

Appendix B: Existing Conservation Goals, Objectives, and Policies

Table B-1 presents existing Placer County goals, objectives, and policies related to conservation. The goals, objectives, and policies are from the nine community and general plans and over 50 Plan Area Statements that apply in the Placer County portion of the Tahoe Basin. The goals, objectives, and policies are arranged according to the Regional Plan Policy topic areas discussed in the body of the Existing Conditions Report.

Table B-1: Existing Conservation Goals, Objectives, and Policies
General
<i>Goals and Objectives</i>
Ensure the attainment and maintenance of the environmental threshold related targets established for the Community Plan.
Biological Resources
<i>Goals and Objectives</i>
Provide for a wide mix and increased diversity of plant communities in the Tahoe City Plan area.
Provide for the maintenance and restoration of such unique ecosystems as wetlands, meadows, and other riparian vegetation.
Conserve threatened, endangered, and sensitive plant species and uncommon plant communities in the Plan area.
Maintain suitable habitats for all indigenous species of wildlife without preference to game or non-game species through maintenance and habitat diversity.
Preserve, enhance, and, where feasible, expand habitats essential for threatened, endangered, rare, or sensitive species found in the basin.
Improve aquatic habitat essential for the growth, reproduction, and perpetuation of existing and threatened fish resources in the Lake Tahoe Basin.
Major development activities must address impacts on wildlife and fisheries.
Maintain and augment the existing inventory for open space lands in the Plan area.
Provide for a wide mix and increased diversity of plant communities in the Tahoe City Plan area.
Provide for the maintenance and restoration of such unique ecosystems as wetlands, meadows, and other riparian vegetation.
Conserve threatened, endangered, and sensitive plant species and uncommon plant communities in the Plan area.
Maintain suitable habitats for all indigenous species of wildlife without preference to game or non-game species through maintenance and habitat diversity.
Preserve, enhance, and, where feasible, expand habitats essential for threatened, endangered, rare, or sensitive species found in the basin.
Improve aquatic habitat essential for the growth, reproduction, and perpetuation of existing and threatened fish resources in the Lake Tahoe Basin.

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Maintain and increase the inventory of open space properties in the Plan Area.		
<i>Plan Policies</i>		
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.		
Any crossings of a natural stream bed by road, trail, or other transportation facility shall be accomplished so that the natural stream characteristics are not impaired.		
Consider this area as a preferred site for relocating recreation and residential facilities now located in stream environment zones or other unsuitable areas.		
Endangered, threatened, rare, and special-interest species shall be protected and buffered against conflicting land uses.		
Forest management practices shall be allowed when consistent with acceptable strategies for the maintenance of forest health and diversity, prevention of fire, protection of water quality, and enhancement of wildlife habitats.		
Major development activities must address impacts on wildlife and fisheries.		
Off-site mitigation, which may be required as part of a man-modified land capability determination, shall be implemented within the Community Plan area.		
Re-vegetation of disturbed sites, as well as landscaping associated with new development, shall require the use of species approved by the County and TRPA. Species selection shall be made so as to de-emphasize long-term irrigation and fertilizer use.		
Riparian plant communities shall be managed for the beneficial uses of passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.		
The management of vegetation in the Plan area 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 stream environment zone (SEZ), here defined as the 100 year floodplain of any year-round watercourse, shall not be affected by development activities except as permitted by policy 4 and 5.		
Uncommon plant communities and individual species shall be identified and protected for their natural values.		
Where development is proposed within a SEZ that has previously been disturbed, as described in Policy ___, it may be approved only if the decision –making body finds that it will: a) Not increase the obstruction of flood water; b) Not increase the potential for flood damage to other properties either up or down stream; c) Result in an overall improvement in water quality protection; and d) An overall improvement to the SEZ. [Policy 5, as referenced above.]		
Where the stream environment zone has previously been modified by channelization, fill, or other human activity, such areas shall be restored by means of landscaping, re-vegetation, or similar stabilization techniques as a part of development activities on adjoining properties.		
<i>PAS Policies</i>		
004	Burton Creek	Provide opportunities for intensive resource management practices to include regeneration harvest and selective cutting.

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004	Burton Creek	The water diversion at Antone Meadows should be eliminated, if possible, or at the very least, the diversion pipe should be concealed to eliminate visual impacts.
004	Burton Creek	Logging road spurs in this area should be scarified and revegetated.
005	Rocky Ridge	The wall barrier on Burton Creek should be removed or otherwise renovated to facilitate upstream migration of fish.
006	Fish Hatchery	No new land coverage for the County Administrative Center shall be permitted in the SEZ, and the entire facility should be retrofitted with Best Management Practices as soon as feasible.
006	Fish Hatchery	The undeveloped portions of the SEZ should be managed for scenic restoration and low intensity uses.
007	Lake Forest Glen	A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
012	North Tahoe High School	Off-road vehicle use should be discouraged.
012	North Tahoe High School	Consider this area as a preferred site for relocating recreation now located in stream environment zones or other unsuitable areas.
013	Watson Creek	Some bank stabilization and fish passage barrier removal work should be performed on Watson Creek.
014	Cedar Flat	Attention should be given to an overall hydrologic study of the area and appropriate remedial actions to correct the problems.
019	Martis Peak	Water diversions on Griff Creek should not be allowed to impact the stream fishery.
024B	Snow Creek	Owners of legal lots and parcels of record should be encouraged to transfer their development rights out of this area.
152	McKinney Lake	Vehicular travel should be redirected out of stream environment zones.
152	McKinney Lake	Disturbed stream environment zones should be restored.
152	McKinney Lake	The waters in this area should be managed for a quality fishery.
157	Homewood/ Tahoe Ski Bowl	The water in Quail Lake should be used to provide minimum instream flows for Quail Creek.
161	Tahoe Pines	Efforts to restore Blackwood Creek should continue.
162	Blackwood	Management activities that restore disturbed areas and improve the vegetative cover should be emphasized.
162	Blackwood	Blackwood Creek should be stabilized and other instream programs to minimize erosion and scouring should be performed.
162	Blackwood	Off-road vehicle use should be restricted to designated roads.
166	Upper Ward Valley	A high priority should be given to the maintenance of Ward Creek as a fishery.

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003	Lower Truckee	Provide opportunities for low to moderate resource management in the plateau area.
Water Quality		
<i>Goals and Objectives</i>		
Give consideration to geomorphic influences in site design for public and private projects.		
Minimize soil erosion and keep impervious coverage consistent with land capability constraints.		
Achieve the objectives of the TRPA adopted Thresholds relative to stream environment zone restoration and water quality standards for Lake Tahoe.		
Give consideration to geomorphic influences in site design for public and private projects.		
Minimize soil erosion and keep impervious coverage consistent with land capability constraints.		
Achieve the objectives of the TRPA adopted Thresholds relative to stream environment zone restoration and water quality standards for Lake Tahoe.		
<i>Plan Policies</i>		
Continue to require review of grading activity through the Grading Permit process, and restricting grading activity between the dates of October 15 to May 1.		
Encourage development to be designed in accordance with adopted TRPA standards in terms of permitted land coverage and best management practices.		
Prohibit construction, grading, and filling of lands within the 100-year flood plain and in the area of wave run-up except as necessary to implement the goals and policies of the plan. Require all 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 or maintained to prevent damage from flooding and to not cause flooding. Apply the stream setback provisions of the Placer County General Plan (Section 6/Natural Resources).		
All internal drainage systems shall be designed so as not to increase turbidity, sediment yield, or the discharge of any harmful substances which will degrade the quality of water.		
<i>PAS Policies</i>		
006	Fish Hatchery	The facilities associated with the boat ramp and Coast Guard Station should be retrofitted with BMPs as soon as feasible.
010	Dollar Point	The subdivision should be upgraded to current BMP standards.
011	Highlands	The subdivision should be brought up to current BMP standards as build-out continues.
019	Martis Peak	Unimproved roads in the area should be closed and revegetated or be brought up to 208 water quality standards to eliminate associated erosion problems.
154	Tahoma Residential	Placer County, El Dorado County, and the Tahoe City Advisory Council should coordinate efforts with the TRPA and state agencies to solve water quality problems in this area.
Coverage		
<i>Goals and Objectives</i>		
Utilize an incentive system containing tradeoffs between land coverage and other units of use and environmental threshold-related and other community improvements recommended by the Plan. Make the incentive system available to both new and existing land uses.		
Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage by a minimum of 5 percent or to 70 percent, whichever is less, as part of the project.		

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<i>Plan Policies</i>		
Utilize an incentive system containing tradeoffs between land coverage and other units of use and environmental threshold-related and other community improvements recommended by the plan. Make the incentive system available to both new and existing land uses.		
Projects containing existing land coverage greater than 70 percent shall reduce on-site coverage by a minimum of 5 percent or to 70 percent, whichever is less, as part of the project.		
Projects with existing coverage in excess of 75% of their project area, shall be required to provide an increase in landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off-site in a related area. This condition may be waived by the Design Review Committee, if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.		
Projects with existing coverage in excess of 75% of their project area, shall be required to provide an increase in landscaping equal to 5% of the project area. The landscaping requirement shall be met within the project area or, if not feasible, off-site in a related area. This condition may be waived by the Design Review Committee, if the project is part of an assessment district which is providing the required increase in landscaping or the landscaping requirement has been met by a previous approval.		
<i>PAS Policies</i>		
006	Fish Hatchery	Wherever possible, disturbed sites in the SEZ should be restored. Incentives should be given property owners to encourage restoration. This Plan Area is a high priority area for land coverage reduction.
006	Fish Hatchery	The County is considering moving the Department of Public Works. The existing coverage should be credited toward the expansion of the County Administrative Center.
006	Fish Hatchery	The campsites should be eliminated in this area over the long term and relocated in a Plan Area with higher capability land.
Resource Conservation		
<i>Goals and Objectives</i>		
Preserve buildings and sites that add to the cultural heritage of the Tahoe City area.		
Buildings or structures which are determined to be of historic significance are encouraged to be reused and incorporated into site plans.		
<i>Plan Policies</i>		
Evaluate project activities in light of potential adverse impacts on cultural resources and avoid such conflicts.		
In the event that cultural resources are encountered during grading or construction activities, a professional archaeologist shall be consulted to assess the resources and prepare appropriate mitigation measures.		
Prior to approving the removal or demolition of structures, TRPA shall review and approve a historic property inventory which has been prepared by a qualified professional.		
Scenic Resources		
<i>Goals and Objectives</i>		
Implement the recommendations described in the Conservation Element, Scenic Target, for improving overall scenic quality.		
Preserve and enhance scenic views to Lake Tahoe and to other prominent areas of special interest.		

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Implement the recommendations described in the Conservation Element, Scenic Target, for improving overall scenic quality.		
Preserve and enhance scenic views to Lake Tahoe and to other prominent areas of special interest.		
Protect and enhance existing scenic views and vistas from the commercial area.		
<i>Plan Policies</i>		
All overhead utility lines and poles along State Route 28 and all new connections and lines shall be placed underground. California has a designated program with funding sources for undergrounding utilities along highways. On the Nevada side of the plan area, a special assessment district or other means shall be established to implement the undergrounding within the public right-of-way. On-site utilities shall be placed underground as part of project approval.		
Employ strategies described in the TRPA "Lake Tahoe Basin-Scenic Quality Implementation Program" for improving overall scenic quality.		
Projects located between the designated scenic corridors and Lake Tahoe shall not cause a reduction of the views of Lake Tahoe from the corridors. TRPA may consider, as an alternative, off-site improvements if it is determined there is a net increase in the lake views or river views within the scenic unit.		
The Design Review Committee shall consider the recommendations of the Scenic Target section of Chapter IV when reviewing projects and, where appropriate, incorporate conditions of approval to implement the recommendations of the Scenic Target section or the equal or superior recommendations of the applicant.		
<i>PAS Policies</i>		
009B	Dollar Hill	The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.
028	Kings Beach Residential	A scenic restoration plan for this area should be encouraged. This is not an area identified by scenic thresholds for mandatory attainment, but is in need of such restoration nevertheless.
158	McKinney Tract	The Scenic Roadway and Shoreline Unit should be reevaluated for attainment in this area.
163	Lower Ward Valley	The exceptionally high scenic quality along Roadway Unit 12 where it passes through this plan area should be protected.
163	Lower Ward Valley	The quality of background views as viewed from Shoreline Unit 13 should be maintained.
Health, Safety, and Noise		
<i>Goals and Objectives</i>		
Project applicants who elect to participate in substitute air quality or water quality mitigation fee program(s) shall implement such programs or projects within the Community Plan Area.		
Achieve and maintain all other Threshold standards for air quality and visibility in the area.		
To protect the lives and property of the citizens of the North Tahoe General Plan from unacceptable risks associated with seismic, flooding, or wildfire hazards.		
Maintain the State and Federal carbon monoxide standards for the Tahoe City area.		
Achieve and maintain all other Threshold standards for air quality and visibility in the area.		
To protect the lives and property of the citizens of the Tahoe City Area General Plan from unacceptable risks associated with seismic, flooding, or wildfire hazards.		

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Attain and maintain State and Federal Ambient Air Quality Standards for the Plan area.		
Minimize public exposure to air quality that exceeds adopted standards.		
The adopted CNEL standards are to be observed.		
The CNEL for State Route 89 is established at 55 dB, measured 300 feet from the edge of right-of-way.		
<i>Plan Policies</i>		
Continue to enforce Building Code requirements in consideration of seismic safety standards.		
Continue to implement land development policies which minimize potential loss of property and threat to human life caused by flooding.		
Discourage development in areas subject to adverse environmental influences, such as slides or slope failures.		
Implement the programs and strategies proposed by the TRPA Goals and Policies Plan and the District's 1991 Air Quality Attainment Plan (where appropriate for the LTAB) for achieving air quality standards.		
Inform residents and visitors of the wildfire hazard associated with occupancy in the basin. 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.		
Initiate an active program to eliminate unsafe and hazardous structures through a comprehensive survey of buildings to determine susceptibility to seismic damage.		
Maintain strict enforcement of seismic safety standards for new construction contained in the Uniform Building Code.		
Project applicants who elect to participate in substitute air quality or water quality mitigation fee program(s) shall implement such programs or projects within the Community Plan area.		
Review future development using all available seismic data and taking into account recommendations from the seismic safety element.		
Support the district and the TRPA in its development of improved ambient air quality monitoring capabilities within the Plan area.		
Support the programs and strategies proposed by the TRPA Goals and Policies Plan and the 1992 Air Quality Plan (where appropriate for North Tahoe) for achieving air quality standards.		
The adopted CNEL standards are to be observed.		
The CNEL for transportation corridors State Route 28 and 267 is established at 55 dB, measured 300 feet from the edge of right of way.		
The Mitigation Measures identified in the environmental document for the Plan shall be observed. These measures are as follows:		
a. To adopt specific policies and an implementation program which require effective noise mitigation measures in the design of new noise-generating and new noise-sensitive land uses.		
b. To provide sufficient noise exposure information so that the land use planning and project review processes may effectively address existing and potential noise impacts.		
c. To protect areas where the present noise environment is within acceptable limits.		
<i>PAS Policies</i>		
010	Dollar Point	The cuts along the highway should be stabilized.

Table B-I: Existing Conservation Goals, Objectives, and Policies		
012	North Tahoe High School	Special Area #I has been created as a receiving area for public service facilities. The area may only be developed in such a way as to be visibly screened from adjacent neighborhoods and state route 28 and not exceed established CNEL.
Environmental Improvement Program		
<i>Goals and Objectives</i>		
Implement environmental improvement and restoration projects as part of the Community Plan.		
<i>Plan Policies</i>		
Implement environmental improvement and restoration projects as part of the community plan.		
<i>PAS Policies</i>		
005	Rocky Ridge	TRPA recognizes the existing research facility at its current level of use on the Historic Fish Hatchery Property as a Threshold-Related Research Facility in these plan areas. There shall be no expansion of the existing use unless, at the time of project approval it is determined that the project can be sufficiently mitigated, and there is implementation of the following environmental improvement projects: a) Participate in planning, designing, and funding a fair share of the Burton Creek Linked Project-Stream Habitat Restoration (EIP project #51 and #988); AND b) Plan and design, and/or fund the relocation of the campground in PAS 006, Fish hatchery, to a plan area statement with higher capability (EIP Projects #988 and #860); OR c) Plan and design, and/or fund the relocation of the existing baseball field in PAS 006, Fish Hatchery, to a plan area statement with higher capability land that is still within the TCPUD's recreational boundaries (EIP Project #944 and 208 Plan); OR d) Plan and design, and/or fund a functional equivalent restoration project consistent with all Special Policies in PAS 006, Fish Hatchery, and PAS 005, Rocky Ridge; OR e) Such additional mitigation as TRPA may determine is necessary

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006	Fish Hatchery	<p>TRPA recognizes the existing research facility at its current level of use on the Historic Fish Hatchery Property as a Threshold-Related Research Facility in these plan areas. There shall be no expansion of the existing use unless, at the time of project approval it is determined that the project can be sufficiently mitigated, and there is implementation of the following environmental improvement projects:</p> <p>a) Participate in planning, designing, and funding a fair share of the Burton Creek Linked Project-Stream Habitat Restoration (EIP project #51 and #988); AND</p> <p>b) Plan and design, and/or fund the relocation of the campground in PAS 006, Fish hatchery, to a plan area statement with higher capability (EIP Projects #988 and #860); OR</p> <p>c) Plan and design, and/or fund the relocation of the existing baseball field in PAS 006, Fish Hatchery, to a plan area statement with higher capability land that is still within the TCPUD's recreational boundaries (EIP Project #944 and 208 Plan); OR</p> <p>d) Plan and design, and/or fund a functional equivalent restoration project consistent with all Special Policies in PAS 006, Fish Hatchery, and PAS 005, Rocky Ridge; OR</p> <p>e) Such additional mitigation as TRPA may determine is necessary.</p>
Mitigation		
<i>Goals and Objectives</i>		
Off-site mitigation, which may be required as part of a man-modified land capability determination, shall be implemented within the Community Plan Area.		
<p>The Mitigation Measures identified in the environmental document for the Plan shall be observed. These Measures are as follows:</p> <p>To adopt specific policies and an implementation program which require effective noise mitigation measures in the design of new noise-generating and new noise-sensitive land uses.</p> <p>To provide sufficient noise exposure information so that the land use planning and project review processes may effectively address existing and potential noise impacts.</p> <p>To protect areas where the present noise environment is within acceptable limits.</p>		
<i>Plan Policies</i>		
The implementation of requirements listed in the Environmental Targets Subelement shall be required as conditions of approval on projects relying on CP incentives where appropriate. Environmental mitigation required as conditions of approval shall be commensurate with the magnitude and impact of the proposed project		
The mitigation measures listed in the Target Matrix as subject to project review shall be given priority for mitigation over other similar listed mitigation measures. Projects approved by Placer County or TRPA shall not preclude future implementation of required mitigation measures. The amount of mitigation shall be commensurate with the magnitude, the impacts, and the incentives related to the proposed project.		
The mitigation measures listed in the Target Matrix as subject to project review shall be given priority for mitigation over other similar listed mitigation measures. Projects approved by Placer County or TRPA shall not preclude future implementation of required mitigation measures		
TRPA may review progress on target attainment periodically and make adjustments to the targets and implementation schedules.		

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The appropriate level of mitigation shall be determined through project and environmental review pursuant to Chapter 93 of the TRPA Code of Ordinances to ensure that each project contributes its share and that specific project impacts are addressed.

TRPA may review progress on target attainment periodically and make adjustments to the targets and implementation schedules. However, once the irrevocable commitment in Policy A above has been made, the incentives (except for substitute mitigation fees) shall be in effect until December 31, 1996.
