

RESTORING *Lake Tahoe* & SUPPORTING COMMUNITIES



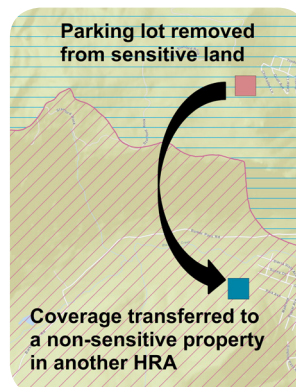
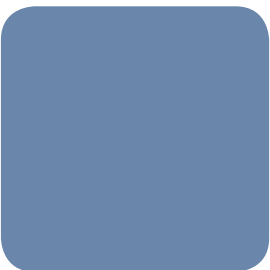
Land Coverage Policy Update

TRPA regulates the ability to cover land with impervious surfaces through a set of rules that differ by land sensitivity and location. In 2016, TRPA updated land coverage policies to encourage the removal of development from sensitive lands and add flexibility for transferring coverage across the Lake Tahoe Region's nine Hydrologically Related Areas (HRAs).

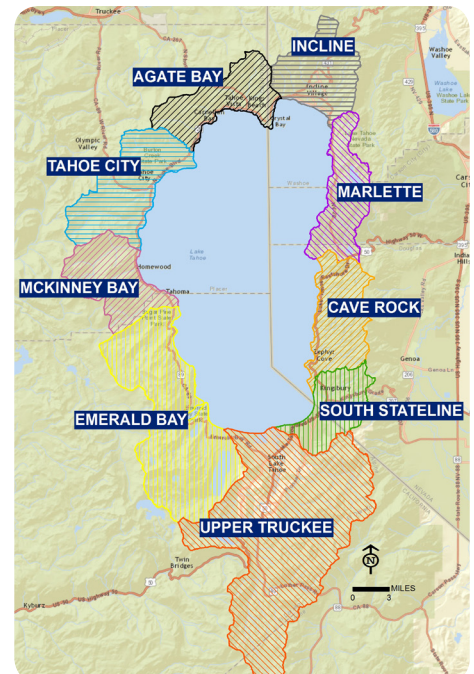
With this update, applicants can **transfer hard or soft coverage across HRA boundaries** if the following criteria are met:

1. The **sending parcel** includes **existing coverage** located on verified **sensitive lands**, and
2. The **receiving parcel** is verified **non-sensitive land**, located more than 300 feet from the high water line of Lake Tahoe. The type of coverage the site receives is limited to **"transferred coverage:"** the amount of coverage above the base allowable (allowed by right) up to the maximum allowed. (See Code Section 30.4.2, **Transferred Land Coverage Requirements**).

Sensitive lands are in the backshore or they have an Individual Parcel Evaluation System (IPES) score at or below 725 or Land Capability District (LCD) 1 to 3. In contrast, non-sensitive lands have an IPES scores above 725 or LCD 4 to 7 (examples: low lying land with no erosion problems). If the above criteria cannot be met, then transfers of coverage would follow pre-existing regulations (see TRPA Code 30.4.3, **Method of Transferring Coverage**).



New Allowance Example



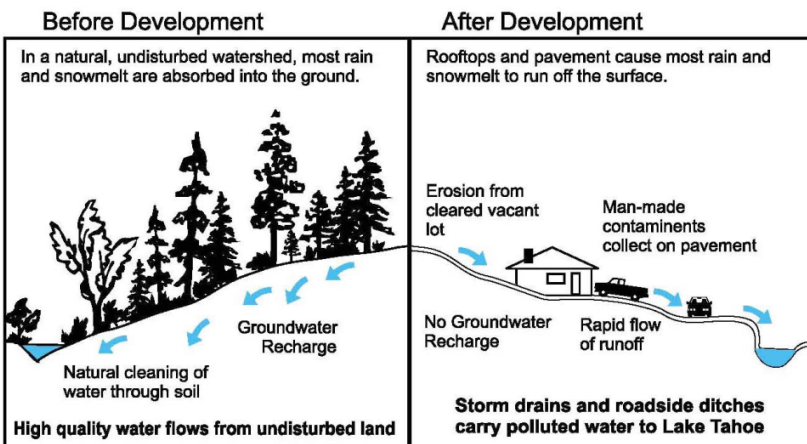
Map of Hydrologically Related Areas



Why Limit Coverage?

Reducing coverage or the development footprint is a priority because it affects water quality and clarity. Limiting coverage maximizes the amount of land that can infiltrate water to allow plants to filter nutrients; minimizes surface water runoff, fine sediment delivery and soil erosion; and increases groundwater recharge.

Sensitive lands such as steep slopes and meadows with water flowing directly into Lake Tahoe are impacted by land coverage and are targeted for coverage removal to help TRPA reach soil conservation and water quality standards.



When is My Property Exempt from Coverage Requirements?

The 2012 Regional Plan has exemptions and partial exemptions for non-permanent structures, American with Disabilities Act compliance, pervious coverage and pervious decks, and non-motorized public trails.

Soft coverage (top photo) includes compacted soils where at least 75% of water infiltration and native vegetation growth are prevented. Examples include dirt roads and dirt parking areas.

Hard coverage (bottom photo) includes structures that prevent water infiltration, such as parking lots or roofs.

For more information on the update:

www.trpa.org/regional-plan/code-of-ordinances/ new Code Section 30.4.3.B.6, Land Coverage Transfers Across Hydrologically Related Areas (Ordinance 2015-07).

For more information on exemptions for calculation of land coverage (such as pervious decks and non-permanent structures):

www.trpa.org/regional-plan/code-of-ordinances/ Code Section 30.4.6,

For more information on land coverage regulations:

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