL WQ-1

FEDERAL, STATE, REGIONAL, LOCAL AND PRIVATE WATER QUALITY MANAGEMENT PROGRAMS SHOULD BE IMPLEMENTED IN A COORDINATED MANNER TO RESTORE AND MAINTAIN LAKE TAHOE'S UNIQUE TRANSPARENCY, COLOR AND CLARITY IN ACCORDANCE WITH ENVIRONMENTAL THRESHOLD CARRYING CAPACITY STANDARDS.

#### POLICIES

WQ-1.1 ACHIEVE AND MAINTAIN WATER QUALITY THRESHOLDS THROUGH COMPREHENSIVE REGIONAL PLANNING AND THROUGH COORDINATION WITH OTHER PUBLIC AGENCIES AND THE PRIVATE SECTOR.

WQ-1.2 COORDINATE A MULTI-AGENCY EFFORT TO PRIORITIZE AND FUND WATER QUALITY IMPROVEMENT PROJECTS IN THE LAKE TAHOE REGION THROUGH THE ENVIRONMENTAL IMPROVEMENT PROGRAM (EIP).

WQ-1.3 REQUIRE THAT DEVELOPMENT AND OTHER ACTIVITIES IN THE LAKE TAHOE REGION MITIGATE ANTICIPATED WATER QUALITY IMPACTS.

WQ-1.4 SUPPORT AND SEEK TO EXPEDITE ACTIVITIES TO REDEVELOP NON CONFORMING PROPERTIES IN A MANNER THAT IMPROVES WATER QUALITY AND TO RELOCATE OR RETIRE DEVELOPMENT RIGHTS ON SENSITIVE LANDS.

WQ-1.5 SUPPORT THE LAKE TAHOE TOTAL MAXIMUM DAILY LOAD (TMDL) PROGRAMS IN CALIFORNIA AND NEVADA AND THE TMDL POLLUTANT/STORMWATER LOAD REDUCTION PLANS FOR EACH LOCAL GOVERNMENT IN THE REGION.

WQ-1.6 SUPPORT FEDERAL, STATE, LOCAL AND PRIVATE WATER QUALITY IMPROVEMENT PROGRAMS THAT IMPROVE WATER QUALITY IN THE REGION.

WQ-1.7 COORDINATE WITH PUBLIC AND PRIVATE ENTITIES TO MAXIMIZE THE EFFICIENCY AND EFFECTIVENESS OF WATER QUALITY PROGRAMS.

## 01/31/2012 Action Item #6:

### GOAL WQ-2

REDUCE OR ELIMINATE POINT SOURCES ~~THE ADDITION OF OTHER POLLUTANTS WHICH AFFECT, OR POTENTIALLY AFFECT, WATER QUALITY IN THE TAHOE REGION~~ BASIN.

~~Although controlling nutrient and sediment loads to Lake Tahoe is crucial to meeting water quality standards and adopted thresholds, several other existing or potential problems also must be controlled to preserve the scenic, recreational, and other values of the Tahoe Region.~~

#### POLICIES:

WQ-2.1. DISCHARGE OF MUNICIPAL OR INDUSTRIAL WASTEWATER TO LAKE TAHOE, ITS TRIBUTARIES, OR THE GROUNDWATERS OF THE TAHOE REGION IS PROHIBITED, EXCEPT FOR EXISTING DEVELOPMENT OPERATING UNDER APPROVED ALTERNATIVE PLANS FOR WASTEWATER DISPOSAL, AND FOR ~~CATASTROPHIC WILDFIRE SUPPRESSION EFFORTS IN ACCORDANCE WITH APPLICABLE STATE LAWS.~~ ~~PRETECTION TO PREVENT THE IMMINENT DESTRUCTION OF THE STPUD LUTHER PASS PUMP STATION.~~

This policy states a fundamental premise of water quality protection at Lake Tahoe, that the ~~lake~~ Region's surface and ~~cannot~~ groundwater cannot accept municipal or industrial waste waters and meet adopted thresholds and State water quality standards.

WQ-2.2. DISCHARGES OF SEWAGE TO LAKE TAHOE, ITS TRIBUTARIES, OR THE GROUNDWATERS OF THE LAKE TAHOE REGION ARE PROHIBITED. SEWAGE COLLECTION, CONVEYANCE AND TREATMENT DISTRICTS SHALL HAVE APPROVED SPILL CONTINGENCY, PREVENTION, AND DETECTION PLANS.

Sewage discharges, regardless of their cause, not only contribute unnecessary nutrient loads to Lake Tahoe, but may also cause public health problems. Accidental discharges may be minimized through proper design, ~~and~~ construction, and maintenance practices and comprehensive spill contingency, prevention, and detection plans. All agencies which collect or transport sewage should have plans for detecting and correcting exfiltration problems.

**WQ-2.34. UNDERGROUND STORAGE TANKS FOR SEWAGE, FUEL, OR OTHER POTENTIALLY HARMFUL SUBSTANCES SHALL MEET STANDARDS SET FORTH IN TRPA ORDINANCES, AND SHALL BE INSTALLED, MAINTAINED, AND MONITORED IN ACCORDANCE WITH THE ~~HANDBOOK OF BEST MANAGEMENT PRACTICES~~ HANDBOOK.**

Leaking underground tanks are ~~becoming a major~~ a nationwide water quality problem. In the Tahoe Basin Region, the environmental impacts of leaking tanks may be especially noticeable and harmful to the environment values of the Region. ~~The Handbook of Best Management Practices shall be revised to address underground storage tanks.~~

**WQ-2.45. NO PERSON SHALL DISCHARGE SOLID WASTES IN THE LAKE TAHOE REGION BY DEPOSITING THEM ON OR IN THE LAND, EXCEPT AS PROVIDED BY TRPA ORDINANCE.**

Landfilling or other practices for disposing of solid wastes can add harmful biological oxygen demand, nutrients, and toxic substances to the watershed of Lake Tahoe. Therefore, the control of solid waste disposal is necessary to protect and enhance water quality. Existing state policies and laws will continue to govern solid waste disposal in the Tahoe Region.

**WQ-2.56. TRPA SHALL COOPERATE WITH OTHER AGENCIES WITH JURISDICTION IN THE LAKE TAHOE REGION IN THE PREPARATION, EVALUATION, AND IMPLEMENTATION OF TOXIC AND HAZARDOUS SPILL CONTROL PLANS.**

A single spill of a toxic or hazardous material in the Basin Region could reverse progress in attaining water quality goals gained at great local expense and effort. TRPA will cooperate with the Forest Service, the EPA, and state water quality and health agencies to prevent and control toxic and hazardous spills.

**WQ-2.68. LIQUID OR SOLID WASTES FROM RECREATIONAL VEHICLES AND BOATS SHALL BE DISCHARGED AT APPROVED PUMP-OUT FACILITIES. PUMP-OUT FACILITIES WILL BE PROVIDED BY PUBLIC UTILITY DISTRICTS, MARINAS, CAMPGROUNDS, AND OTHER RELEVANT FACILITIES IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ~~HANDBOOK OF BEST MANAGEMENT PRACTICES~~ HANDBOOK.**

Attempts to control the addition of pollutants to Lake Tahoe and its tributaries should not overlook vehicle and vessel wastes. The present shortage of pump-out facilities contributes to the size of this problem. The ~~Handbook of Best Management Practices~~ Handbook shall be revised to address pump-out facilities.

**WQ-2.740 REDUCE THE IMPACTS OF MOTORIZED WATERCRAFT ON WATER QUALITY.**

The use of motorized watercraft on lakes within the Rregion can adversely affect water quality through the discharge of pollutants ~~such as methyl tertiary butyl ether (MTBE), benzene, toluene, polycyclic aromatic hydrocarbons (PAHs), human waste, and hydrocarbons~~. TRPA shall implement measures to achieve ~~attain~~ and maintain TRPA, state, and federal water quality standards ~~because these pollutants can impact fish and wildlife, recreation and water supplies~~.

WQ-2 Implementation Measures

- Provide additional allowances for the use of treated municipal wastewater to assist with catastrophic wildfire suppression.

**01/31/2012 Action Item #7:**

**GOAL WQ-3**

**REDUCE OR ELIMINATE NON POINT SOURCES OF POLLUTANTS WHICH AFFECT, OR POTENTIALLY AFFECT, WATER QUALITY IN THE TAHOE REGION.**

**WQ-3.1 REDUCE LOADS OF SEDIMENT, NITROGEN, AND PHOSPHORUS AND ALGAL NUTRIENTS TO LAKE TAHOE; AND MEET ~~SEDIMENT AND NUTRIENT OBJECTIVES~~ WATER QUALITY THRESHOLDS FOR TRIBUTARY STREAMS, SURFACE RUNOFF, AND GROUNDWATER. ~~SUB-SURFACE RUNOFF, AND RESTORE 80 PERCENT OF THE DISTURBED LANDS.~~**

~~The most important water quality trend in Lake Tahoe involves algal productivity and clarity of the pelagic (open water) zone. Over the fifteen-year period of record, algal productivity in this zone has increased 100 percent, and clarity has decreased 15 percent. Increased algal productivity, caused by an imbalance in Lake Tahoe's nutrient budget, is one of the primary reasons for the decrease in clarity.~~

~~Another important trend involves the quality of the Lake's littoral Goal #1, Policy 2 (nearshore) waters. The quality of the littoral zone is important because these waters are the most vulnerable to aesthetic degradation and most visible to those who enjoy the lake. Data show that water quality tends to be worse in areas adjacent to development and especially in relatively shallow bays and shelves. Tributary, surface runoff, and groundwater quality also display the negative impacts of development of the watershed.~~

**WQ-3.24. RESTORE AT LEAST 80 PERCENT OF THE DISTURBED LANDSWITHIN THE REGION (FROM THE 1983 BASELINE; EXCLUDING HARD COVERAGE).**

It is the Agency's intent to have at least 80 percent of these lands restored to a natural state, or to a near natural state by application and maintenance of the Best Management Practices.

**WQ-3.35. UNITS OF LOCAL GOVERNMENT, STATE TRANSPORTATION DEPARTMENTS, U.S. FOREST SERVICE AND OTHER IMPLEMENTING AGENCIES SHALL RESTORE 25 PERCENT OF THE SEZ LANDS (FROM THE 1983 BASELINE) THAT HAVE BEEN DISTURBED, DEVELOPED, OR SUBDIVIDED IN ACCORDANCE WITH THE ENVIRONMENTAL IMPROVEMENT PROGRAM. ~~CAPITAL IMPROVEMENTS PROGRAM (PART II).~~**

Stream environment zones have many beneficial effects on water quality, vegetation, scenic, wildlife and fisheries thresholds. The development of stream zones in the Tahoe Basin has adversely affected water quality, in many cases permanently. Stream zone restoration is a cost-effective policy for improving water quality and other thresholds, and is a high-priority for the Environmental Improvement Program as well as TRPA Policies and Ordinances. ~~capital improvement programs using remedial erosion and runoff control funds. Programs which meet this stream zone policy will reduce dissolved inorganic nitrogen loads from surface runoff by about five percent. Preservation and restoration of naturally-functioning stream environment zones, as provided for in the Stream Environment Zone Subelement, is an essential part of the Water Quality Subelement~~

## 01/31/2012 Action Item #8:

### WQ-3.59. EVALUATE THE FEASIBILITY AND EFFECTIVENESS OF PROMOTE INFILTRATION PONDING FACILITIES AND FUNCTIONING FLOODPLAINS ALONG STREAM CORRIDORS AS A STRATEGY FOR REMOVING INSTREAM LOADS OF SEDIMENT AND NUTRIENTS.

~~Streams in the Lake Tahoe Basin act as receiving waters for overland runoff which may contain substantial quantities of sediments, nutrients, and other impurities. In the absence of an effective filtering mechanism along the stream such as a marsh, these contaminants eventually will be deposited into Lake Tahoe. Diversions of stream water into settling ponds or marshes might be an effective mechanism for cleansing the stream water prior to it emptying into the Lake. The feasibility of this concept should be further evaluated based on its technical and environmental merits and consistency with the other goals and policies of this Plan.~~

### WQ-3.61. ALL PERSONS ENGAGING IN PUBLIC ROAD MAINTENANCE OR SNOW DISPOSAL OPERATIONS IN THE TAHOE REGION SHALL MAINTAIN ROADS AND DISPOSE OF SNOW TO MINIMIZE THE DISCHARGE OF SALT DEICERS, FINE PARTICULATES AND OTHER CONTAMINANTS TO STREAM ENVIRONMENT ZONES, GROUNDWATER AND SURFACEWATER IN ACCORDANCE WITH SITE CRITERIA AND MANAGEMENT STANDARDS IN THE HANDBOOK OF BEST MANAGEMENT PRACTICES HANDBOOK.

~~Melting snow in snow disposal areas can represent not only a significant source of nutrients, but also of harmful hydrocarbons, metals, and biological oxygen demand. Therefore, site criteria and management standards are required to protect Lake Tahoe's extraordinary water quality. The Handbook of Best Management Practices shall be revised to address snow disposal practices.~~

### WQ-3.7. INSTITUTIONAL USERS OF ROAD TRACTION ABRASIVES AND DEICERS SALT IN THE LAKE TAHOE REGION SHALL KEEP RECORDS SHOWING THE TIME, RATE, AND LOCATION, AND TYPE OF TRACTION ABRASIVES AND DEICERS SALT APPLICATION. STORAGE OF ROAD SALT SHALL BE IN ACCORDANCE WITH THE HANDBOOK OF BEST MANAGEMENT PRACTICES HANDBOOK.

~~Road salt can be very harmful to vegetation near application and storage areas. This vegetation, in turn, is crucial to maintaining the Region's water quality. Better knowledge and control of salt application will have positive impacts on vegetation and water quality. The Handbook of Best Management Practices shall be revised to address application and storage of road salt.~~

### WQ-3.87. OFF ROAD MOTORIZED VEHICLE USE IS PROHIBITED IN THE LAKE TAHOE REGION EXCEPT ON SPECIFIED ROADS, TRAILS, OR DESIGNATED AREAS WHERE THE IMPACTS CAN BE MITIGATED.

~~Off-road motorized vehicles contribute to nutrient loading problems in Lake Tahoe by compacting and disturbing soils, contributing particulate and dissolved nutrients to runoff and reducing the ability of the watershed to store and filter pollutants. Such vehicles also make it more difficult to attain the wildlife, vegetation, fish, recreation, and scenic thresholds. TRPA, in cooperation with other land management agencies and private property owners, will amend existing ORV plans and regulations as required to meet the environmental thresholds. (See Dispersed Recreation Subelement, Goal #1, Policy 5 and Noise Subelement, Goal #1, Policy 4.)~~

## 01/31/2012 Action Item #9:

### WQ-3.96. RESTRICT APPLICATION THE USE OF FERTILIZER WITHIN THE TAHOE REGION SHALL BE RESTRICTED TO USES, AREAS, AND PRACTICES IDENTIFIED IN TRPA CODE AND THE HANDBOOK OF BEST MANAGEMENT PRACTICES HANDBOOK. FERTILIZERS SHALL NOT BE USED IN OR NEAR STREAM AND DRAINAGE CHANNELS, OR IN STREAM ENVIRONMENT ZONES, INCLUDING SETBACKS, AND IN SHOREZONE AREAS EXCEPT FOR MAINTENANCE OF

PREEXISTING LANDSCAPING. MAINTENANCE OF PREEXISTING LANDSCAPING SHALL BE MINIMIZED IN STREAM ENVIRONMENT ZONES AND ADJUSTED OR PROHIBITED IF FOUND, THROUGH EVALUATION OF CONTINUING MONITORING RESULTS, TO BE IN VIOLATION OF APPLICABLE WATER QUALITY DISCHARGE AND RECEIVING WATER STANDARDS. §  
ADDITIONALLY, ENCOURAGE THE PHASE OUT THROUGH EDUCATION AND OUTREACH OF THE SALE AND USE OF CHEMICAL FERTILIZER CONTAINING PHOSPHORUS FOR LAWNS IN THE REGION, WITH LIMITED EXCEPTIONS, BY 2017.

Since one of Lake Tahoe's primary water quality problems is an imbalance in the Lake's nutrients budget, control of artificial chemical fertilizers (which add nutrients to the Lake Basin) is an essential component of TRPA's water quality policy.

**WQ-3.108. IMPLEMENT LAND USE, TRANSPORTATION AND AIR QUALITY MEASURES AIMED AT REDUCING AIRBORNE NITROGEN EMISSIONS OF OXIDES OF NITROGEN IN THE TAHOE REGION. BASIN SHALL BE CARRIED OUT.**

~~There is considerable scientific uncertainty as to the magnitude and sources of atmospheric inputs of nitrogen to Lake Tahoe.~~ There is evidence that atmospheric sources of nitrogen may be a major contributor of nutrients to Lake Tahoe, and that local emissions of oxides of nitrogen, primarily from automobiles, account for most of these atmospheric inputs. The land use, transportation and air quality measures aimed at reducing emissions of oxides of nitrogen should be carried out to ensure that atmospheric sources do not ~~contribute to degradation of~~ degrade Lake Tahoe's water quality.

WQ-3 Implementation Measures

Initiate a public information campaign to educate the public about the plan to phase out the use and sale of chemical lawn fertilizer containing phosphorus by 2017, subject to the following exceptions:

- Establishment of new lawns
- Soils testing indicates a phosphorus deficiency exists
- For properties with TRPA approved fertilizer management plans addressing phosphorus

**01/31/2012 Action Item #10:**

**WQ-3.112. REQUIRE ALL PERSONS WHO OWN LAND AND ALL PUBLIC AGENCIES WHICH MANAGE PUBLIC LANDS IN THE LAKE TAHOE REGION TO INSTALL AND MAINTAIN ~~SHALL PUT~~ BEST MANAGEMENT PRACTICES (BMPs) IMPROVEMENTS IN ACCORDANCE WITH A BMP MANUAL THAT SHALL BE MAINTAINED AND REGULARLY UPDATED BY TRPA. BMP REQUIREMENTS SHALL ~~IN PLACE; MAINTAIN THEIR BMPs; PROTECT VEGETATION ON THEIR LAND FROM UNNECESSARY DAMAGE; AND RESTORE THE DISTURBED SOILS ON THEIR LAND. AND BE CONSISTENT WITH FIRE DEFENSIBLE SPACE REQUIREMENTS. AS AN ALTERNATIVE, AREA-WIDE WATER QUALITY TREATMENT FACILITIES AND FUNDING MECHANISMS MAY BE IMPLEMENTED IN LIEU OF CERTAIN SITE SPECIFIC BMPs WHERE AREA-WIDE TREATMENTS CAN BE SHOWN TO ACHIEVE EQUAL TO OR GREATER WATER QUALITY BENEFITS.~~**

This policy guarantees continuing reductions in pollutant loads through the application of Best Management Practice Improvements (BMPs). The BMP Handbook ~~The Handbook of Best Management Practices (Water Quality Management Plan for the Lake Tahoe Region, Volume II, November 1988)~~ identifies the recommended Best Management Practice improvements Ps for various situations. Application of BMPs best management practices requires a flexible approach involving evaluation of site-specific considerations and defensible space requirements. ~~The Handbook of Best Management Practices should be revised at least every five years, with attention to situations which are not presently addressed by the handbook.~~



~~Since existing development in the Tahoe Region represents a large backlog of water quality problems, the application of BMPs and restoration of disturbed areas is expected to reduce dissolved inorganic nitrogen loads from surface runoff by 45 percent. Virtually all BMPs require periodic maintenance to function properly. In some situations, area-wide treatments and funding mechanisms may provide greater water quality benefits than site specific BMPs.~~

BMP compliance requires proper installation and regular maintenance to preserve BMP function and help prevent pollution discharges. Regularly performed maintenance activities are described in the BMP Handbook.

~~Vegetation is also a key component of water quality protection at Lake Tahoe since it absorbs, uses, and stores nutrients and filters other pollutants from runoff. Protection and maintenance of vegetation, as provided for in the Vegetation Subelement, is a necessary part of the Water Quality Subelement. Disturbed soils, including cut slopes, fill slopes, bare areas, and compacted areas, contribute large amounts of pollutants to Lake Tahoe and its tributaries. Prevention of excessive or unnecessary soil disturbance, as provided for in the Soils and Vegetation Subelements, is a necessary part of the Water Quality Subelement. Restoration of disturbed areas will have a large positive impact on water quality and serve many other purposes as well.~~

~~Beginning in 1992, TRPA shall implement a regulatory program to require retrofit of  
Recreation: downhill ski areas, marinas, golf courses  
Resource Management: livestock confinement~~

~~For all other existing residential, tourist accommodation, commercial, recreation, and public service uses, TRPA will require by ordinance installation and maintenance of BMPs in accordance with the priority system.~~

~~A key element of this policy involves cooperation among TRPA, the two Resource Conservation Districts, the Soil Conservation Service, and property owners. In general, TRPA will encourage property owners to work with the SCS and the RCDs to develop and implement BMP retrofit plans in an essentially non-regulatory framework. Property owners who install BMPs in accordance with plans prepared with technical assistance from the Resource Conservation Districts will be exempt from applicable TRPA permit requirements, provided that TRPA and the Resource Conservation Districts enter into a Memorandum of Understanding identifying BMPs which would be exempt from TRPA review and approval. In the vast majority of cases, BMP retrofit plans will not require permits. However, when BMP retrofit plans involve non-exempt activities, the RCDs will direct property owners into the appropriate permit processes at TRPA and local building departments.~~

~~For residential areas with special needs, due to either the difficulty of neighborhood-wide BMP installation or special circumstances such as historic designation, TRPA will allow by ordinance local government or a homeowners' association to take responsibility for BMP implementation according to a schedule submitted to, and approved by, TRPA.~~

In all aspects of this BMP retrofit program, TRPA shall emphasize voluntary compliance with the ordinance provisions, the provision of technical assistance through the Resource Conservation Districts, and ~~an aggressive~~ public information campaigns to inform the public about basic BMP requirements and benefits. Areas targeted for accelerated BMP implementation should occur in coordination with Local Government pollution/stormwater load reduction plans.

**WQ-3.123. APPLICATION OF BMPS TO PROJECTS SHALL BE REQUIRED TO MEET TRPA BMP**

## REQUIREMENTS AS A CONDITION OF APPROVAL FOR ALL PROJECTS.

All projects shall be required, as a condition of approval, to apply Best Management Practices to the project parcel during construction and as follows upon completion of construction:

- A. New projects on undeveloped parcels shall require application and maintenance of temporary and permanent BMPs as a condition of project approval.
- B. Projects which expand structures or land coverage shall require application and maintenance of temporary and permanent BMPs to the project area.
- C. Rehabilitation projects, other than minor utility projects, shall require the preparation of a plan and schedule for application and maintenance of temporary and permanent BMPs to the entire parcel. The amount of work required pursuant to the project approval shall consider the cost and nature of the project.
- D. Where area-wide treatments are approved, projects shall install improvements in accordance with the approved area-wide BMP plan.

### WQ-3.137. MAINTAIN THE BEST MANAGEMENT PRACTICES, HANDBOOK WILL BE AMENDED TO INCLUDE SPECIAL CONSTRUCTION TECHNIQUES, DISCHARGE STANDARDS, AND DEVELOPMENT CRITERIA APPLICABLE TO PROJECTS IN THE SHOREZONE.

Sediment and other discharges from shorezone construction or dredging have an immediate and obvious impact on water clarity in localized areas, and are harmful to fish. Proper construction techniques and other measures ~~shall~~ will be required as necessary to mitigate activities in the shore zone and to protect the natural values of the shorezone.

#### WQ-3 Implementation Measures

- Amend code to require that all property owners implement water quality BMPs that are consistent with defensible space requirements.
- Amend code to allow area-wide water quality treatments and funding mechanisms in lieu of certain site specific BMPs, subject to the following requirements:
- Area-wide BMP plans shown to achieve equal to or greater effectiveness and efficiency at achieving water quality benefits to certain site specific BMPs and must infiltrate the 20 year, 1 hour storm.
- Plans should be developed in coordination with TRPA and applicable state agencies.
- Area-wide BMP project areas shall be identified in area plans and shall address both installation and ongoing maintenance.
- Strong consideration shall be given to areas connected to surface waters.
- Area-wide BMP plans shall consider area-wide and parcel-level BMP requirements as an integrated system.
- Consideration shall be given to properties that have already installed and maintained parcel level BMPs and financing components of area-wide BMP plans shall reflect prior BMP installation

**01/31/2012 Action Item #11:**

<b><u>Summary of Coordinated Water Quality Policies, Programs, Laws, &amp; Monitoring/Tracking</u></b>						
<b><u>Policies, Programs &amp; Laws</u></b>						<b><u>Monitoring/Tracking</u></b>
<b><u>TRPA Regional Plan</u></b>	<b><u>TRPA &amp; Partners Environmental Improvement Program</u></b>		<b><u>State &amp; Local TMDL Programs</u></b>	<b><u>Other programs &amp; laws (federal, state, local, private)</u></b>		
	<b><u>Stormwater Management Program</u></b>	<b><u>Other Programs</u></b>				
<b><u>Sources of Pollution</u></b>						
<b><u>Wastewater, Sewage &amp; Solid Waste</u></b>						
	<ul style="list-style-type: none"> <li>•Discharge generally prohibited</li> <li>•Spill contingency, prevention, and detection plans</li> <li>•Pump out facilities for vehicles and boats</li> </ul>	<ul style="list-style-type: none"> <li>•Best Management Practices Handbook</li> <li>Waste Management and Materials</li> <li>Pollution Prevention Standards</li> </ul>	-	-	<ul style="list-style-type: none"> <li>•Local Environmental and Health Management Departments</li> <li>•Local Public Utility and General Improvement Districts</li> <li>•Lahontan and NDEP effluent limitations and waste discharge requirements</li> <li>•Local solid waste collection and disposal codes</li> <li>•EPA regulations</li> <li>•NPDES Permits for Industrial Facilities (Marinas)</li> </ul>	<ul style="list-style-type: none"> <li>•Local Public Utility and General Improvement Districts</li> <li>•Local Solid Waste Management Departments</li> </ul>
<b><u>Toxic &amp; Hazardous Waste</u></b>						
	<ul style="list-style-type: none"> <li>•Toxic and hazardous spill control plans,</li> <li>•Underground storage tank standards</li> <li>•Water quality pollutant standards for watercrafts</li> </ul>					
<b><u>Urban Uplands</u></b>						
<b><u>Roadways</u></b>	<ul style="list-style-type: none"> <li>•Roadway abrasive and snow disposal limits</li> <li>•Promote walkable mixed-use centers</li> <li>•Improve non-automotive modes of transportation</li> </ul>	<ul style="list-style-type: none"> <li>•Facilitating paving and Implementation of Best Management Practices on private roads</li> <li>•Best Management Practices Handbook</li> <li>Roadway and Parking Lot Pollution Prevention Standards</li> </ul>	<ul style="list-style-type: none"> <li>•Public water quality improvement projects</li> <li>•Facilitating load reductions on a catchment basis</li> </ul>	<ul style="list-style-type: none"> <li>•Caltrans, NDOT and Local Government water quality roadway improvements/operations and maintenance</li> </ul>	<ul style="list-style-type: none"> <li>•Paving and Implementation of Best Management Practices on private roads</li> <li>•BMPs for public parks and campgrounds</li> </ul>	<ul style="list-style-type: none"> <li>•NPDES Monitoring Requirements</li> <li>•TMDL Tracking</li> </ul>

**Summary of Coordinated Water Quality Policies, Programs, Laws, & Monitoring/Tracking**

<b>Policies, Programs &amp; Laws</b>						
<b>TRPA Regional Plan</b>	<b>TRPA &amp; Partners Environmental Improvement Program</b>		<b>State &amp; Local TMDL Programs</b>	<b>Other programs &amp; laws (federal, state, local, private)</b>	<b>Monitoring/ Tracking</b>	
	<b>Stormwater Management Program</b>	<b>Other Programs</b>				
<b>Sources of Pollution</b>						
<b>Urban Uplands</b>						
<b>Residential</b>	<ul style="list-style-type: none"> <li>•Implementation and maintenance of temporary and permanent Best Management Practices</li> <li>•Target areas for accelerated BMP implementation in coordination with Local jurisdiction pollution load reduction and stormwater load reduction plans</li> <li>•Vegetation protection and revegetation requirements</li> <li>•Restore 80% of disturbed lands with Best Management Practices</li> <li>•Area-wide treatment facilities and funding mechanisms</li> <li>•Restrict the use of fertilizers and promote phase out of sale and use of chemical lawn fertilizers containing phosphorus</li> <li>•Promote walkable mixed-use centers</li> <li>•Land coverage limitations, transfers and exemptions</li> <li>•Environmental redevelopment</li> <li>•Transfer of development to Centers</li> <li>•Mitigation fee program</li> </ul>	<ul style="list-style-type: none"> <li>•Accelerated BMP implementation in targeted areas in coordination with Local jurisdiction pollution load reduction and stormwater load reduction plans</li> <li>•Multi-family residential and commercial BMP Retrofit Permits</li> <li>•Resource Conservation Districts facilitate BMP implementation</li> <li>•Point of sale BMP notification requirements</li> <li>•Education and outreach, Best Management Practices Handbook</li> <li>•Private parcel area-wide treatment coordination</li> <li>•Fertilizer Management</li> <li>•Assisting local jurisdictions to meet TMDL load reductions and NPDES permit compliance</li> </ul>	<ul style="list-style-type: none"> <li>•Public and area-wide water quality improvement projects</li> <li>•Facilitating load reductions on a catchment basis</li> </ul>	<ul style="list-style-type: none"> <li>•Local jurisdiction public and area-wide water quality improvement projects</li> <li>•Local jurisdiction pollution load reduction and stormwater load reduction plans</li> </ul>	<ul style="list-style-type: none"> <li>•Project BMPs through Local Jurisdiction permitting MOUs</li> <li>•Private parcel contribution of match dollars provided to the EIP</li> <li>•Stormwater Pollution Prevention Plans</li> </ul>	<ul style="list-style-type: none"> <li>•EIP performance measures tracking and reporting</li> <li>•BMP Database</li> <li>•Project monitoring to meet discharge standards for treat and release</li> <li>•Project photo monitoring for revegetation</li> <li>•Threshold Evaluation</li> <li>•New threshold for the Nearshore Regional Stormwater Monitoring Program</li> <li>•TMDL Tracking</li> </ul>
<b>Commercial</b>						

**Summary of Coordinated Water Quality Policies, Programs, Laws, & Monitoring/Tracking**

<b>Policies, Programs &amp; Laws</b>						
<b>TRPA Regional Plan</b>	<b>TRPA &amp; Partners Environmental Improvement Program</b>		<b>State &amp; Local TMDL Programs</b>	<b>Other programs &amp; laws (federal, state, local, private)</b>	<b>Monitoring/ Tracking</b>	
	<b>Stormwater Management Program</b>	<b>Other Programs</b>				
<b>Sources of Pollution</b>						
<b>Stream Environment Zones</b>						
<ul style="list-style-type: none"> <li>•Protect existing SEZs and restore 25% of disturbed SEZs</li> <li>•Shorezone specific BMPs</li> <li>•Promote functioning floodplains and encourage removal of impediments</li> <li>•Transfer of development out of SEZs</li> <li>•Encourage land acquisition in SEZs</li> </ul>	<ul style="list-style-type: none"> <li>•Best Management Practices Handbook Shorezone BMPs and Protective Structures</li> </ul>	<ul style="list-style-type: none"> <li>•SEZ restoration projects</li> </ul>	<ul style="list-style-type: none"> <li>•Development of stream load reduction tool</li> </ul>	<ul style="list-style-type: none"> <li>•Private SEZ restoration projects</li> <li>•Project mitigation</li> <li>•Transfer of Development Rights policies</li> </ul>	<ul style="list-style-type: none"> <li>•Lake Tahoe Interagency Monitoring Program (LTIMP)</li> <li>•Threshold evaluation</li> <li>•TMDL Tracking</li> </ul>	
<b>Atmosphere</b>						
<ul style="list-style-type: none"> <li>•Reduce vehicular airborne nitrogen emissions</li> <li>•Promote walkable mixed-use centers</li> <li>•Improve non-automotive modes of transportation</li> <li>•Incentivize transfer of development from outlying areas</li> <li>•Implementation and maintenance of temporary and permanent Best Management Practices</li> <li>•Reduce wood burning stove and gas appliance emissions</li> </ul>	<ul style="list-style-type: none"> <li>•Best Management Practices Handbook Temporary Dust Suppression BMPs for Construction</li> </ul>	<ul style="list-style-type: none"> <li>•Non-automotive modes of transportation and transit improvement projects</li> </ul>	-	<ul style="list-style-type: none"> <li>•Private property construction of bicycle and pedestrian network</li> <li>•Stormwater Pollution Prevention Plans</li> <li>•Local/private green building</li> <li>•Fed/state/private renewable energy</li> </ul>	<ul style="list-style-type: none"> <li>•Threshold evaluation</li> <li>•Future TMDL Management System</li> </ul>	
<b>Forested Uplands</b>						
<ul style="list-style-type: none"> <li>•Best Management Practices during fuels reduction projects</li> <li>•Limit Off-Road-Vehicle access to designated trails</li> <li>•Vegetation protection and revegetation requirements</li> </ul>	-	<ul style="list-style-type: none"> <li>•Fuels reduction projects</li> <li>•Forest restoration projects</li> </ul>	<ul style="list-style-type: none"> <li>•Public and private land management compliance with TMDL</li> </ul>	<ul style="list-style-type: none"> <li>•U.S. Forest Service Basin Plan</li> <li>•U.S. Forest Service BMP Handbook</li> <li>•State Parks</li> <li>•Private landowners</li> </ul>	<ul style="list-style-type: none"> <li>•EIP performance measures tracking and reporting</li> <li>•Threshold evaluation</li> <li>•TMDL Tracking</li> </ul>	

# Regional Plan Update Committee Action Sheet - Attachment A

February 1, 2012

RPU Committee members voted to approve the following language:

## 02/01/2012 Action Item #3

### AQ-1.4 REDUCE EMISSIONS FROM WOOD BURNING STOVES IN THE REGION, AND REQUIRE WOOD STOVES TO COMPLY WITH CURRENT EPA EMISSIONS STANDARDS WITH A TARGET COMPLIANCE DATE OF 2020.

Older, less efficient wood burning appliances emit more air pollutants than newer, more efficient appliances. A faster rate of replacement of old inefficient wood burning appliances with newer cleaner burning technology will benefit attainment of the Air Quality Threshold standards.

#### AQ-1 Implementation Measures

- Develop an incentive program to encourage the replacement of non-compliant wood stoves and conversion of fireplaces by 2015.
- Provide exemptions to current wood stove disclosure requirements for transfer instruments such as Trusts and Limited Liability Corporations and where wood stoves were replaced in conformance with the Wood Heater Retrofit Program adopted by TRPA in the 1987 Regional Plan (which became effective January 1, 1993).

## 02/01/2012 Action Item #4

### AIR QUALITY



Poor air quality poses a risk to human health and reduces the public's enjoyment of the natural environment. Air pollution also degrades ecosystem integrity and impairs water quality. Maintaining and improving air quality will protect the quality of life for residents and visitors, maintain the region's tourism economy, and attain multiple thresholds.

The TRPA Compact recognizes air as a natural resource and requires that TRPA establish environmental threshold carrying capacity standards for air quality. The Compact directs TRPA to develop a land use plan that considers air resources, as well as a transportation plan that reduces air pollution from motor vehicles. TRPA is also required to attain federal, state, and local air quality standards for the portions of the Region in which they apply. The Air Quality Subelement, along with the Transportation Element, establishes Goals and Policies to achieve and maintain TRPA's Air Quality Thresholds and all applicable federal, state, and local standards for air quality.

### GOAL AQ-1

ATTAIN AND MAINTAIN AIR QUALITY IN THE REGION AT LEVELS THAT ARE HEALTHY FOR HUMANS AND THE ECOSYSTEM, ACHIEVE AND MAINTAIN ENVIRONMENTAL THRESHOLDS AND DO NOT INTERFERE WITH RESIDENTS' AND VISITORS' VISUAL EXPERIENCE.

It is intended that implementation of the control measures contained in the Air Quality Subelement and other TRPA programs will lead to attainment of the TRPA threshold standards and will also lead to attainment and maintenance of federal and state air quality standards.

## **POLICIES**

### **AQ-1.1 COORDINATE WITH OTHER AGENCIES AND JURISDICTIONS TO REDUCE EMISSIONS, EXPOSURES, AND HEALTH AND ENVIRONMENTAL RISKS WHEN DEVELOPING AND IMPLEMENTING PROGRAMS, PLANS, AND PROJECTS.**

The Regional Plan will facilitate cooperative efforts that efficiently attain and maintain Air Quality threshold standards, and federal and state air quality standards, while at the same time achieving other threshold standards.

### **AQ-1.2 REDUCE OR LIMIT SOURCES OF POLLUTANTS THAT DEGRADE VISIBILITY.**

Some air pollutants, such as fugitive dust and wood smoke, degrade visibility as well as harm human or ecosystem health. The Regional Plan will control those pollutants to minimize their impact on visibility, as well as their impact on human or ecosystem health.

## **02/01/2012 Action Item #5**

### **AQ-1.3A ENCOURAGE THE REDUCTION OF EMISSIONS FROM MOTOR VEHICLES AND OTHER MOTORIZED MACHINERY IN THE REGION.**

Significant emissions of air pollutants including green house gases (GHG)s are produced by automobiles, motor vehicles and other gas powered machinery in the Region. The Land Use Subelement and the Transportation Element contain Goals and Policies to reduce the amount of air pollution generated from motor vehicles in the Region. Additionally, TRPA shall pursue other feasible and cost effective opportunities to reduce emissions from motor vehicles and other gas powered machinery in the Region.

### **AQ-1.3B ENCOURAGE THE REDUCTION OF EMISSIONS FROM GAS APPLIANCES.**

Additional emissions of air pollutants are produced by building appliances. TRPA shall seek feasible and cost effective opportunities to reduce emissions from gas appliances in the Region.

### **AQ-1.3C ENCOURAGE THE REDUCTION OF EMISSIONS THROUGH BUILDING EFFICIENCY.**

Construction of energy efficient buildings, replacement of energy inefficient buildings, and improvements to the efficiency of existing buildings can significantly reduce air pollutant emissions in the Region. TRPA shall seek feasible opportunities to promote energy efficient buildings in the Region.

## **02/01/2012 Action Item #6**

### **AQ-1.5 PROMOTE THE REDUCTION OF AIR QUALITY IMPACTS FROM CONSTRUCTION AND PROPERTY MAINTENANCE ACTIVITIES IN THE REGION**

## 02/01/2012 Action Item #7

[AQ-1.6 PROMOTE TECHNOLOGIES THAT REDUCE THE AIR QUALITY IMPACTS OF PRESCRIBED BURNING, OR NON-BURNING METHODS OF REDUCING HAZARDOUS FOREST FUELS, WHERE PRACTICAL.](#)

## 02/01/2012 Action Item #10

### [WQ-1 Implementation Measures](#)

- [Following adoption of the Regional Plan Update, consider amendments to the Environmental Improvement Program \(EIP\) based on TMDL Pollutant/Stormwater Load Reduction Strategies and other regional considerations..](#)

## 02/01/2012 Action Item #11

[Q-3.4 IN ADDITION TO OTHER POLICIES AND REGULATIONS THAT ARE INTENDED TO MINIMIZE WATER QUALITY IMPACTS OF DEVELOPMENT ON-SITE, MAINTAIN MITIGATION FEE PROGRAMS TO FINANCE ACTIVITIES THAT MITIGATE THE WATER QUALITY IMPACTS OF DEVELOPMENT ACTIVITIES. THE MITIGATION FEE PROGRAMS SHALL REFLECT DIRECT AND INDIRECT WATER QUALITY IMPACTS AND BENEFITS RESULTING FROM DIFFERENT TYPES OF DEVELOPMENT AND REDEVELOPMENT ACTIVITIES, AS WELL AS GEOGRAPHIC DIFFERENCES.](#)

### [WQ-3 Implementation Measures](#)

- [Following adoption of the Regional Plan update, modify water quality mitigation fees and coverage mitigation fees to better reflect water quality impacts, benefits from development and redevelopment activities in different areas of the Region.](#)

## 02/01/2012 Action Item #12

### Chapter I - Introduction Page I-9

#### [Plans for Specific Geographic Areas within the Region](#)

[After adoption of the 1987 Regional Plan, over 170 different plans were adopted for certain geographic areas. These include Plan Area Statements, Community Plans, State and Federal Government Master Plans and other detailed master plans \(for ski areas, marinas, the airport, etc\). With adoption of the 2012 Regional Plan, local, state, federal and tribal governments are encouraged to adopt Area Plans to supersede the older plans for specific geographic areas. Before taking effect, Area Plans must be found in conformance with the Regional Plan. State and Federal Government Master Plans and some of the other detailed master plans may remain in place and continue to be implemented or may be replaced with new area plans.](#)

### Chapter II – Land Use Page II-12

[LU-2.59.STRUCTURES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE OF THIS PLAN, BUT WHICH, BY VIRTUE OF THEIR DESIGN OR LOCATION, ARE PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:](#)



- A. Nonconforming structures may be maintained or repaired. Maintenance and repair shall be defined in implementing ordinances.
- B. Nonconforming structures may not be enlarged, replaced, or rebuilt without ~~the~~ approval of TRPA. Such approval shall occur through direct TRPA review, through the conformance review process for Area Plans, or through Memoranda of Understanding with applicable governments and shall be based on criteria set forth in implementing ordinances to ensure that:
  - i. the activity shall not increase the extent of nonconformity; and if the structure is subject to a specific program of removal or modification by TRPA, the activity shall not conflict with that program.

**LU-2.610 USES, LEGALLY EXISTING AS OF THE EFFECTIVE DATE THIS PLAN, BUT WHICH ARE NOW PROHIBITED, ARE CONSIDERED NONCONFORMING AND SUBJECT TO THE FOLLOWING POLICIES:**

- A. Nonconforming uses may continue as they exist except where specifically subject to a program of removal or modification.
- B. Nonconforming uses may not be modified, expanded, or intensified, nor resumed following a significant interruption without the approval of TRPA. Such approval shall occur through direct TRPA review, through the conformance review process for Area Plans, or through Memoranda of Understanding with applicable governments and shall be based on criteria set forth in ordinances to ensure that:
  - i. the activity shall not increase the extent of nonconformity.
  - ii. the activity shall not make it more difficult to attain and maintain environmental threshold carrying capacities.
  - ii. the use is otherwise consistent with applicable Plan Area Statements and Community Plans.
- C. Additional rules regarding excess land coverage are set forth in this land use subelement Goal #3, Policy 3.

**Chapter II – Land Use Page II-29**

**LU-4.5 TRPA SHALL REQUEST THAT ALL LOCAL, STATE, FEDERAL AND TRIBAL GOVERNMENTS IN THE REGION PROVIDE WRITTEN STATEMENTS INDICATING THEIR INTENT TO PREPARE AREA PLANS AND THEIR ANTICIPATED SCHEDULE FOR COMPLETION OF AREA PLANS FOR AREAS WITHIN THEIR JURISDICTION. STATEMENTS OF INTENT SHOULD BE PROVIDED TO TRPA NO LATER THAN DECEMBER 31, 2013. THE TRPA GOVERNING BOARD SHALL EVALUATE THE STATEMENTS OF INTENT AND DEVELOP AN ACTION PLAN BY APRIL 30, 2014. THE ACTION PLAN MAY INCLUDE UPDATES AND CONSOLIDATIONS OF PLAN AREA STATEMENTS, COMMUNITY PLANS AND OTHER PLANS FOR AREAS THAT ARE NOT INCLUDED IN AREA PLANS. ANY PLANS THAT ARE UPDATED BY TRPA MAY UTILIZE THE PROVISIONS THAT APPLY TO AREA PLANS.**

**LU-4.6 IN ORDER TO BE RESPONSIVE TO THE UNIQUE NEEDS AND OPPORTUNITIES OF COMMUNITIES OF THE REGION, LOCAL, STATE, FEDERAL AND TRIBAL GOVERNMENTS ARE ENCOURAGED TO PREPARE CONFORMING AREA PLANS THAT SUPERSEDE EXISTING PLAN AREA STATEMENTS, AND COMMUNITY PLANS OR OTHER TRPA REGULATIONS FOR AREAS WITHIN THEIR JURISDICTION. AREA PLANS SHALL BE PREPARED IN COORDINATION WITH LOCAL RESIDENTS, OTHER STAKEHOLDERS AND TRPA STAFF, AND SHALL BE CONSISTENT WITH THE REGIONAL PLAN.**

**LU-4.7 AFTER APPROVAL BY LOCAL, STATE, FEDERAL OR TRIBAL GOVERNMENTS, AREA PLANS SHALL BE REVIEWED BY THE TRPA GOVERNING BOARD AT A PUBLIC HEARING. IN ORDER TO TAKE EFFECT, THE TRPA GOVERNING BOARD SHALL MAKE A FINDING THAT THE LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, ARE CONSISTENT WITH**

AND FURTHER THE GOALS AND POLICIES OF THE REGIONAL PLAN. THIS FINDING SHALL BE REFERRED TO AS A FINDING OF CONFORMANCE AND SHALL BE SUBJECT TO THE SAME VOTING REQUIREMENTS AS APPROVAL OF A REGIONAL PLAN AMENDMENT.

**Chapter II – Land Use Page II-31 and 32**

LU-4.11 LOCAL STATE, FEDERAL AND TRIBAL GOVERNMENTS MAY ADOPT DEVELOPMENT ORDINANCES THAT SUPERSEDE TRPA ORDINANCES IF THE LOCAL PLAN AND ASSOCIATED ORDINANCES ARE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, AND MEET THE INTENT OF TRPA ORDINANCES.

LU-4.12 ONCE A LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, HAVE BEEN FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, LOCAL, STATE, FEDERAL AND TRIBAL GOVERNMENTS MAY ASSUME DEVELOPMENT REVIEW AUTHORITY BY MEMORANDA OF UNDERSTANDING WITH TRPA, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. The TRPA Governing Board shall annually review a sample of permits issued within each Local Plan, and shall certify that the Area Plans are being implemented in Conformance with the Regional Plan. If the TRPA Governing Board finds that development that has been permitted within a Local Plan does not comply with the conforming Local Plan, TRPA may retract delegation of certain permitting authority and implement the conforming Local Plan.
2. Approval of projects within Area Plans shall require TRPA review and approval if the project includes any of the following criteria:
  - a. All development within the High Density Tourist District;
  - b. All development within the Shorezone of Lake Tahoe;
  - c. All development within the Conservation District.
  - d. All development meeting criteria on the following table:

	<b>Regional Center</b>	<b>Town Center</b>	<b>Not in Center</b>
<b>Residential</b>	200,000 sq. ft.	100,000 sq. ft.	50,000 sq. ft.
<b>Non-Residential</b>	100,000 sq. ft.	50,000 sq. ft.	25,000 sq. ft.

3. All of the local governments ongoing TRPA development monitoring and reporting requirements are met.

LU-4.13 TRPA SHALL TAKE AN ACTIVE ROLE IN ASSISTING WITH THE DEVELOPMENT OF CONFORMING AREA PLANS TO HELP ENSURE THAT AREA PLANS ARE IN CONFORMANCE WITH TRPA REQUIREMENTS. LOCAL, STATE, FEDERAL AND TRIBAL GOVERNMENTS SHALL ALSO SEEK REVIEW AND COMMENT FROM ALL PUBLIC AGENCIES WITH JURISDICTIONAL AUTHORITY AT APPROPRIATE POINTS IN THE PLANNING PROCESS TO ENSURE THAT REQUIREMENTS OF OTHER PUBLIC AGENCIES ARE ADDRESSED. THIS POLICY IS INTENDED TO ENSURE THAT EACH LOCAL PLAN, AND ZONING AND DEVELOPMENT CODES WITHIN THE PLAN, WHEN PRESENTED TO TRPA FOR CONFORMANCE REVIEW AND APPROVAL, WILL HAVE ADDRESSED THE NEEDS AND CONCERNS OF THE COMMUNITY AND WILL BE CONSISTENT WITH ALL APPLICABLE LOCAL, STATE, AND REGIONAL PLAN REQUIREMENTS.

Chapter II – Community Design Page II-39

CD-2.14 ~~TO BE FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, AREA PLANS SHALL REQUIRE THAT ALL PROJECTS COMPLY WITH THE FOLLOWING DESIGN REQUIREMENTS. AREA PLANS MAY ALSO INCLUDE~~ ~~REGIONAL DESIGN REVIEW SHALL INCLUDE THE FOLLOWING TO BE USED IN EVALUATING PROJECTS THROUGHOUT THE REGION. THIS REVIEW MAY ENTAIL~~ ADDITIONAL OR SUBSTITUTION ~~REQUIREMENTS OR SPECIAL REQUIREMENTS~~ NOT LISTED BELOW THAT PROMOTE THRESHOLD ATTAINMENT.