Part 2  Conservation Plan

The importance of environmental conservation at Lake Tahoe Region is emphasized by TRPA’s guiding principles.

“The Tahoe Region exhibits unique and irreplaceable environmental and ecological values of national significance which are threatened with deterioration or degeneration.” TRPA shall “maintain the significant scenic, recreational, education, scientific, natural, and public health values provided by the Region; and“ensure equilibrium between the Region’s natural endowment and its manmade environment.” (TRPA Regional Plan, 2012)

This Conservation Plan outlines policies and programs to protect, preserve, and enhance the Area Plan’s natural and cultural resources. It implements the Regional Plan at the local level to achieve and maintain the environmental Threshold standards.

Topics addressed include water quality, soil conservation and land coverage, stream environment zone (SEZ), air quality, scenic resources, vegetation, fisheries and aquatic resources, wildlife resources, noise, cultural resources and natural hazards.

2.1 2011 Threshold Evaluation

The 2011 Threshold Evaluation Report provides a snapshot of the overall environmental health at Lake Tahoe and is the fifth report since the adoption of the 1987 Regional Plan. Its findings indicate that significant environmental progress has been made and trends are increasingly positive. The Evaluation also shows that challenges remain.

Summary findings of the Threshold Evaluation Report are listed in Table 2.1. Consistent with the Regional Plan, this Area Plan is focused on addressing the Threshold areas of concern.
Table 2.1: 2011 Threshold Evaluation Report Findings

<table>
<thead>
<tr>
<th>Threshold</th>
<th>2011 Threshold Evaluation Executive Summary Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Quality</td>
<td>The rate of Lake Tahoe annual clarity decline has slowed over the last decade. The winter clarity threshold indicator met the interim target of 78.7 feet (2011 measured 84.9 feet) and is trending toward attainment of 109.5 feet. Trends in stream water quality indicated that conditions have not declined over time. However, summer lake clarity and nearshore conditions are highlighted as major areas of concern.</td>
</tr>
<tr>
<td>Air Quality</td>
<td>The Tahoe Basin made air quality gains over the last five years. The majority of air quality indicators in the Lake Tahoe Basin were at or better than attainment with adopted standards. The Report shows that indicators for carbon monoxide and vehicle-miles-traveled moved from non-attainment into attainment. Federal and state tailpipe and industrial emission standards have likely contributed to this achievement along with local projects which delivered walkable, transit-friendly improvements such as the Heavenly Gondola in South Lake Tahoe.</td>
</tr>
<tr>
<td>Soil Conservation</td>
<td>An analysis of impervious cover (land coverage) showed that seven of nine indicators were in attainment with threshold targets, however, sensitive wetlands and very steep lands are “over-covered” which can negatively affect water quality and other resources. Stream zone restoration efforts implemented by TRPA partner agencies are making progress in achieving restoration goals with more needing to be done.</td>
</tr>
<tr>
<td>Scenic Resources</td>
<td>The Tahoe Basin made gains in scenic quality over the last five years. Overall, compliance with scenic quality standards is at 93 percent with an improving trend in scenic quality for the built environment. Developed areas along roadways and Lake Tahoe’s shoreline continue to be the locations where scenic improvements are needed.</td>
</tr>
<tr>
<td>Vegetation</td>
<td>The Regional Plan and partner agencies have successfully protected sensitive plant species, keeping those standards in attainment. However, a couple of uncommon plant communities fell short of attainment because of non-native species; beaver, aquatic invasive species and noxious weeds were identified as potential threats to the integrity of uncommon plant communities. Progress is being made on fuels reduction and forest ecosystem restoration.</td>
</tr>
<tr>
<td>Recreation</td>
<td>Both Recreation Threshold Standards have been implemented and are in attainment. TRPA partners have made substantial progress in upgrading recreational facilities through the Environmental Improvement Program.</td>
</tr>
<tr>
<td>Fisheries</td>
<td>TRPA and partner agencies have implemented a robust aquatic invasive species control and prevention program; however, aquatic invasive species continue to be a major area of concern because their threat to fisheries</td>
</tr>
</tbody>
</table>
Table 2.1: 2011 Threshold Evaluation Report Findings

<table>
<thead>
<tr>
<th>Threshold</th>
<th>2011 Threshold Evaluation Executive Summary Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wildlife</td>
<td>Indicators for special interest wildlife species show stable or improving conditions. TRPA’s development regulations have protected riparian wildlife habitats and partner agencies are making progress restoring these valuable habitats.</td>
</tr>
<tr>
<td>Noise</td>
<td>TRPA and the peer review panel recommended that noise standards and evaluation approaches be re-evaluated. The majority of standards were determined to be out of attainment as a result of a ‘no exceedance’ interpretation of the standard and that TRPA has little enforcement authority to address many noise issues — in particular, single event noise.</td>
</tr>
</tbody>
</table>


2.2 Water Quality

Restoring Lake Tahoe’s water quality has been a top priority for decades. Data indicates that after years of steady decline, Lake Tahoe’s average annual clarity has nearly stabilized, albeit well below the 97.4 foot threshold standard (1967-71 levels). Nearshore water quality and algae are topics of significant concern and active research.

To address water quality challenges, Placer County and partner organizations have made substantial investments in water quality initiatives. Completed and current water quality improvement projects are described below and depicted in the maps that follow (Figures 2-1 through 2-5).

ENVIRONMENTAL IMPROVEMENT PROGRAM (EIP)

The multi-agency Environmental Improvement Program (EIP) was launched in 1997 to improve the environment at Lake Tahoe. The EIP focuses on accelerating Threshold attainment with public and private investments in physical projects including erosion control measures, riparian area restoration, transportation, forest health, and others. TRPA administers the program.

Within the Plan area, water quality and erosion control EIP projects have been completed by various agencies, including Placer County, the State of California, California Tahoe Conservancy, local utility and fire protection districts and the U.S. Forest Service. Region-wide, over $1 billion in federal, state, local and private funds have been invested in EIP Projects. Completed EIP water quality projects are mapped in Figures 2-1, 2-2 and 2-3 and described in the Implementation Plan.

This Area Plan supports continued implementation of the EIP in coordination with regional partners and the TMDL Program. As a capital program, project completion is directly related to availability of funding.

BEST MANAGEMENT PRACTICES (BMPs)

Best Management Practices (BMPs) are stormwater management measures that reduce runoff volume, peak flows, and pollution levels through detention, infiltration, evapotranspiration, and filtration. TRPA requires that BMPs be installed with all development permits and be designed to stabilize soil and infiltrate the volume of a 20-year, one-hour storm onsite. TRPA also requires that property owners in the Tahoe Region install BMPs on existing developed parcels – even if improvements are not being made.

As shown in Table 2.2-A, BMP compliance for developed parcels in the Plan area was 29 percent in 2013, slightly lower than the regional compliance rate. The significant cost of BMP retrofits has limited compliance. Properties with BMP certificates are mapped on Figures 2-1, 2-4 and 2-5.

For projects delegated to the County for approval under the Area Plan MOU, the County will enforce BMP compliance in consultation with TRPA. TRPA will continue to enforce the BMP retrofit program for properties not seeking development approvals. The MOU outlines the administrative details.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Parcels</th>
<th>BMP Certificates</th>
<th>BMP Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>9,983</td>
<td>3,078</td>
<td>31%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>635</td>
<td>247</td>
<td>39%</td>
</tr>
<tr>
<td>Commercial</td>
<td>266</td>
<td>52</td>
<td>20%</td>
</tr>
<tr>
<td>Tourist</td>
<td>73</td>
<td>14</td>
<td>19%</td>
</tr>
<tr>
<td>Industrial</td>
<td>217</td>
<td>10</td>
<td>5%</td>
</tr>
<tr>
<td>Public Services</td>
<td>129</td>
<td>29</td>
<td>22%</td>
</tr>
<tr>
<td>Recreation</td>
<td>439</td>
<td>20</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total Parcels</strong></td>
<td>11,742</td>
<td>3,450</td>
<td>29%</td>
</tr>
</tbody>
</table>

1. Does not include conservation/backcountry or vacant parcels.

Source: TRPA, 2013.
LAKE TAHOE TMDL (TOTAL MAXIMUM DAILY LOAD)

The Lake Tahoe TMDL program was developed in accordance with U.S. Clean Water Act and was approved in 2011. The TMDL is intended to complement the Regional Plan and was prepared in coordination with TRPA.

In the 2000s, extensive studies for the Lake Tahoe TMDL provided detailed information related to water quality. TMDL reports adopted by California and Nevada identified fine sediment particles, nitrogen and phosphorus as Lake Tahoe’s primary pollutants. 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 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.
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) have also been shown to affect nearshore water quality.

Load reduction targets for fine sediments, phosphorus, and nitrogen have been established in the TMDL to attain the Lake Tahoe transparency standard over a 65-year implementation period. To meet the requirements of the TMDL program, each jurisdiction holding a NPDES permit – including Placer County – is required to reduce their baseline pollutant load by the set amounts.

Placer County’s initial Pollutant Load Reduction Plan (PLRP) was approved in 2013. Load reduction targets are being achieved with Water Quality Improvement Projects in high priority catchments, pollutant control management measures in road maintenance operations, and the completion of private parcel Best Management Practices (BMPs) for larger projects and redevelopment activities.

Table 2.2-B identifies the pollutant load reduction requirements for Placer County.

Table 2.2-B: 2016 Pollutant Load Reduction Requirements

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Base Load (kg/year)</th>
<th>Annual Load Reduction (%)</th>
<th>Annual Load Reduction (kg)</th>
<th>Allowable Load (kg/year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fine Sediment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Particles (mass)</td>
<td>234,053</td>
<td>10%</td>
<td>23,405</td>
<td>210,648</td>
</tr>
<tr>
<td>Phosphorus</td>
<td>1,111</td>
<td>7%</td>
<td>78</td>
<td>1,033</td>
</tr>
<tr>
<td>Nitrogen</td>
<td>4,635</td>
<td>8%</td>
<td>371</td>
<td>4,264</td>
</tr>
</tbody>
</table>

Source: County of Placer Lake Tahoe Pollutant Reduction Plan, May 2013.

Since the 2004 baseline period, Placer County has completed sixteen qualifying projects, as listed in Table 2.2-C and mapped in Figures 2-1, 2-2 and 2-3. Registered TMDL catchments, the pollutant loading for each catchment, and the status of BMP certification are mapped in Figures 2-1, 2-4 and 2-5.
### Table 2.2-C: Completed TMDL Water Quality Improvement Projects

<table>
<thead>
<tr>
<th>Water Quality Improvement Project</th>
<th>Year Completed</th>
<th>Load Reduction Estimate (FSP)</th>
<th>Lake Clarity Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dollar Point</td>
<td>2008</td>
<td>3,241</td>
<td>16.2</td>
</tr>
<tr>
<td>Lake Forest Meadow</td>
<td>2009–2010</td>
<td>2,184</td>
<td>11.0</td>
</tr>
<tr>
<td>Timberland</td>
<td>2004</td>
<td>551</td>
<td>3.0</td>
</tr>
<tr>
<td>Upper Cutthroat</td>
<td>2005</td>
<td>398</td>
<td>2.0</td>
</tr>
<tr>
<td>Lake Tahoe Park</td>
<td>2004</td>
<td>804</td>
<td>4.0</td>
</tr>
<tr>
<td>Tahoe Pines – Area A</td>
<td>2007</td>
<td>1,195</td>
<td>6.0</td>
</tr>
<tr>
<td>Tahoe Pines – Area B</td>
<td>2009</td>
<td>43</td>
<td>0.3</td>
</tr>
<tr>
<td>Tahoe Pines – Area C</td>
<td>2011</td>
<td>1,704</td>
<td>9.0</td>
</tr>
<tr>
<td>Tahoe Estates</td>
<td>2009</td>
<td>3,112</td>
<td>16.0</td>
</tr>
<tr>
<td>West Sunnyside Phase I</td>
<td>2008</td>
<td>1,305</td>
<td>7.0</td>
</tr>
<tr>
<td>Fox Clean Water Pipe</td>
<td>2010</td>
<td>400</td>
<td>2.0</td>
</tr>
<tr>
<td>Tahoe City Residential</td>
<td>2011</td>
<td>969</td>
<td>5.0</td>
</tr>
<tr>
<td>Brockway</td>
<td>2012</td>
<td>2,022</td>
<td>10.0</td>
</tr>
<tr>
<td>Homewood Phase 1 &amp; IA</td>
<td>2012</td>
<td>3,800</td>
<td>19.0</td>
</tr>
<tr>
<td>Beaver Street Retrofit</td>
<td>2007</td>
<td>928</td>
<td>5.0</td>
</tr>
<tr>
<td>Lake Forest Highlands</td>
<td>2012</td>
<td>1,000</td>
<td>5.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>23,656</strong></td>
<td><strong>120.5</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note: One lake clarity credit = 200.42 pounds of FSP.

*Source: County of Placer Lake Tahoe Pollutant Reduction Plan, May 2013.*

Placer County anticipates completion of six additional TMDL water quality improvement projects by September 2016. The current projects are listed in Table 2.2-D.
In addition to the water quality improvement projects, Placer County is implementing additional Pollutant Control Management Measures for road maintenance activities. These are listed in Table 2.2-E.

### Table 2.2-D: Current TMDL Water Quality Improvement Projects

<table>
<thead>
<tr>
<th>Water Quality Improvement Project</th>
<th>Year Completed</th>
<th>Load Reduction Estimate (FSP)</th>
<th>Lake Clarity Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Forest Panorama</td>
<td>2014–2015</td>
<td>6,040</td>
<td>30.1</td>
</tr>
<tr>
<td>West Sunnyside Phase II</td>
<td>2016</td>
<td>1,414</td>
<td>7.1</td>
</tr>
<tr>
<td>Snow Creek Restoration</td>
<td>2014</td>
<td>1,800</td>
<td>9.0</td>
</tr>
<tr>
<td>Kings Beach CCIP</td>
<td>Underway</td>
<td>10,508</td>
<td>52.4</td>
</tr>
<tr>
<td>Griff Creek</td>
<td>Underway</td>
<td>900</td>
<td>4.5</td>
</tr>
<tr>
<td>Kings Beach WIP ¹</td>
<td>2016</td>
<td>3,000</td>
<td>15.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>23,662</strong></td>
<td><strong>118.1</strong></td>
</tr>
</tbody>
</table>

1. Kings Beach WIP includes two subwatershed projects within the Kings Beach Planning Area.


The completed and current projects, along with identified pollution control management measures, are expected to reduce pollution loading by the required amounts. Additional efforts are being evaluated for future Load Reduction Plans in accordance with TMDL criteria.
WATER QUALITY POLICIES

WQ-P-1 Continue to participate in the Lake Tahoe Total Maximum Daily Load (TMDL) program, maintain Pollutant Load Reduction Plans (PLRPs), and implement the identified pollutant load reduction measures.

WQ-P-2 Continue to participate in the Lake Tahoe Environmental Improvement Program (EIP) and coordinate with other agencies to identify and secure funding for water quality improvement projects.

WQ-P-3 Continue to prioritize and seek funding assistance for the installation and long-term maintenance of Water Quality Best Management Practices (BMPs).

WQ-P-4 Reduce pollutant loading to Lake Tahoe by implementing incentives for redevelopment within Town Centers and the transfer of development to Town Centers in accordance with the Regional Plan.

WQ-P-5 Pursue Area-Wide water quality treatment districts in coordination with involved property owners and in accordance with the Regional Plan and TMDL. Within an approved district, water quality facilities may be jointly managed in lieu of certain parcel-specific BMP requirements.

Priority will be given to sites with interested property owners, in high pollution loading catchments, on SEZ lands and within Town Centers.

WQ-P-6 Evaluate the feasibility of establishing one or more public stormwater districts to construct and maintain water quality improvements.

WQ-P-7 Implement the recommendations outlined in the Pollutant Load Reduction Plan (PLRP) to achieve the Lake Tahoe TMDL five-year load reduction target for year 2016.

WQ-P-8 Collaborate with the Lahontan Regional Water Quality Control Board to update and refine the Pollutant Load Reduction Strategy for load reduction targets beyond the year 2016 and update the Pollutant Load Reduction Plan as necessary to achieve the Lake Tahoe TMDL load reduction targets. The Placer County Tahoe Basin Area Plan hereby incorporates by reference all, monitoring, operations and maintenance, and reporting required by the County’s NPDES permit, the adopted Pollutant Load Reduction Plan and the Stormwater Management Plan, which will also be utilized by TRPA in the 4-year Area Plan recertification process pursuant to TRPA Code Sections 13.8.2 and 13.8.5

WQ-P-9 All TRPA policies, ordinances and programs related to Water Quality will remain in effect.

The Implementation Plan describes the water quality improvement projects. Regulations are outlined in the Area Plan Implementation Regulations.
Figure 2-2

Kings Beach
Water Quality Improvements

Legend

- Water Quality Improvement
- Approximate Location
- Discharge
- Non-Stormwater Outfall
- Drainage Inlet
- Sediment Trap
- Conveyance & Filtration Improvements
- Basins
- Contour (20 foot)

Land Capability
- Sensitive Lands
- SEZ
- BMP Certificates issued

Impervious Surfaces
- Building
- Parking - Other Impervious Surface
- Pathways - Dirt Roads
- Roadways
- Town Center

Data Source:
Spatial Informatics Group
County of Placer
Tahoe Regional Planning Agency
Dokeen Engineering

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
GEOGRAPHIC INFORMATION SYSTEM DIVISION

Tahoe Basin
Area Plan

Figure 2-2
Kings Beach
Water Quality Improvements
Figure 2-3
Tahoe City Water Quality Improvements

Legend
- Water Quality Improvement
- Approximate Location
- Discharge
- Non-Stormwater Outfall
- Sediment Trap
- Drainage Inlet
- Curbs and Drainage
- Conveyance & Filtration Improvements
- Basins
- Contour (20 feet)

Land Capability
- Sensitive Lands
- SEZ
- Porous Pavement
- BMP Certificates Issued

Impervious Surfaces
- Building
- Parking - Other Impervious Surface
- Pathways - Dirt Roads
- Roadways
- Town Center

Data Source:
- Spatial Informatics Group
- County of Placer
- Tahoe Regional Planning Agency
- Dokeen Engineering

Tahoe Basin Area Plan
Figure 2-4
Kings Beach
Fine Sediment Loading

Legend
- Source Certificate Issued
- BMP Certificates Issued
- TMDL Stormwater Catchments

Land Use
- Residential
- Commercial
- Tourist Accommodations
- Industrial
- Public Services
- Conservation/Backcountry
- Recreation
- Vacant
- Town Center

Fine Sediment Loading (lbs./acre/year) by Urban Planning Catchments
- L - Lowest (less than 44)
- L/M - Low/Moderate (45-90)
- M - Moderate (91-116)
- H - High (117-167)
- Hi - Highest (168 and higher)

Data Source:
County of Placer
Tahoe Basin
Area Plan

Figure 2-5
Tahoe City
Fine Sediment Loading
2.3 Soil Conservation and Land Coverage

TRPA maintains strict Threshold Standards for soils and land coverage, especially on sensitive lands. The primary Threshold attainment challenge involves Class 1b Lands (Stream Environment Zones - SEZs), which have land coverage well in excess of the adopted Threshold Standard. Coverage on other sensitive lands is near Threshold Standards. Lake Tahoe’s SEZs have been substantially “over covered” since TRPA was established.

LAND CAPABILITY

TRPA uses a soils-based Land Capability ranking system as a regulatory tool and the starting point to determine allowable land coverage for property in the Region. Land capability is a composite measure related to slope, erosion potential, runoff potential and vegetative sensitivity. Land Capability Districts are mapped in Figure 2-6.

TRPA classifies districts 1 - 3 as “sensitive” and generally prohibits new development in those areas. The strictest regulations apply within District 1b (SEZ). Base allowable land coverage is 1 percent in Districts 1 and 2, and 5 percent in District 3. Districts 4 - 7 are considered “non-sensitive” and have less restrictive standards. Base allowable coverage is 20 percent in District 4, 25 percent in District 5, and 30 percent in Districts 6 and 7.

For sensitive lands, TRPA has programs for the transfer of development rights and existing coverage to other, less sensitive parcels. TRPA also administers an Individual Parcel Evaluation System (IPES), which ranks single family lots for development. These programs are described in the Land Use Plan below.

SOIL TYPES

Soils in the Lake Tahoe Region were formed mainly in alluvium derived from igneous intrusive rock, like granodiorite, and igneous extrusive rock, mostly andesitic lahar. Granodiorite is easy to spot, because it is a lightly colored rock covered in small black speckles. Andesitic lahars are created from volcanic eruptions and their resulting flows, and are much darker in color. These two rock types provide parent material for most soil in the Basin, and contribute to soil characteristics. Much of the soil in the Plan area is deep, well-drained, nutrient-rich and able to support forests and other vegetation.
Figure 2-6
Land Capability
LAND COVERAGE

The base allowable coverage for each land capability district also serves as the Threshold Standard. Removing coverage from Stream Environment Zones (SEZs) is a Threshold attainment challenge for the region and for this Area Plan. Coverage within the Plan area is shown in Table 2.3. SEZ areas are over-covered by 112.5 acres. Class 2 lands are also over-covered. Figures 2-7, 2-8 and 2-9 show the location of existing land coverage in relation to SEZs and other sensitive lands.

Table 2.3: Existing and Allowable Coverage by Land Capability District

<table>
<thead>
<tr>
<th>Land Capability District</th>
<th>Total Area (acres)</th>
<th>Base Coverage</th>
<th>Allowed Coverage (acres)</th>
<th>Existing Coverage (acres)</th>
<th>Acres Over or (Under) Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a</td>
<td>10,908</td>
<td>1%</td>
<td>109</td>
<td>172</td>
<td>(85)</td>
</tr>
<tr>
<td>1b (SEZ)</td>
<td>1,248</td>
<td>1%</td>
<td>12.5</td>
<td>125</td>
<td>112.5</td>
</tr>
<tr>
<td>1c</td>
<td>11,823</td>
<td>1%</td>
<td>118</td>
<td>160</td>
<td>(42)</td>
</tr>
<tr>
<td>2</td>
<td>1,375</td>
<td>1%</td>
<td>13.75</td>
<td>33</td>
<td>19.25</td>
</tr>
<tr>
<td>3</td>
<td>3,571</td>
<td>5%</td>
<td>178.5</td>
<td>158</td>
<td>(20.5)</td>
</tr>
<tr>
<td>4</td>
<td>3,204</td>
<td>20%</td>
<td>640.8</td>
<td>107</td>
<td>(533.8)</td>
</tr>
<tr>
<td>5</td>
<td>8,774</td>
<td>25%</td>
<td>2,193.5</td>
<td>973</td>
<td>(1,220.5)</td>
</tr>
<tr>
<td>6</td>
<td>5,091</td>
<td>30%</td>
<td>1,527</td>
<td>289</td>
<td>(1,238)</td>
</tr>
<tr>
<td>7</td>
<td>0</td>
<td>30%</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>219</td>
<td>n/a</td>
<td>0</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>46,213</td>
<td></td>
<td>4,793.7</td>
<td>2017</td>
<td>(2,776.7)</td>
</tr>
</tbody>
</table>

Source: TRPA Bailey Land Capability Classification, Aerial LiDAR data collected in summer 2010.

SOIL CONSERVATION AND LAND COVERAGE POLICIES

S-P-1 Pursue coverage removal projects in coordination with the EIP and TMDL programs, the California Tahoe Conservancy, and other partner agencies. Priority will be given to sites in high pollution loading catchments and SEZ lands.

S-P-2 Accelerate sensitive land coverage removal and mitigation by implementing incentives for redevelopment within Town Centers and the transfer of development from SEZs and other sensitive lands to Town Centers in accordance with the Regional Plan.

S-P-3 Pursue Area-Wide land coverage management districts in coordination with involved property owners and in accordance with the Regional Plan.
a district, area-wide coverage standards may be substituted for certain parcel level standards.

Priority will be given to sites with interested property owners, in high pollution loading catchments and within Town Centers.

S-P-4 Update parking standards to more efficiently utilize parking lots and minimize land coverage.

S-P-5 All TRPA policies, ordinances and programs related to Land Coverage will remain in effect.

The Implementation Plan describes the projects for soil conservation and land coverage, along with performance targets for sensitive land coverage removal. Regulations are outlined in the Area Plan Implementing Regulations.