

ATTACHMENT D

REQUIRED FINDINGS FOR AMENDMENTS OF THE CITY OF SOUTH LAKE TAHOE'S BIJOU/AL TAHOE COMMUNITY PLAN

This document contains required findings per Chapter 3, 4, and 11 of the TRPA Code of Ordinances for amendments to the City of South Lake Tahoe's Tourist Core Area Plan (TCAP):

TRPA Code of Ordinances Section 3. 3 – Determination of Need to Prepare an Environmental Impact Statement

Finding: TRPA finds that the proposed community plan amendment will not have a significant effect on the environment.

Rationale: An Initial Environmental Checklist (IEC) has been prepared to evaluate the effects of the proposed amendments to the Bijou/Al Tahoe Community Plan as provided in Attachment A, Exhibit 1. The IEC (Attachment B of this packet) found that the proposed amendments would not have a significant effect on the environment. The proposed amendments are consistent with and will implement the Regional Plan. These are not anticipated to result in environmental impacts.

TRPA Code of Ordinances Section 4. 4 – Threshold-Related Findings

1. Finding: The project (amendment to the Bijou/Al Tahoe Community Plan) is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, plan area statements and maps, the Code, and other TRPA plans and programs.

Rationale: The Regional Plan provides for the development of community plans to concentrate development in appropriate areas. This amendment to the Bijou/Al Tahoe Community Plan is of limited focus and is substantially consistent with the Regional Plan's goals and policies, including those identified in the Land Use Element and the Community Design Subelement. Based on the analysis in the IEC and compliance measures table (Attachment B and C), the community plan amendments will not result in environmental effects. The amendments will support the achievement and maintenance of thresholds and will support implementation of the Regional Plan (including but not limited to Land Use Policy LU-1, Community Design Policy CD-1, Recreation Policy R-7, and Public Service Policy PS-1) by allowing for the development of appropriately designed public and recreation facilities in the 56-acre project area. There are no proposed changes to allowable land use, boundaries, or the TRPA Regional Plan map.

2. Finding: The project will not cause the environmental threshold carrying capacities to be exceeded.

Rationale: The proposed amendment is consistent with the threshold attainment strategies in the Regional Plan. As demonstrated in the attached IEC and compliance measures table, the amendment to the community plan will not cause the environmental threshold carrying capacities to be exceeded. The proposed amendment is intended to support planned redevelopment in the 56-acre project area and may facilitate public service improvements consistent with the community plan and threshold attainment.

3. Finding: Wherever federal, state, or local air and water quality standards apply for the region, the strictest standards shall be attained, maintained, or exceeded pursuant to Article V(d) of the Tahoe Regional Planning Compact.

Rationale: The proposed amendments would not adversely affect any state, federal, or local standards. The amendments are intended to apply special height standards for public facilities and would not alter other standards or requirements.

TRPA Code of Ordinances Section 4.6 – Findings Necessary to Amend or Adopt TRPA Ordinances, Rules, or Other TRPA Plans and Programs.

Finding: The Regional Plan and all of its elements, as implemented through the Code, Rules, and other TRPA plans and programs, as amended, achieves and maintains thresholds.

Rationale: Please see the rationales for the Section 4.4 findings above. The proposed amendments would not adversely affect threshold attainment and may, in fact, benefit it. All applicable standards in the Code of Ordinances and Citywide Design Standards and Guidelines would remain in place. All subsequent development that may occur because of these amendments would be subject to TRPA permitting.

TRPA Code of Ordinances Section 11.8.4 – Findings for Plan Area Amendments

Finding: The amendment to the Bijou/Al Tahoe Community Plan is substantially consistent with the plan area designation criteria in subsections 11.6.2 and 11.6.3.

Rationale: The amended height standard for public buildings is consistent with the plan area designation for the Bijou/Al Tahoe Community Plan. The plan's vision, intent, and policies encourage concentration of public uses in District 4 and promote public redevelopment in the 56-acre project area. All subsequent development is subject to TRPA permitting and must comply with Code of Ordinance standards.

The finding of no significant effect based on the initial environmental checklist can be found within Attachment B of this packet.